



MEDINA, WASHINGTON

HEARING EXAMINER

A Remote Public Hearing

Wednesday, August 5, 2026, 1:00 PM

AGENDA

Virtual Meeting Participation

The scheduled hearing will be held using remote meeting technology. Please either login or call in a few minutes before the start of the meeting to participate. Written comments may still be submitted before the hearing by emailing Kimberly Gunderson, Planning Consultant, at kmahoney.planning@gmail.com. Written comments are given the same weight as verbal public testimony.

Join Zoom Meeting

<https://medina-wa.zoom.us/j/89894559255?pwd=M4J7wg8MrwNgaLg60yWutZaJYAmZOF.1>

Meeting ID: 898 9455 9255

Passcode: 617759

One tap mobile

+12532158782,,89894559255#,,,,*617759# US (Tacoma)

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Public Hearings:

NOTE: *The Hearing Examiner has the discretion to limit testimony to relevant non-repetitive comments and to set time limits to ensure an equal opportunity is available for all people to testify.*

PRE-DECISION HEARING:

File No.: P-25-019 Non-Administrative Shoreline Substantial Development Permit
P-25-018 Critical Areas Review

Agent: Stan Tekmenzhi of Polaris Custom Homes, Agent for EVGP 3409 LLC, property owner of 3409 Evergreen Point Road, Medina, WA 98039

Proposal: Non-Administrative Substantial Development Permit and Critical Area Review to demolish an existing 4,690 square foot single-family residence and its decks, patios, walkways, stairs, garage, driveway, and other typical appurtenances, and to construct a new 10,279 square foot single family residence at the subject site. The new development will include construction of a 744 square foot detached underground garage upland of the proposed residence. The proposal also includes development of typical residential appurtenances, including patios, walkways, and retaining walls. The proposal would replace an existing walkway

from the residence to an existing dock in the subject site's shorelands. No overwater construction or development associated with features waterward of the Ordinary High Water Mark (OHWM) are proposed as a part of this project. The described activities would occur at 3409 Evergreen Point Road, Medina, WA 98039 (Parcel No. 2425049058).

Legal Info: Parcel #2425049058: S 74.89 FT OF N 306.14 FT OF GL 6 IN NW 1/4 LESS POR LY ELY OF FOLG DESC LN BAAP 9.35 FT W FR SW COR OF W 449 FT OF E 479 FT OF SD S 74.89 FT TH NELY TO NW COR OF SD W 449 FT & SH LDS ADJ (Abbreviated)

Prepared by: Kimberly Gunderson, Mahoney Planning LLC, Planning Consultant for the City of Medina

PART 1 - GENERAL INFORMATION

ZONING: R-20, Residential

COMPREHENSIVE PLAN DESIGNATION: Residential

SHORELINE ENVIRONMENT DESIGNATION: Shoreline Residential (landward of OHWM)

CRITICAL AREAS: Shoreline (Lake Washington) and Geologically Hazardous Area

EXHIBITS:

1. Staff Report prepared by Mahoney Planning LLC, dated July 15, 2026
2. Declaration of Agency and LLC Operating Agreement, received June 24, 2026
3. Proof of Ownership, received July 22, 2025
4. Critical Area Impact Analysis, prepared by J. S. Jines and Associates, Inc., dated May 8, 2026, and associated Tree Replacement Plan
5. Technical Memorandum, Grette Associates (Farallon Consulting), dated June 16, 2026
6. Legal Notices
 - a. Determination of Complete Application, dated July 22, 2025
 - b. Notice of Application, dated July 30, 2025
 - c. Notice of Hearing, dated July 20, 2026
7. Mailing Labels and Buffer Map received July 22, 2025
8. Non-Administrative Substantial Development Application, dated May 16, 2024
9. Site Plan and Demolition Plan, prepared by Urban Design Group, received June 8, 2026
10. Geotechnical Evaluation, prepared by Cobalt Geosciences, updated January 13, 2026
11. Review of Geotechnical Evaluation, prepared by WSP USA Inc., dated February 5, 2026
12. Topographic Survey, prepared by Terrane, dated May 1, 2025
13. Medina Ordinance 1052, Interim Official Control
14. Landscape Plan, prepared by Urban Design Group, undated
15. Geotechnical Evaluation with Original Grade Determination, prepared by Cobalt Geosciences, dated May 5, 2025
16. Review of Geotechnical Evaluation, prepared by WSP USA, Inc., dated February 5, 2026

PART 2 - SITE CHARACTERISTICS

EXISTING CONDITIONS: The subject site is developed with a single-family residence, detached garage, dock with moorage cover, and related typical residential site improvements.

SURROUNDING ZONING:

Direction	Zoning	Present Use
North	R-20 District	Residential
South	R-20 District	Residential
East	R-20 District	Residential
West	Lake Washington	N/A

ACCESS: Vehicular access to the subject parcel is from a private driveway developed within a shared ingress/egress easement (Exhibit 12) which connects the site to Evergreen Point Road.

PART 3 - COMPREHENSIVE PLAN

Medina is a developed community that consists almost exclusively of single-family homes on individual lots. Medina has developed and matured into the type of community envisioned at the time of its incorporation. Old and new residents alike have invested substantially in their homes on the premise that Medina will continue to maintain its residential quality and character. Development ordinances and regulations have been adopted over time to ensure that the character of Medina is maintained. In the absence of any substantial future growth, it is the basic policy of the City to retain and promote the high-quality residential setting that has become the hallmark of the Medina community. The residential nature of the city's shoreline preserves its character while encouraging good stewardship and enjoyment of the shoreline, including protecting and preserving shoreline ecological functions, which is the primary vision of the shoreline master program (SMP).

The following comprehensive plan goals and policies apply to the proposed project:

LU-P2: The City should consider ways to restrict the size of homes in order to retain the character of the community and lessen impacts associated with construction. The City should consider ways to reduce or mitigate impacts to existing smaller housing when adjacent to larger remodeled or newly-constructed homes. The City should also discourage lot combinations to reduce the loss of housing capacity.

SM-P4.4: At a minimum, development should achieve no net loss of ecological functions, even for exempt development.

H-P2: Maintain the informal, sylvan residential character of neighborhoods. Encourage residential site development and redevelopment to plan for the retention or preservation of existing trees.

PART 4 - AGENCY REVIEW/PUBLIC COMMENT

NOTICES (Exhibit 6):

Application received:	June 4, 2025
Determination of Completeness:	July 22, 2025

Notice of Application:	July 30, 2025
Notice of Hearing:	July 20, 2026

The application was received on June 4, 2025, and was deemed complete on July 22, 2025. pursuant to MMC 16.80.100 (Exhibit 6a).

A Notice of Application (NOA) was sent by mail to property owners per MMC 16.80.140(B)(2) and was posted on-site and at other public notice locations such as city hall, the Medina Post Office, park boards and the City of Medina's website on July 30, 2025. Pursuant to MMC 16.80.110(B)(7), a 30-day comment period was established (Exhibit 6b). No comments were received by the City in response to the NOA.

Consistent with MMC 16.80.120, a Notice of Hearing (NOH) was issued on July 20, 2026. The notice was mailed to property owners according to MMC 16.80.140(B)(2), published in The Seattle Times newspaper, and posted on the site and other public notice locations including city hall, the Medina Post Office, city park boards, and the City of Medina's website (Exhibit 6c). At the time of this staff report's preparation, no comments were received by the City in response to the NOH.

GENERAL PUBLIC COMMENTS: No public comments were received by the City in response to the NOA or the NOH as of the date of this staff report. Any comments received by the public in response to the NOH after the dissemination of this staff report will be entered into the record during the public hearing and will be addressed, as needed, in written or spoken testimony by the City during the hearing.

AGENCY COMMENTS: No agency comments were received.

PART 5 - STAFF ANALYSIS

GENERAL:

1. EVGP 3409 LLC is the owner and taxpayer of record for 3409 Evergreen Point Road (Parcel No. 2425049058) according to the proof of ownership submitted by the applicant (Exhibit 3). The property owner is represented by Stan Tekmenzhi of Polaris Custom Homes (see Exhibit 2).
2. The proposed project consists of demolition of an existing 4,690 square foot single-family residence and its decks, patios, walkways, stairs, garage, driveway, and other typical appurtenances, and construction of a new 10,279 square foot single family residence at the subject site. The new development will include construction of a 744 square foot detached underground garage upland of the proposed residence. The proposal also includes development of typical residential appurtenances, including patios, walkways, and retaining walls. The proposal would replace an existing walkway from the residence to an existing dock in the subject site's shorelands. No overwater construction or development associated with features waterward of the OHWM are proposed as a part of this project. Proposed improvements are included in Exhibit 9.
3. Since the applicant submitted the subject Non-Administrative Substantial Development Permit application, the City has passed by Interim Official Control an ordinance which has increased the subject site's side setback from 11-feet-4-inches (15% of the lot's width, which is 75.46-feet according to surveyed representations in Exhibit 12) to 15-

feet-1-inch at the first floor, and has created a 20-foot side setback at the second floor (Ordinance 1052, Exhibit 13). Ordinance 1052 was passed and took effect on February 23, 2026 (after the subject application's complete submittal in July 2025) and is valid for 6 months unless it is either extended or repealed.

Vesting provisions in Medina are set forth in MMC 16.80.030(C), which stipulates: "Building permit applications shall vest in accordance with RCW 19.27.095. Subdivision applications shall vest in accordance with RCW 58.17.033. Other project permit applications shall not result in vesting for the project; however, all permits shall be processed under the development regulations in effect at the time of submission of a completed permit application as defined herein and all application fees are paid. In addition, vesting for a project only includes vesting to land use control ordinances and does not apply to fees, procedural regulations, or stormwater regulations." This provision, as it applies to the subject application, is interpreted to mean that the application may be reviewed under the development regulations in effect at the time of its complete application submittal, and that any future building permit application necessary for the project would be reviewed against the development regulations in place at the time of the complete building permit application. Should Ordinance 1052 be extended by an act of Medina's Council, or should it be permanently codified, the applicant would either need to revise the design of the subject residence to comply with the revised side setback dimensional standards or would need to seek additional dimensional standard relief from the Medina Hearing Examiner via a Non-Administrative Variance application, unless the applicant is otherwise found by the City to have vested to development regulations which pre-date Ordinance 1052. The applicant has been accordingly advised and wishes to present the subject application to the Hearing Examiner for his decision without amending its project design.

The zoning analysis contained in this staff report is based on the development standards in place at the time of the application's completeness. The side setback applicable to the subject site's side property lines was 11-feet-4-inches at the time of the application's completeness. The applicant has conveyed side setbacks of 11-feet-3-inches on its site plan (Exhibit 9) given its calculation based on an incorrect lot width (Exhibit 12). Staff has prepared Recommended Condition No. 2 for the Hearing Examiner to consider incorporating in his decision, which would create compliance with the side setback dimensional standard. Staff has also prepared Recommended Condition No. 2 for the Hearing Examiner to consider including with his decision to reiterate the effect of Ordinance 1052 on future development and permitting requirements for the proposal. The proposal otherwise complies with its front setback, rear (shoreline) setback, and other dimensional provisions governing allowed maximum height, impervious surface coverage, and structural coverage.

ENVIRONMENTAL (SEPA) REVIEW:

4. The Medina SEPA Responsible Official has reviewed the subject proposal and has found it to be categorically exempt from SEPA, as per WAC 197-11-800(2)(f).

ANALYSIS OF THE NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT:

5. The Medina Municipal Code (MMC) 16.72.100(D) requires a Non-Administrative Substantial Development Permit for activities and uses defined as "development" pursuant to RCW 90.58.030(3)(a) and located within the shoreline jurisdiction as defined by the

Shoreline Management Act. The proposal to demolish a single-family residence and construct a new single-family residence, and their typical appurtenances, meets these criteria. The proposal does not qualify for a substantial development permit exemption as outlined in MMC 16.70.030. The project proposal also does not qualify for an *Administrative* Substantial Development Permit as outlined in MMC 16.71.050(D), given the total fair-market value of the entire proposal exceeds \$50,000 (Exhibit 8). Therefore, a *Non-Administrative* Substantial Development Permit is required to authorize the proposed project.

6. The Shoreline Use Table is codified in MMC 16.62.040 and outlines that the proposed uses (e.g., detached single-family dwelling and on-site accessory uses) are permitted uses in the City's Shoreline Residential Environment designation.
7. MMC 16.66.010(B) requires that to assure no net loss of shoreline ecological functions, applicants must demonstrate a reasonable effort to analyze environmental impacts from a proposal and include measures to mitigate impacts on shoreline ecological functions.

The applicant has prepared a Critical Area Impact Analysis, including an evaluation of No Net Loss ("No Net Loss Report," see Exhibit 4). It was prepared by a professional biologist and analyzes the ecologic effect of the project, details a mitigation plan, and discusses best management practices that would be employed to minimize the potential for the proposed project to cause a loss of ecological function.

The No Net Loss Report was reviewed by the City's third-party biological consultant, Grette Associates (Grette), for their recommendation on whether the project aligned with provisions of the MMC governing no net loss of ecological function. Grette reviewed the No Net Loss Report and "concur[s] with the determination that the project will result in no net loss of shoreline ecological function" (Exhibit 5). Based on Grette's review findings captured in Exhibit 5, the City finds that the proposed project will have no net loss of ecological function if constructed and mitigated as proposed. Staff have prepared Recommended Condition No. 4 in Part 7 of this staff report for the Hearing Examiner to consider adopting as a part of his decision to ensure that the proposed mitigation is installed consistent with Exhibit 4, which would ensure proper stewardship of Lake Washington and the Medina shoreline at large.

8. MMC 16.67.030 requires that all development, activity, and associated uses within the shoreline jurisdiction, which contain critical areas and their buffers as defined in MMC Chapter 16.67 be reviewed for their compliance with the provisions of MMC Chapter 16.67 (Medina's Shoreline Critical Areas Ordinance [CAO]).

The applicant has prepared a Geotechnical Evaluation (Exhibit 15) documenting erosion hazards and seismic hazards within the regulatory extent of the site. It was prepared by a professional engineer, licensed geologist, and licensed engineering geologist and analyzes the feasibility of construction at the site, given its proximity to geological hazards.

The Geotechnical Evaluation (Exhibit 15) was reviewed by the City's third-party geotechnical consultant, WSP, who has found that the applicant adequately addressed all required geotechnical reporting components set forth in MMC 16.67.070 (Exhibit 16). Based on WSP's review findings captured in Exhibit 16, the City understands there to be geotechnical feasibility in constructing the site as proposed, if in alignment with the

conclusions and recommendations included in the project's Geotechnical Evaluation. Staff have prepared Recommended Condition No. 5 in Part 7 of this staff report for the Hearing Examiner to consider adopting as a part of his decision to ensure the proposed project is constructed in manners consistent with the recommendations of the project Geotechnical Evaluation.

9. The proposal occurs within the regulatory extent of the Medina SMP, given that the upland development is within 200-feet of the Lake Washington OHWM (MMC 16.60.050.A.2). Per MMC 16.60.070(B), the SMP "shall apply as an overlay and in addition to: zoning, land use regulations, development regulations, and other regulations established by the city." Therefore, the proposed development must comply both with the Shoreline General Development Standards applicable to the Shoreline Residential shoreline designation set forth in MMC Chapter 16.63 and the zoning dimensional standards applicable to the subject site set forth in MMC Chapters 16.22 and 16.23. As conditioned, the proposal complies with each applicable dimensional standard which is demonstrated below.

MMC 16.63.020 and MMC 16.23.020 – Maximum Impervious Surface:

The maximum impervious surface for the subject lot as governed by the Medina SMP, MMC 16.63.020, is 52.5% of the lot's area. The maximum impervious surface for the subject lot as governed by the Medina zoning dimensional standards, MMC 16.23.020, is similarly 52.5% of the lot's area. The surveyed lot area of the subject site is 21,099 square feet (Exhibit 12), allowing the applicant to develop as much as 11,077 square feet with impervious surfaces.

The applicant has prepared a calculation of its proposed impervious surface coverage following development of its single-family residence and typical appurtenances, including its driveway, walkways, patios, and decks (Sheet A1.0 of Exhibit 9). The calculated impervious surface coverage proposed by the project is 10,003 square feet, or 47.4% of the lot's area.

As proposed, the proposal **complies** with the maximum impervious surface dimensional standards applicable to the subject site.

MMC 16.23.020 – Maximum Structural Coverage:

The maximum structural coverage for the subject lot as governed by the Medina zoning dimensional standards, MMC 16.23.020, is 21% of the lot's area. The surveyed lot area of the subject site is 21,099 square feet (Exhibit 12), allowing the applicant to develop as much as 4,430 square feet with structural coverage. Allowed exemptions from calculated structural coverage are set forth in MMC 16.23.030(C) and provisionally include areas beneath roof eaves containing driveway surfaces that provide access to non-pedestrian garage entrances, and also include structures erected entirely underneath the existing grade of the earth surface; each of these features are included in the subject application. An allowed 2% structural coverage bonus is also available to the subject lot as per MMC 16.23.040 and may only be applied to uncovered decks, porches, or verandas that do not include roof eaves projecting more than 2-feet measured from the exterior wall of the building and whose space beneath the deck is unenclosed and without hardscape; as it applies to the subject lot, the maximum allowed bonus coverage amounts to 422 square feet of qualifying space.

The applicant has prepared a calculation of its proposed structural coverage following development of its single-family residence and structural appurtenances (Sheet A1.0 of Exhibit 9). The calculated structural coverage proposed by the project, discounting its allowed structural coverage exemptions, is 4,425 square feet, or 20.97% of the lot's area. The applicant has also prepared a calculation of its proposed structural coverage bonus, applicable at two uncovered decks on the structure's western façade. The decks amount to a total of 412 square feet, or 1.95% of the lot's area. The applicant has prepared a landscape plan (Exhibit 14) which demonstrates that a portion of the area beneath the southwest deck includes "hardscape," which is defined by MMC 16.12.090 as, "any inorganic decorative landscape materials, including but not limited to stones, boulders, cobbles, pavers, decorative concrete incorporated into an overall landscape design of the grounds. This definition includes, but is not limited to, patios, walkways, steps, and other paved areas on the ground" (emphasis added). Recommended Condition No. 3 in Part 7 of this staff report has been prepared for the Hearing Examiner to consider including with his decision, which would require the applicant to remove the hardscape features from its proposal to make proper and compliant use of the structural coverage bonus.

As conditioned, the proposal would **comply** with the maximum structural coverage dimensional standards applicable to the subject site. If the proposal is not conditioned as proposed in recommended Condition No. 3 in Part 7 of this staff report, then it will **not comply** with the maximum structural coverage dimensional standards applicable to the subject site.

MMC 16.63.040 and MMC 16.23.050 – Maximum Building Height:

The maximum building height for the subject lot as governed by the Medina SMP, MMC 16.63.040, is 35-feet as measured from average grade. The maximum building height for the subject lot as governed by the Medina zoning dimensional standards, MMC 16.23.050, is either 25-feet from the low point of original grade or 28-feet from the low point of finished grade, whichever is the lower of the two. Based on the original grade determination for the subject site and the proposed finished grades, the applicable maximum height dimension is 25-feet from the low point of original grade.

The applicant has prepared a height diagram of its proposed structure and has included elevations of all sides of the residence to convey its consistency with the maximum building height standards (Sheet A1.3 of Exhibit 9). The height diagram accurately measures the low point of original grade as elevation 30.0-feet (Exhibit 15) and represents that the structure will not exceed its allowed maximum height of 25-feet from that point. The diagram also demonstrates that the structure at no point exceeds the 35-foot maximum height from average grade as governed by the Medina SMP.

As proposed, the proposal **complies** with the maximum building height dimensional standards applicable to the subject site.

MMC 16.63.030 and MMC 16.23.030 – Setbacks:

The minimum setbacks for the subject lot as governed by the Medina SMP, MMC 16.63.020, apply to the rear lot line fronting Lake Washington and is otherwise referred to in the SMP as the shoreline setback. The shoreline setback applicable to the subject site is 30-feet when enhancements set forth in MMC 16.63.030(F) are provided as a part of the application, and is otherwise 50-feet when enhancements are not provided. The

minimum setbacks for the subject lot as governed by the Medina zoning dimensional standards, MMC 16.23.030, are:

- Front setback (eastern frontage): 30'
- Side setback (northern and southern frontage): 11-feet-4-inches

Notably, as is described in more detail on page 5 of this staff report, the applicant submitted a complete Non-Administrative Substantial Development Permit prior to the City's passing of Ordinance 1052, which is now in effect and would result in increased side setbacks applicable to the proposed structure, unless the applicant is otherwise found by the City to have vested to development regulations which pre-date Ordinance 1052. As proposed, the structure is not compliant with the side setback standards created with the passing of Ordinance 1052. However, Medina's vesting provisions set forth in MMC 16.80.030(C) apply to mean that the subject application may be reviewed under the development regulations in effect at the time of its complete application submittal, and that any future building permit application necessary for the project would be reviewed against the development regulations in place at the time of the complete building permit application. Should Ordinance 1052 be extended by an act of Medina's Council, or should it be permanently codified, the applicant would either need to revise the design of the subject residence to comply with the revised side setback dimensional standards or would need to seek additional dimensional standard relief from the Medina Hearing Examiner via a Non-Administrative Variance application, unless the applicant is otherwise found by the City to have vested to development regulations which pre-date Ordinance 1052. The applicant has been accordingly advised and wishes to present the subject application to the Hearing Examiner for his decision without amending its project design. Therefore, the analysis contained in this staff report is based on the 11-foot-4-inch side setback standard that was in place at the time of the Non-Administrative Substantial Development Permit application completeness.

The applicant has conveyed side setbacks of 11-feet-3-inches on its site plan (Exhibit 9) given its calculation based on an incorrect lot width (Exhibit 12). Staff have prepared Recommended Condition No. 2 in Part 7 of this staff report for the Hearing Examiner to consider incorporating in his decision, which would create compliance with the side setback dimensional standard and would otherwise reinforce the effect of Ordinance 1052 on future permit applications needed to construct the proposed residence.

As conditioned, the proposal would **comply** with the minimum setback standards applicable to the subject site. If the proposal is not conditioned as proposed in recommended Condition No. 2 in Part 7 of this staff report, then it will **not comply** with the maximum structural coverage dimensional standards applicable to the subject site.

ANALYSIS OF THE MEDINA COMPREHENSIVE PLAN:

1. LU-P2: The City should consider ways to restrict the size of homes in order to retain the character of the community and lessen impacts associated with construction. The City should consider ways to reduce or mitigate impacts to existing smaller housing when adjacent to larger remodeled or newly-constructed homes. The City should also discourage lot combinations to reduce the loss of housing capacity.

Staff Discussion: The City has passed Ordinance 1052 (Exhibit 13) as an Interim Official Control to specifically reduce or mitigate impacts to existing residences when larger remodeled or newly constructed homes are developed on adjacent parcels. The subject

application proposes to demolish an existing 4,690 square foot single-family residence and replace it with a 10,279 square foot single-family residence. The project scope represents the type of development whose size can yield impacts to the privacy of adjacent homes, even when compliant with Medina's development standards in effect prior to the passing of Ordinance 1052. At the time of the required building permit application for the proposed project, the applicant will need to comply with the development standards in effect at that time, which may include increases to side setbacks imposed by Ordinance 1052 or other measures adopted by ordinance in the interest of balancing the privacy protections, property enjoyment, and property value for all Medina residents. In this way, the proposed project will represent a reduction in impacts to existing homes that may be caused by size and massing of the proposed new home.

The proposed application has demonstrated consistency with this Medina Comprehensive Plan policy.

2. SM-P4.4: At a minimum, development should achieve no net loss of ecological functions, even for exempt development.

Staff Discussion: See staff discussion in Part 5, Finding No. 8 on page 6 of this staff report.

The proposed application has demonstrated consistency with this Medina Comprehensive Plan policy.

3. H-P2: Maintain the informal, sylvan residential character of neighborhoods. Encourage residential site development and redevelopment to plan for the retention or preservation of existing trees.

Staff Discussion: The applicant has represented its intention to retain existing mature vegetation at the site and its expectation to install new landscaping as a part of its Landscape Plan (Exhibit 14). The City Arborist will review the applicant's building permit application before on-site demolition and development activities may occur to ensure the project adheres to the City's adopted tree preservation and tree protection standards. The applicant has conveyed its intention to retain some existing trees at the project site, and the City Arborist's typical review of the proposed tree retention and landscaping will ensure that the informal, sylvan residential character in Medina is maintained in alignment with its adopted standards.

The proposed application has demonstrated consistency with this Medina Comprehensive Plan policy.

PART 6 - CONCLUSIONS

1. According to MMC 16.72.100(C) and MMC 16.80.060(C), the Hearing Examiner has the authority to hold a public hearing and issue a decision on this application.
2. Notice of this public hearing was posted on the property and mailed to surrounding property owners within 300 feet, published in the Seattle Times newspaper, and posted at City Hall, the Medina Post Office, and other locations around Medina on July 20, 2026, more than 15 days before the hearing date (Exhibit 6c).

3. According to MMC 16.72.100(F), a Substantial Development Permit may only be approved if the following criteria are met:

- a. *Requirement: The proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971 (chapter 90.58 RCW).*

CONCLUSION: The Medina Shoreline Master Program (SMP) has been adopted in a manner that is consistent with the policies and provisions of the Washington Shoreline Management Act ("the Act," RCW 90.58). MMC 16.60.060(A) sets forth that "all use and development proposals, including those that do not require a permit, must comply with the policies and regulations established by the Act as expressed through the Shoreline Master Program (SMP)." Because the Medina SMP has been adopted to express the Act's policies and regulations, an applicant's consistency with the provisions of the Medina SMP inherently conveys consistency with the policies and provisions of the Act. As represented in Part 5 of this staff report, the proposed project is consistent with the provisions of the Medina SMP and is therefore consistent with the Washington Shoreline Management Act. Conditionally, this criterion has been satisfied.

- b. *Requirement: The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures (chapter 173-27 WAC).*

CONCLUSION: The Medina SMP has been adopted in a manner that is consistent with the guidelines of WAC Chapter 173-27. MMC 16.60 has been adopted under the authority of RCW 90.57 and WAC Chapter 173-27 (MMC 16.60.040), and its purpose is to comply with WAC Chapter 173-27 (MMC 16.60.030). Because the Medina SMP has been adopted in a manner that complies with WAC Chapter 173-27, an application's consistency with the provisions of the Medina SMP inherently conveys consistency with WAC Chapter 173-27. As is represented in Part 5 of this staff report, the proposed project is consistent with the provisions of the Medina SMP and is therefore consistent with the Washington Shoreline Management Permit and Enforcement Procedures. Conditionally, this criterion has been satisfied.

- c. *Requirement: The proposed development is consistent with the provisions of the city shoreline master program.*

CONCLUSION: As has been demonstrated in the analysis provided in Part 5 of this staff report, the applicant's proposed demolition of a single-family residence and construction of a new single-family residence, along with their typical appurtenances, is consistent with the use provisions and dimensional limitations outlined in the provisions of the Medina SMP, if conditioned as recommended in Part 7 of this staff report. Conditionally, this criterion has been satisfied.

PART 7 - STAFF RECOMMENDATION

Staff recommends the Hearing Examiner **approve** the Non-Administrative Substantial Development Permit (File No. P-25-018) subject to the recommended conditions of approval included below given the project's demonstrated consistency with the Medina Municipal Code, Medina Shoreline Master Program, the State Shoreline Management Act of 1971, and the State

Shoreline Management Permit and Enforcement Procedures if developed in alignment with such conditions.

Should the Hearing Examiner approve the Non-Administrative Substantial Development Permit, then the City recommends the Hearing Examiner include the following conditions of approval with his decision:

1. The project shall be carried out in substantial conformance with the representations appended to this staff report, other than any design revisions that may be necessary for the applicant to comply with Conditions of Approval 2 and 3.
2. All zoning and development regulations applicable to the project shall be followed and confirmed during the building permit review. The building permit application shall be reviewed against all germane zoning and development regulations in effect at the time of application. Should the building permit application be reviewed against provisions of the MMC which have adjusted since the subject Non-Administrative Substantial Development Permit application's completeness, the proposed project shall either be redesigned to comply with the then-applicable codes which the applicant vests to, or the applicant shall seek additional relief remedies from any development regulation which it is noncompliant with. Should the building permit application be reviewed against side setback provisions which were in effect at the time of this Non-Administrative Substantial Development Permit application's completion, the proposed residence's design shall be revised to accurately reflect a side setback of 11-feet-4-inches.
3. Application materials submitted with the building permit application shall represent that any hardscape proposed beneath the uncovered decks along the proposed residence's western façade have been entirely removed from the proposed project. Any remaining hardscape in this area as a part of the project's design will result in the inapplicability of the bonus structural coverage otherwise allowed by MMC 16.23.040 and the applicant will be responsible for any as-needed design modifications to comply with germane dimensional standards.
4. Mitigation shall be provided consistent with Exhibit 4.
5. Any development of the subject site shall be performed in compliance with the Conclusions and Recommendations included in Exhibit 15 to the City's staff report.
6. At building permit application submittal, the applicant shall provide the City with an instrument recorded with King County conveying joint access between the lots at 3409 Evergreen Point Road and 3405 Evergreen Point Road. The recorded instrument shall convey joint access rights across the entire surveyed driveway area which is proposed to provide access to both properties through and across their adjoining property line. Development of the proposed driveway may not occur off-site at 3405 Evergreen Point Road without required land use entitlements, grading, and/or building permits issued to the property owner of 3405 Evergreen Point Road which are necessary for development of an improved driving surface at that separate parcel. In no instance shall a decision rendered on P-25-018 and P-25-019 convey a right to develop at or improve 3405 Evergreen Point Road in any way.
7. The development must comply with and be consistent with the Medina Shoreline Master Program (Chapters 16.60 through 16.67 MMC, in combination with Sub-Element 2.1 of

the Medina Comprehensive Plan per MMC 16.60.010), Chapter 173-27 WAC (Shoreline Management Permit and Enforcement Procedures), and Chapter 90.58 RCW (Shoreline Management Act).

Date: 7-15-2026

Kimberly Gunderson, Mahoney Planning, LLC
on behalf of the City of Medina



DEVELOPMENT
SERVICES

OWNER'S DECLARATION OF AGENCY

A-05

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

Project Address 3409 Evergreen Point Rd

Parcel No. 2425049058

I/We Liwei Liu do hereby declare and affirm that I/we are:

☐ the owners or contract purchasers of the above property

☒ an officer or representative of EVGP 3409 LLC, a Washington corporation or trust which is the owner of the above property. I am duly authorized by this entity to represent the above property in matters of ownership, land use, and construction. Attached, please find a copy of the Power of Attorney or other document by which I have been appointed.

AGENCY

I/We are applying for one or more permits for development of the above property. I/We understand that the proposed work may also include additional permits for land use approvals.

For the purposes of applying for the applicable permits and managing the owner's responsibility for compliance with the approved plans and any land use permits associated with this project, I/we

☐ will act as my own agent

☒ do hereby appoint Stan Tekmenzhi to act as my agent in dealing with the City of Medina in all acts and decisions related to processing the application for permit, review and approval of the application, authorization of revisions, and coordination of required inspections and project approvals.

AGREEMENT TO CONDITIONS

I/We agree as a condition of this permit:

- To comply with all applicable codes, ordinances, laws and conditions of approval in effect at time of permit issue.
- To ensure that all work shall be done in accord with the approved plans and specifications, which shall not be modified without the prior approval of the Building Official. I/We will provide all data and details of revisions to the approved plans to the City prior to undertaking any work that differs from the approved plans. The official approved plans for the project shall be those plans that are stamped and dated as approved by the City of Medina.
- To inform all contractors, subcontractors and workers of these conditions and any project mitigation requirements agreed to, and I/we will enforce compliance thereto.
- To maintain the approved plans, all correction notices, all inspection reports, and all permit documents on the project site and readily available to the inspectors.
- To ensure that requests are made to the City for the required inspections. Failure to notify the Development Services Department that the work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform required inspections.
- To cause all certifications required by the City to be completed and to reconcile the permit fees upon completion of the work. I/We understand that the City will not issue a Certificate of Completion or a Certificate of Occupancy until these documents are completed.
- I/We acknowledge that consultant fees may be incurred as a result of the review and inspection of the proposed work. I/We agree to be responsible for the payment of these fees and understand that the payment of these fees is required prior to issuance of a Certificate of Occupancy.

SALES TAX

All contractors and vendors must report sales taxes for transactions in the City of Medina on quarterly combined excise tax returns. The 4-digit location code for the City of Medina is 1718.

OWNER OR OFFICER/REPRESENTATIVE NAME AND SIGNATURES

I HAVE READ, UNDERSTOOD AND AGREE TO THE ABOVE REQUIREMENTS.

Signature

Date 4/30/2026

Name EVGP 3409 LLC, Liwei Liu

**FIRST AMENDMENT TO
OPERATING AGREEMENT
OF EVGP 3409, LLC,
A Washington State Limited Liability Company**

This FIRST AMENDMENT TO OPERATING AGREEMENT is entered into on the 14th day of February, 2024 by and among Sunny Dream Investment, LLC (collectively, the “**Members**”).

RECITALS

WHEREAS, pursuant to CERTIFICATE OF FORMATION of EVGP 3409, LLC (the “**Company**”) filed with the Washington State of Secretary Office on August 16, 2018, the Company was formed; and

WHEREAS, the Members entered into an Operating Agreement with regard to the Company dated September 24, 2018 (The “**Original Agreement**”); and

WHEREAS, capitalized terms used herein and not otherwise defined herein shall have the meanings set forth in the Agreement.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which hereby acknowledged, the parties hereto agree as follows:

A. The Company hereby changed from formerly Manager Managed Limited Liability Company to Member Managed Limited Liability Company. Henceforth, the Original Agreement shall be deleted in its entirety and replaced with the following:

1 **DEFINITIONS.** All capitalized terms used herein have the meanings provided in this Agreement and, in addition:

1.1 “Act” means the Washington Limited Liability Company Act, Chapter 25.15 RCW, as amended from time to time.

1.2 “Member” means the initial member identified above and all new, or substitute Members, pursuant Section 11 of this Agreement.

ORGANIZATION.

- 2.1 Formation. The Member has caused a certificate of formation (the “Certificate”) to be executed and filed with the Washington Secretary of State (the “Secretary”) to form the Company. This Agreement shall govern the Member's rights and obligations and the Company's administration to the extent permitted by the Act.
- 2.2 Name. The Company's name is “EVGP 3409, LLC”. The Company may conduct business under any other name the Member deems necessary or desirable to comply with local law.
- 2.3 Purpose. The Company's purpose is to engage in any lawful act or activity for which a limited liability company may be organized under the Act on the terms and conditions and subject to the limitations set forth in this Agreement.
- 2.4 Term. The Company's existence commenced on the date the Certificate was filed with the Secretary and shall continue until dissolved pursuant to Section 10 of this Agreement.
- 2.5 Registered Office and Principal Place of Business. The Company shall continuously maintain a registered office and agent in the State of Washington as required by the Act. The Company's initial registered office and principal place of business shall be located at 123 108th Ave NE, Bellevue, Washington 98104 or at such other location as the Member may determine from time to time. The Company may also have such offices, anywhere within or without the State of Washington, as the Member may determine from time to time.
- 2.6 Registered Office and Agent. The Company shall continuously maintain a registered agent in the State of Washington as required by the Act. The registered agent shall be as stated in the Certificate or as otherwise determined by the Member from time to time.
- 2.7 Filing of Other Certificates. The Member shall execute, file, publish, and record all certificates, notices, statements, and other instruments and amendments thereto for the formation and operation of a limited liability company as the Member deems appropriate. The Member is authorized to register the Company to transact business in such jurisdictions as the Member deems appropriate and in connection therewith to execute and file statements of information and similar required documents.
- 2.8 Requirement of Separate Books and Records and Segregation of Assets and Liabilities. The Company shall keep books and records separate from those of its Member and shall at all times segregate and account for all of its assets and liabilities separately from those of its Member.

3 MEMBER.

3.1 Member Name. The Member's name, federal tax identification number, and current business address are listed in Exhibit A attached hereto. The Member may update Exhibit A from time to time to reflect changes to this information.

3.2 Member Meetings. No annual or regular member meetings are required.

4 CAPITAL CONTRIBUTION. The Members initially shall contribute to the Company capital and the company shall keep record of the amount each contributed. The Member shall receive a credit to the Member's Capital Account equal to such contribution. The Member is not required to make any additional contribution to the capital of the Company. The Member may make additional contributions to the capital of the Company in the Member's sole and absolute discretion.

5 LIMITED LIABILITY. No Member shall be personally liable for the debts, obligations, losses, liabilities, or expenses of the Company, except as expressly set forth in this Agreement or provided by applicable law. Any provision of this Agreement stating circumstances under which a Member may be required to return a distribution from the Company is intended only to state the current law, not to create additional obligations. No allocation of losses or any item thereof to a Member shall create any implication that a Member is liable for anything other than the Member's capital contribution.

6 DISTRIBUTIONS.

6.1 Payment. Distributions shall be made at such times and from time to time as the Member may determine.

6.2 Restrictions on Distributions. Notwithstanding Section 6.1, no distribution shall be made if, after giving effect to the distribution: (a) the Company would not be able to pay its debts as they become due in the usual course of business; or (b) the Company's total assets would be less than the sum of its total liabilities.

7 MANAGEMENT.

7.1 Member Managed. The Company's business, property, and affairs shall be managed and all Company powers shall be exercised by or under the direction of the Member.

7.2 Powers. The Member shall have all necessary power to manage and carry out the Company's purposes, business, property, and affairs, including, without limitation, the power to exercise on behalf, and in the name, of the Company all of the powers described in Section 25.15.030 of the Act.

8 COMPETING ACTIVITIES. The Member may engage or invest in, independently or with others, any business activity of any type or description, including without limitation those that might be the same as or similar to the Company's business and that might be in direct or indirect competition with the Company. The Company shall not have any right

in or to such other ventures or activities, or to the income or proceeds derived therefrom. The Member is not obligated to present any opportunity to the Company.

9 ACCOUNTING, RECORDS, AND REPORTS.

- 9.1 Fiscal Year. The Company's fiscal year shall be the calendar year.
- 9.2 Method of Accounting. The Company's accounting records shall be kept on a method to be determined by the Member upon advice of the Company's accountants.
- 9.3 Books and Records. The Member shall keep books and records of the Company that reflect all material Company transactions and are appropriate and adequate for the Company's business.
- 9.4 Bank Accounts. All Company funds shall be deposited in the Company's name in one or more banks, money funds, bank certificates of deposit, or government securities to be designated by the Member. All deposits into and withdrawals from any such Company account shall be made by the Member or such persons as the Member may designate, subject to the limitations provided in this Agreement.
- 9.5 Tax Filings. The Member shall prepare and timely file the income tax returns for the Company with the appropriate authorities. The Member shall also prepare and timely file, with appropriate authorities, amendments to, or restatements of, the Certificate and all reports required to be filed by the Company with those entities under the Act or other applicable laws, rules, regulations.

10 DISSOLUTION.

- 10.1 Dissolution Events. The Company shall dissolve, dispose of its assets, and wind up its affairs upon the first to occur of the following (each, a "Dissolution Event"): (a) the Member's written consent, (b) the Member's death or incompetence, or (c) the entry of a decree of judicial dissolution under Section 25.15.275 of the Act.
- 10.2 Assignment on Member's Death or Incompetency. In the event of a Member's death or adjudication of incompetency, the Member's personal representative may exercise all of the Member's rights for the sole and exclusive purpose of winding up and dissolving the Company to settle the Member's estate, including, without limitation, any power conferred under applicable law or this Agreement for the personal representative as an assignee to become a Member to exercise such rights of the dead or incompetent Member.
- 10.3 Certificate of Dissolution. As soon as possible following the occurrence of a Dissolution Event, the Member shall (a) execute a certificate of dissolution in such form as shall be prescribed by the Secretary, and (b) file the certificate of dissolution as required by the Act.

10.4 Procedures upon Dissolution.

10.4.1 General. Upon dissolution, the Company shall continue solely for the purpose of winding up its affairs in an orderly manner, liquidating its assets, and satisfying the claims of its creditors pursuant to the appropriate provisions of the Act and the procedures set forth in this Section 10.4.

10.4.2 Control of Winding Up. The Member shall have all the duties and responsibilities associated with winding up the Company's affairs. The Member shall determine the time, manner, and terms of the sale of the Company assets, consistent with his fiduciary responsibilities and having due regard to the activity and condition of the relevant market and general financial and economic conditions.

10.4.3 Liquidating Distributions. Following the Company's dissolution, the Company's assets shall be applied to satisfy claims of creditors and distributed to the Member in liquidation as provided in the Act.

11 TRANSFERS, NEW MEMBERS, AND ASSIGNMENTS.

11.1 Transfer and Assignment of Interests. No Member shall be entitled to transfer, assign, convey, sell, encumber or in any way alienate all or any part of the Member's interest in the Company without the prior written consent of all Members. The Member assigning his or her interest in the Company shall not be released from any liability the assigning Member may have to the Company or to any third party solely as a result of the assignment.

11.2 New or Substitute Members. A new Member or a transferee of a Member's interest shall have the right to become a new or substitute Member only if such person (a) executes an instrument accepting and adopting all of the terms and provisions of this Agreement, and (b) pays all reasonable costs and expenses in connection with the admission of the new Member or the transferee as a substitute Member. The admission of a new Member or a transferee in violation of this Section 11 shall be null and void.

11.3 Assignment of Economic Interests. The assignee of a Member's economic interest shall not have any right to vote or to participate in the management and affairs of the Company or to become or exercise any rights of a Member.

12 **INDEMNIFICATION AND INSURANCE.** The Company shall indemnify any Member and may indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding because he or she is or was a Member, officer, employee, or other agent or that, being, or having been such a Member, officer, employee, or agent, he or she is or was serving at the Company's request as a manager, director, officer, employee, or other agent of another limited liability company, corporation, partnership, joint venture, trust, or other enterprise, to the

fullest extent permitted by applicable law. The Company may purchase insurance to meet the obligation set forth in this Section.

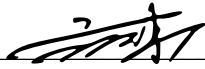
13 MISCELLANEOUS.

- 13.1 Successors and Assigns. This Agreement shall bind and inure to the benefit of the Member and the Member's successors and assigns.
- 13.2 Parties in Interest. Except as expressly provided in this Agreement, nothing in this Agreement shall (a) confer any rights or remedies on any persons other than the parties and their respective successors and assigns, (b) relieve or discharge the obligation of any third person to any party, or (c) shall give any third person any right of subrogation or action against any party.
- 13.3 Amendments. This Agreement shall not be amended except in a writing signed by the Member.
- 13.4 Governing Law. The rights and obligations of the Member shall be governed by, and this Agreement shall be construed and enforced in accordance with, the laws of the State of Washington.
- 13.5 Entire Agreement. This Agreement constitutes the entire agreement concerning the Company's affairs and the conduct of its business, and supersedes all prior agreements and understandings, whether oral or written. The Company shall have no oral operating agreements.
- 13.6 Severability. If any provision of this Agreement, or the application of such provision to any person or circumstances, is held invalid or unenforceable, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall continue in full force without being impaired or invalidated.
- 13.7 Counsel to the Company. Counsel to the Company may also be counsel to the sole and initial Member first set forth above. The initial Member or the Company may execute on behalf of the Company and the Member any consent to the representation of the Company that counsel may request pursuant to the Washington Rules of Professional Conduct or similar rules in any other jurisdiction.

[Remainder of this page has been intentionally left blank. Signature page follows.]

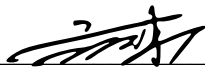
IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Operating Agreements as of the date first above written.

MEMEBERS:



Sunny Dream Investment, LLC

EVGP 3409, LLC

By: ; Liwei Liu

Its: Member of Sunny Dream Investment, LLC



Exhibit 3
P-25-018 & P-25-019

FILE NUMBER:

50045870-103

COMMITMENT VERSION:

No. 2 issued by Title Resources Guaranty Company

PROPERTY ADDRESS:

3409 Evergreen Point Road, Medina, WA 98039

PARCEL ID:

2425049058

LENDER:

To Be Determined

**SEE "SCHEDULE A" (PAGE 2)
FOR PROPERTY OWNERSHIP**

BUYER:

To Be Determined

SELLER:

EVGP 3409 LLC, a Washington limited liability company

COMPANY CONTACT INFORMATION:

Title Team:

Chad Kilburn Title Team, Title Officer

(425) 896-3895 office

(425) 646-3513 fax

cwtitlechad@cwtitle.com

www.cwtitle.com

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: CW Title and Escrow
 Issuing Office: 11201 SE 8th Street, Ste 200
 Bellevue, WA 98004
 Issuing Office's ALTA® Registry ID: 0003009
 Loan ID Number: TBD
 Commitment Number: 50045870-103
 Issuing Office File Number: 50045870-103
 Property Address: 3409 Evergreen Point Road, Medina, WA 98039
 Revision Number: 2

SCHEDULE A

1. Commitment Date: December 9, 2024 8:00 AM

2. Policy to be issued:

	AMOUNT	PREMIUM	TAX	TOTAL
a. ALTA Homeowner's Policy Short Term	\$10,000.00	\$440.00	\$44.88	\$484.88

PROPOSED INSURED: **To Be Determined**

	AMOUNT	PREMIUM	TAX	TOTAL
b. ALTA Loan Policy Extended Purchase Money Loan	\$10,000.00	\$465.00	\$47.43	\$512.43

PROPOSED INSURED: **To Be Determined**

3. The estate or interest in the Land at the Commitment Date is:
fee simple

4. The Title is, at the Commitment Date, vested in:
EVGP 3409 LLC, a Washington limited liability company

5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

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CW TITLE AND ESCROW

11201 SE 8th Street, Ste 200, Bellevue, WA 98004
Telephone: (425) 896-3800

Countersigned by:



Chad Kilburn
CW Title and Escrow, License #180951

TITLE RESOURCES GUARANTY COMPANY

8111 LBJ Freeway Ste. 1200, Dallas, TX 75251


By: _____
President/CEO


By: _____
Secretary

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EXHIBIT "A"

The Land referred to herein below is situated in the County of King, State of Washington, and is described as follows:

THE SOUTH 74.89 FEET OF THE NORTH 306.14 FEET OF GOVERNMENT LOT 6 OF SECTION 24, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 479.00 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE WEST 449 FEET OF THE EAST 479 FEET OF THE SOUTH 74.89 FEET OF THE NORTH 306.14 FEET OF GOVERNMENT LOT 6, SECTION 24, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 01°05'49" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 74.89 FEET TO THE SOUTH LINE THEREOF;
THENCE NORTH 88°40'40" WEST ALONG THE SOUTH LINE OF SAID SOUTH 74.89 FEET, A DISTANCE OF 9.35 FEET;
THENCE NORTHEASTERLY TO THE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING; AND

TOGETHER WITH AN EASEMENT 16 FEET IN WIDTH, HAVING 8 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT PORTION OF THE NORTH 384.32 FEET OF SAID GOVERNMENT LOT 6, LYING WESTERLY OF THE EAST 30 FEET OF SAID GOVERNMENT LOT 6;
THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF 76TH AVENUE NORTHEAST, 8.00 FEET;
THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID DESCRIBED PROPERTY 455 FEET;
THENCE NORTHWEST AT AN ANGLE OF 60° TO SAID SOUTH LINE, 78 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 78.18 FEET OF THE NORTH 384.32 FEET;

EXCEPT PORTION, IF ANY, LYING WITHIN THE MAIN TRACT.

SITUATE IN THE CITY OF MEDINA, COUNTY OF KING, STATE OF WASHINGTON.

Assessor Parcel Number (APN)

APN: 2425049058

The address for the Exhibit A above is as follows:

3409 Evergreen Point Road, Medina, WA 98039

The property address and APN shown above are not part of the legal description for the title to the land to be insured.

Title companies insure properties based on the legal description (not the property address), and the property address is not a part of the legal description. The property address has been added to this page for reference only.

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. In the event that the county recording office is experiencing delays and is unable to record the closing documents on the date the documents are released for recording, CW Title will, so long as sales proceeds are made available to the seller, issue the policy or policies of title insurance listed in Schedule A as of the date the documents were released for recording.
6. Payment of all taxes and/or assessments levied against the Land which are due, payable or delinquent.
7. This transaction may be subject to an order issued pursuant to the Bank Secrecy Act. The policy issuing agent must be provided with certain information necessary to comply with the order prior to the closing. This transaction will not be insured and this issuing agent and/or its underwriter will not be involved in the closing and settlement until this information is submitted, reviewed and found to be complete.

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SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

STANDARD EXCEPTIONS

THE FOLLOWING STANDARD EXCEPTIONS WILL NOT BE INCLUDED ON THE 7-01-2021 HOMEOWNER'S POLICY OR THE 7-01-2021 EXTENDED LOAN POLICY.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or mortgage thereon covered by this Commitment.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

SPECIAL EXCEPTIONS

1. Real estate excise tax pursuant to the authority of RCW Chapter 82.45 and WAC 458-61A, and subsequent amendments thereto.
For conveyances dated January 1, 2020, and after, the tax rate is determined using a graduated scale based on the selling price of said property.

For all transactions recorded on or after July 1, 2005:

A fee of \$10.00 will be charged on all exempt transactions;

A fee of \$5.00 will be charged on all taxable transactions in addition to the excise tax due;

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2. General property taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency, (1st half delinquent on May 1; 2nd half delinquent on November 1):

Tax Year: 2024

Tax Account No. 2425049058

Amount Billed: \$76,267.89 | Amount Paid: \$76,267.89 | Amount Due: \$0.00

Tax Levy Code: 1836

Assessed Values: Land: \$9,240,000.00 | Improvements: \$925,000.00 | Total: \$10,165,000.00

3. Notice of tap or connection charges, including any amendments thereto recorded subsequent to the original notice shown below, which have been or will be due in connection with development or re-development of the land as disclosed by recorded instrument. Inquiries regarding the specific amount of the charges should be made to the city/county/agency.

City/County/Agency: City of Bellevue

Recorded on November 9, 1977 as document #7711090948 in the [official records](#)

4. Notice of charges, including any amendments thereto recorded subsequent to the original notice shown below, by water, sewer, storm and surface water utilities. Inquiries regarding the specific amount of the charges should be made to the city/county/agency.

City/County/Agency: City of Bellevue

Recorded on December 20, 1996, as document #9612200938 in the [official records](#).

5. Easement and the terms and conditions thereof:

Grantee: Bellevue Sewer District

Purpose: Installing, constructing, maintaining, operating, repairing and replacing line or lines and all necessary connections and appurtenances thereto

Area affected: a portion of said premises

Recorded on September 19, 1960 as document #5202941 in the [official records](#)

6. Easement and the terms and conditions thereof:

Purpose: Sewer line

Area affected: a portion of said premises

Recorded as document #6341876 in the [official records](#)

7. Easement and the terms and conditions thereof:

Grantee: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution system

Area affected: a portion of said premises

Recorded on October 3, 1974 as document #7410030475 in the [official records](#)

8. Matters set forth by survey recorded October 3, 1985 as [Document 8510039005](#), in the official records

9. Matters set forth by survey recorded November 8, 2018 as [Document 20181108900021](#), in the official records

10. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Lake Washington, if it is navigable.

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11. The right of use, control or regulation by the United States of America in exercise of power over commerce and navigation.
12. Any restrictions on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has been, covered by water.
13. Any change in the boundary or legal description of the land described herein, due to a shift or change in the course of Lake Washington.
14. Location of the lateral boundaries of second class Shorelands.
15. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
16. We are informed that EVGP 3409 LLC is a limited liability company (LLC). A copy of the duplicate original of the filed LLC Certificate of Formation, the LLC operating agreement, and all subsequent modifications or amendments, must be submitted to the company for review.
17. Any conveyance or mortgage by EVGP 3409 LLC, a limited liability company (LLC), must be executed by all the members, or evidence submitted that certain designated members or managers have been authorized to act for the limited liability company.
18. Terms and conditions of matters disclosed by a properly completed Owner's Affidavit. Please execute the attached [Owner's Affidavit](#) and return to the Company as soon as possible.

PLEASE NOTE: If ownership of the subject property has changed or changes occur between the date of the completed owner's affidavit and the date of recording, please contact the Company. A new, properly executed owner's affidavit will be required.

19. This commitment requires review and approval by higher level underwriting authority, and the commitment may be revised or withdrawn if higher level underwriting authority determines that the transaction may not be insured as proposed herein. A determination by higher level underwriting authority will be furnished by supplemental report.

(END OF SPECIAL EXCEPTIONS)

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INFORMATIONAL NOTES

1. In the past 36 months, there have been no conveyances of record for the property described in Schedule A herein. Title was acquired by deed recorded on October 22, 2019 as document #20191022000325 in the [official records](#).
2. Title will be vested in parties yet to be disclosed. When title is vested, their title will be subject to matters of record against their names.
3. The Company has been asked to issue simultaneous policies without disclosure of the liability amounts. This commitment shall be effective only when the amounts of the owner's and lender's policies committed for has been inserted in schedule a hereof. The forthcoming owner's policy must be issued in an amount at least equal to the full value of the estate insured in accordance with our rating schedule on file in the office of the Washington State Insurance Commissioner.
The Company may have further requirements if the undisclosed amount to be insured exceeds the current assessed valuation.
4. Based on information provided to the company, on the date of this commitment it appears that there is located on the land:

Residence (1-4 Families)

Known as:
3409 Evergreen Point Road
Medina, WA 98039[Map](#)
5. The following may be used as an abbreviated legal description on the documents to be recorded, per amended RCW 65.04. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN GOVT LOT 6; IN NW 1/4, 24-25N-4E, KING COUNTY
6. The matters relating to the questions of survey, rights of parties in possession and unrecorded liens for labor and material have been cleared for the loan policy, which when issued, will contain the ALTA 9-06 endorsement. The loan policy offers additional coverage which will not be provided in the owner's policy to be issued, except as specified in the Homeowner's Additional Protection endorsement or in the ALTA 2010 Homeowner's policy.
7. If you would like the company to act as trustee in the proposed deed of trust, please note that CW Title may act as trustee of a deed of trust under RCW 61.24.010(1).
8. The Company requires the proposed insured to verify that the land covered by this commitment is the land intended to be conveyed in this transaction. The description of the land may be incorrect, if the application for title insurance contained incomplete or inaccurate information. Notify the Company well before closing if changes are necessary. Closing instructions must indicate that the legal description has been reviewed and approved by all parties.
9. In the event that the commitment jacket is not attached hereto, all of the terms, conditions and provisions contained in said jacket are incorporated herein. The commitment jacket is available for inspection at any Company office.

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10. The policy(ies) of insurance may contain a clause permitting arbitration of claims at the request of either the insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.
11. A \$5.23 electronic document recording fee and a \$2.00 mailing fee will be charged for each document recorded.
12. When sending documents for recording via U.S. mail or special courier service, please send to the following address, unless specific arrangements have been made with your title unit:

CW Title Recording
11201 SE 8th Street, Suite 200
Bellevue, WA 98004
Attn: Recording Dept.

- a. Investigation should be made to determine if there are any sewer treatment capacity charges or if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

Unless otherwise requested or specified herein, the forms of policy to be issued in connection with this Commitment will be the ALTA Homeowner's Policy of Title Insurance (2-03-10), and/or the ALTA Loan Policy (6-17-06).

If the policy to be issued is the ALTA Homeowner's Policy of Title Insurance (2-03-10), certain Covered Risks will be subject to maximum dollar limits of liability and deductible amounts.

The Policy committed for or requested may be examined by inquiry at the office that issued the Commitment. A specimen copy of the Policy form(s) referred to in this Commitment will be furnished promptly upon request.

Disclosure of Affiliated Business.

CW Title and Escrow has a business relationship with several Windermere Real Estate firms that own shares of CW Title and Escrow through various entities. Several Windermere Real Estate Firms own shares specifically through one of the parent companies of CW Title and Escrow. Because of this relationship, if you are working with a broker from a Windermere Real Estate firm, the firm may receive a financial benefit from referring a client to CW Title and Escrow. You are not required to use CW Title and Escrow as a condition to your purchase or sale of a particular property. There are other settlement service providers available with similar services for comparable prices

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
TITLE RESOURCES GUARANTY COMPANY

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Title Resources Guaranty Company, a(n) Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

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- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- 2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I – Requirements;
 - f. Schedule B, Part II – Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
- 4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
- 5. **LIMITATIONS OF LIABILITY**
 - a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I – Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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TITLE RESOURCES GUARANTY COMPANY
8111 LBJ Freeway Ste. 1200, Dallas, TX 75251


By: _____
President/CEO


By: _____
Secretary

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CW Title and Escrow
11201 SE 8th Street, Ste 200
Bellevue, WA 98004
Phone: (425) 896-3800

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 13, 2024
To: To Be Determined
From: CW Title and Escrow
Order No.: 50045870-103
Property: 3409 Evergreen Point Road, Medina, WA 98039

Thank you for contacting CW Title and Escrow (hereinafter "Agent"). Agent is jointly owned by WTG LLC (80% owner) and **Anywhere Integrated Affiliates Holdings LLC** ("AIAH") (20% owner). This is to give you notice that Agent has a business relationship with Title Resources Guaranty Company, which is a title insurance underwriting company. Be advised that AIAH indirectly owns a 30% interest in Title Resources Guaranty Company. Because of this relationship, this referral of business to the underwriter below may provide Agent a financial or other benefit.

Set forth below is the estimated charge or range of charges for the services listed. You are NOT required to use the underwriter below in connection with your transaction with Agent. THERE ARE FREQUENTLY OTHER UNDERWRITERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Companies	Description of Charges	Estimate of Range of Charges Generally Made By Provider
Title Resources Guaranty Company	Title Insurance Premium	Charges based on General Schedule of Rates Title Insurance Premium between \$2.62 and \$5.19 per thousand dollars of policy coverage.* *This range of charges covers, as an example, policies from \$160,000 to \$1,000,000, however the cost to you will differ depending on the policy amount.

Acknowledgement of Receipt of Disclosure

I/we have read this disclosure form and understand that Agent (CW Title) is referring me/us to use the above-described underwriter and may receive a financial or other benefit as the result of this referral.

Buyer Signatures

Date: _____

To Be Determined

Seller Signatures

Date: _____

Evgrp 3409 LLC, a Limited Liability Company

Exhibit 4
P-25-018 & P-25-019

*Critical Area Impact Analysis
Replacement Single-Family Residence*

for

*King County Tax Parcel No.: 242504-9058
3409 Evergreen Point Road
Medina, Washington 98039*

*Prepared for:
EVGP 3409, LLC
Emily Chen
Emily.chen@legacypmrealty.com*

*Dated:
May 8, 2026*

*Prepared by:
Jeffery S. Jones, Wetland Scientist & Wildlife Biologist*

*P. O. B O X 1908
ISSAQUAH, WASHINGTON 98027
253-905-5736/jeff.jsjones@comcast.net*

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Attachment

Impact Analysis Areas Table

1.0 Introduction

This Critical Area Impact Analysis evaluates the proposed demolition and replacement of an existing single-family residence and detached garage located at 3409 Evergreen Point Road, Medina, Washington (King County Tax Parcel No. 242504-9058). The property is located within the shoreline jurisdiction of Lake Washington and is therefore regulated under the City of Medina Shoreline Master Program (SMP) and applicable critical area provisions.

The purpose of this report is to evaluate potential impacts to shoreline ecological functions, fish and wildlife habitat, water quality, and associated critical area functions resulting from the proposed redevelopment project, and to demonstrate consistency with the City of Medina “no net loss” standard. The report also addresses mitigation sequencing and shoreline protection measures required pursuant to Medina Municipal Code (MMC) Chapters 16.60 through 16.67.

2.0 Project Description

The proposal consists of demolition of the existing single-family residence and detached garage and construction of a new single-family residence, detached garage, associated patios, walkways, driveway improvements, landscaping, and stormwater facilities. The site currently contains an existing residence, detached garage, driveway, landscaping, deck, and fixed dock on Lake Washington.

The proposed residence will remain outside the required 50-foot shoreline setback area from the ordinary high water mark (OHWM) of Lake Washington. No modifications are proposed to the existing dock, OHWM, shoreline edge, or aquatic environment. Existing rock retaining walls within the shoreline setback area will remain; however, a concrete structure and associated piping located near the retaining wall will be removed as part of the redevelopment project.

The proposal establishes and maintains the required 50-foot shoreline setback area and removes the existing deck structure located within this setback area. Additional project elements include tree retention and replacement consistent with the arborist report and tree replacement plan, replacement landscaping within the former deck area, installation of a new stormwater management system designed to current standards, removal of the existing sidewalk along the north side of the residence, and redevelopment of the driveway, patios, decks, and walkways associated with the new residence. The proposed detached garage is located outside the 200-foot shoreline jurisdiction area.

3.0 Existing Site Conditions

The subject parcel is approximately 21,099 square feet and slopes west toward Lake Washington. Existing site development includes a single-family residence with attached garage, detached garage, driveway and parking areas, decks, walkways, patios, ornamental landscaping, retaining walls, and an existing dock structure.

The site has been substantially altered by prior residential development, grading, landscaping, and shoreline improvements. Existing vegetation consists primarily of ornamental landscaping intermixed with several mature conifer trees and scattered deciduous vegetation. Habitat conditions are characteristic of an urban residential shoreline environment with limited native understory vegetation and relatively low habitat complexity.

No wetlands were identified on or adjacent to the subject parcel during the wetland determination investigation. Field investigations determined the absence of hydrophytic vegetation, hydric soils, and wetland hydrology sufficient to support jurisdictional wetlands.

4.0 Regulatory Setting

The subject parcel is located within the shoreline jurisdiction of Lake Washington, which extends 200 feet landward from the ordinary high water mark (OHWM). Development within this area is regulated pursuant to the City of Medina Shoreline Master Program (SMP), the Shoreline Management Act (RCW 90.58), applicable critical area regulations, and City stormwater management standards.

Applicable shoreline regulations require maintenance of the shoreline setback area, demonstration of no net loss of shoreline ecological functions, implementation of mitigation sequencing, and protection of shoreline water quality through control of stormwater runoff and nonpoint pollution sources.

5.0 Fish and Wildlife Habitat Conditions

A review of available environmental databases, mapping resources, and field observations determined that no mapped wetlands, priority habitats, or rare plant communities occur onsite above the OHWM. Although Lake Washington supports salmonid species and associated aquatic habitat functions, the upland portion of the parcel has limited habitat value due to the long history of residential disturbance, landscaping, and existing development.

Species potentially associated with the broader Lake Washington shoreline corridor include Chinook salmon, coho salmon, steelhead trout, bull trout, and Great Blue Heron. However, the developed residential condition of the parcel substantially limits habitat suitability for sensitive terrestrial wildlife species. The site does not function as a significant wildlife corridor, breeding habitat, or priority habitat area.

6.0 Existing and Proposed Impervious Surface Comparison

The proposed redevelopment primarily replaces existing residential development and does not substantially intensify shoreline impacts. Existing site development contains approximately 10,145 square feet of impervious surface area, while the proposed redevelopment contains approximately 10,851 square feet.

Although total impervious area increases modestly, the increase primarily occurs outside the shoreline setback area. Existing deck areas and concrete features located within the shoreline setback area will be removed, and the site plan identifies no net increase in impervious surface area within the shoreline setback area. The proposal remains consistent with applicable shoreline impervious surface limitations for the parcel size and shoreline designation.

7.0 Impact Analysis

7.1 Shoreline Ecological Functions

The proposal will not result in direct impacts to Lake Washington, the OHWM, aquatic habitat, or the existing dock structure. Construction activities occur within an already developed residential parcel and primarily involve replacement of existing impervious surfaces and landscaped areas.

The project maintains the required shoreline setback area and removes the existing deck structure, concrete structure, and associated piping within the setback area. Removal of these features, together with replacement landscaping and tree retention, will improve shoreline ecological conditions relative to existing site conditions. Several mature conifer trees will remain onsite, preserving existing canopy functions, shoreline screening, and limited habitat functions. Replacement trees will be installed consistent with City tree replacement requirements.

No shoreline fill, overwater expansion, dredging, or expansion of shoreline armoring is proposed.

7.2 Fish and Wildlife Habitat

Potential impacts to fish and wildlife habitat are limited to temporary construction-related disturbance associated with noise, vegetation removal, equipment operation, temporary lighting, and increased human activity during construction.

These impacts are temporary, localized, and confined to an existing residentially developed site. No wetlands, priority habitats, breeding areas, wildlife corridors, or sensitive habitat features will be adversely affected by the proposal.

Long-term shoreline habitat conditions are expected to improve relative to existing site conditions through retention of mature trees where feasible, installation of replacement trees and landscaping, removal of structures within the shoreline setback area, implementation of modern stormwater treatment facilities, and use of erosion and sediment control best management practices (BMPs) during construction.

The project includes removal of trees within 200 feet of the shoreline jurisdiction area, including several significant trees. Potential impacts associated with tree removal include temporary reduction in canopy cover, stormwater interception, and limited habitat structure within the existing residential landscape. However, these impacts are mitigated through retention of mature trees where feasible, replacement tree planting, and restoration landscaping pursuant to the approved arborist report and tree replacement plan. The arborist report and tree replacement plan identify the proposed tree removals, replacement requirements, planting specifications, and replacement locations consistent with MMC 16.66.050(C). Because the site is already developed residential parcel with limited existing habitat complexity, and because replacement planting and restoration measures are proposed, the project will not result in a net loss of shoreline ecological functions.

7.3 Water Quality and Stormwater

Construction activities have the potential to temporarily increase erosion and sediment transport if not properly controlled. However, the proposal includes implementation of temporary erosion and sediment control (TESC) measures and permanent stormwater management facilities designed in accordance with current stormwater standards. Stormwater runoff from new impervious surfaces will be collected, treated, and managed through modern drainage facilities, improving stormwater treatment and water quality protection relative to existing site conditions. The project will not discharge untreated stormwater directly to Lake Washington.

7.4 Vegetation and Tree Impacts

The site currently contains ornamental landscaping and scattered mature trees, including several significant conifers identified for retention on the site plan. Tree replacement will be consistent with City requirements and the approved tree replacement plan. Retention of mature trees assists with stormwater interception, slope stabilization, visual screening, and maintenance of existing habitat functions. Although some vegetation removal is necessary to accommodate redevelopment, impacts are mitigated through replacement landscaping and preservation of larger native conifer trees where feasible.

7.5 Wetlands and Critical Areas

No wetlands are present onsite. No streams, fish-bearing waters, or regulated wetland buffers occur within the upland development area. The shoreline of Lake Washington is the primary regulated critical area affecting the parcel.

8.0 Mitigation Sequencing

Mitigation sequencing has been incorporated into project design consistent with MMC 16.66.020. The proposal avoids direct impacts to Lake Washington, the OHWM, and aquatic habitat by maintaining the required shoreline setback area and confining redevelopment activities to previously disturbed residential portions of the parcel. The project has been designed to retain significant trees where feasible while accommodating demolition of the existing residence and detached garage, reconstruction of the driveway and garage access, installation of retaining walls, construction of the replacement residence, and associated utility and grading requirements. The arborist report prepared by Layton Tree Consulting determined that several existing trees would be compromised by unavoidable demolition and construction impacts, including root disturbance, excavation within structural root zones, proximity to proposed retaining walls, and conflicts with required driveway and garage reconstruction.

The arborist report specifically identifies Tree #3 as likely to experience significant root impacts associated with removal of the existing driveway and construction of the new garage and driveway improvements, resulting in potential structural instability. Additional trees identified for removal are located within areas necessary for demolition access, retaining wall construction, utility installation, grading transitions, or reconstruction of developed site features. The proposal minimizes impacts by limiting removals to those necessary to accommodate the redevelopment project while retaining mature shoreline trees and significant conifers where feasible.

Trees #14 and #15 within the shoreline setback area will be retained and protected pursuant to the arborist recommendations. Existing decking within the shoreline setback area will be removed by hand labor where necessary to minimize root disturbance, and tree protection fencing will be installed prior to construction activities. Additional tree protection measures, including preservation of existing grades within protected root zones, hand removal of concrete near retained trees, arborist monitoring of excavation activities, and protection of exposed roots, will be implemented consistent with the approved arborist report.

Project impacts are further minimized through removal of existing structural features within the shoreline setback area, implementation of temporary erosion and sediment control BMPs during construction, installation of modern stormwater treatment facilities, and limitation of disturbance to previously developed portions of the site.

Disturbed areas will be restored and revegetated following construction. Tree replacement, native vegetation planting, and shoreline restoration landscaping will occur pursuant to the approved tree replacement plan and arborist report. These measures include replacement tree planting, supplemental native riparian vegetation, maintenance, and monitoring measures intended to ensure successful establishment of replacement vegetation and continued compliance with shoreline vegetation management requirements.

Based on the mitigation sequencing measures incorporated into the project design, the proposal minimizes unavoidable impacts to the maximum extent feasible and maintains consistency with the City of Medina shoreline regulations and no net loss requirements.

9.0 No Net Loss Evaluation

The Shoreline Management Act and City of Medina Shoreline Master Program require demonstration that development results in no net loss of shoreline ecological functions. Based on review of the proposal, existing site conditions, and proposed mitigation measures, the project satisfies the City's no net loss standard. The project replaces an existing developed residential use within a previously disturbed shoreline environment and does not result in direct impacts to aquatic habitat, the OHWM, wetlands, or priority habitat areas.

The proposal establishes and maintains the required 50-foot shoreline setback area and removes the existing deck structure, concrete structure, and associated piping located within the setback area. Significant conifer trees are retained where feasible, and replacement landscaping and tree planting will improve vegetation conditions onsite. Modern stormwater treatment facilities will improve runoff quality and stormwater management relative to existing site conditions. Temporary construction impacts will be minimized through implementation of BMPs and adherence to approved erosion and sediment control measures.

Tree replacement, native landscaping, and associated monitoring measures identified in the arborist report and tree replacement plan are incorporated into the project and support the conclusion that shoreline ecological functions will be maintained and improved following redevelopment.

Overall, the project will maintain and improve shoreline ecological functions and is consistent with the City of Medina shoreline regulations and no net loss requirements.

10.0 Conclusion

The proposed redevelopment at 3409 Evergreen Point Road is consistent with applicable shoreline and critical area regulations of the City of Medina. The project maintains required shoreline setbacks, avoids direct impacts to Lake Washington and aquatic habitat, incorporates mitigation sequencing, and includes stormwater and vegetation protection measures designed to improve shoreline ecological functions.

Based on the available information and field observations, the project will not result in significant adverse impacts to fish and wildlife habitat, wetlands, shoreline ecological functions, or water quality and is consistent with the City of Medina "no net loss" standard.

Impact Analysis Areas Table

The proposed development has a total impact of 10,851 sf, compared to the existing impact of 10,145 sf. The existing deck on the west side of the house will be removed within the 50-foot shoreline setback. The existing detached garage is approximately half in the 200-foot shoreline jurisdictional line. It will be removed and replaced with a garage that will be entirely outside of the 200-foot shoreline jurisdiction.

Table of Existing & Proposed Site Development Areas

Existing Impacts	SF	Proposed Impacts	SF
House	3,923	House & Garage	4,425
Detached Garage	624	Detached Garage	848
		Covered Entry	50
Deck 1 - Rear	1,167	Deck 1 - Rear	254
		Deck 2 - Rear	158
Patio - Rear	0	Patio	249
Subtotal	5,714	Subtotal	5,984
S. Sidewalk 1 & Patio	596	S. Sidewalk 1	371
Sidewalk 2, Beach	365	Sidewalk 2	365
		Sidewalk 3, Entr.	246
N. Sidewalk	410	N. Sidewalk	0
Subtotal	1,371	Subtotal	982
Driveway	2,850	Driveway	3,158
Parking	0	Parking	727
Covered Walkway & Stairs	210		
Subtotal	2,850	Subtotal	3,885
Total	10,145	Total	10,851

TREE CALCS

TREE RETENTION

TREE MANAGEMENT CODE CH. 20.52

SIGNIFICANT TREE: DBH > 6" (SEE LIST OF SUITABLE TREE SPECIES)
LEGACY TREE: >50"

EXEMPTIONS: (NOT INCLUDED IN RETENTION CALCULATIONS)

- HAZARDOUS TREES (IMMINENT THREAT TO LIFE OR PROPERTY)
- NUISANCE TREES
- TREES >35" AND LOCATED IN THE FOOTPRINT OF THE PRINCIPAL BUILDING (DRIVEWAYS AND PATIOS DON'T COUNT)

TREE DENSITY

TREE PERFORMANCE STANDARDS CH. 20.52.130

DETERMINE NET EXISTING TREE UNITS. IF IT IS LESS THAN REQ'D TREE UNITS, ADD SUPPLEMENTAL TREES.

LOT AREA: 21,099 SF (/1,000)
TREE DENSITY RATIO: .35
REQ'D TREE UNITS: 8.7 (21.1 x .40) OK!
(P.D. Tree Units Required to be Retained)

RETAINED TREE VALUE: -4.0 TREE UNITS

TREE UNIT VALUES

- 4-10" = .75
- >10" = 1.00
- CONIFERS >50" = 1.25

STRUCTURAL BONUS

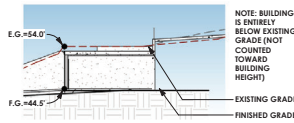
MMC 16.23.040 - AN ADDITIONAL TWO PERCENT STRUCTURAL COVERAGE FOR UNCOVERED DECKS, PORCHES AND VERANDAS PROVIDED:

- ROOF EAVES DO NOT PROJECT MORE THAN TWO FEET OVER THE STRUCTURE
- IF DECKS, PORCHES OR VERANDAS EXTEND OUTWARD FROM ABOVE THE FIRST STORY OF A BUILDING OR FROM THE FLOOR ABOVE THE DAY-LIGHTED PARTS OF A BASEMENT, THE SPACE UNDERNEATH THE STRUCTURE MUST REMAIN UNENCLOSED AND WITHOUT HARDSCAPE.

2% BONUS = 422 SF (21,099 SF x .02)

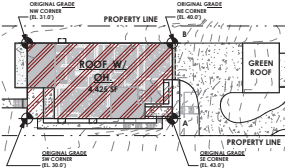
BUILDING HEIGHT

MMC 16.23.050



DETACHED GARAGE

SCALE 1/16" = 1'-0"



MAX BLDG. HEIGHT

- LOWEST OG = 29.8'
- LOWEST FG = 30.6'

HOW TO MEASURE (MMC 16.23.060)

- ESTABLISH ORIGINAL GRADE (SEE GEOTECH LETTER FROM COBALT GEOSCIENCES)
 - BASE ELEVATION IS INTERSECTION OF LOWEST ORIGINAL GRADE AND LOWEST FINISHED GRADE.
- APURTENANCES ALLOWED ABOVE BUILDING HEIGHT:
- RAILINGS (AS REQUIRED BY CODE)
 - CHIMNEYS
 - SOLAR PANELS
 - MECHANICAL UNITS (3' OR LESS FROM MAX BLDG HEIGHT)

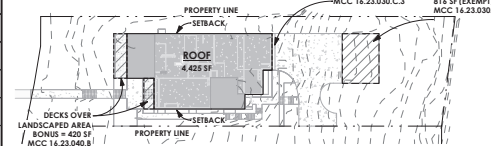
STRUCTURAL COVERAGE

CALCULATING (MMC 16.23.030): STRUCTURAL COVERAGE IS THE TOTAL SURFACE AREA OF A LOT COVERED BY OR BENEATH BUILDINGS AND STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDINGS, ROOF EAVES INCLUDING CUTTERS, PATIOS, DECKS, SPORTS COURTS, SWIMMING POOLS AND SPAS, GAZEBOS, GATEWAYS, AND TRELLISES.

EXEMPTIONS: PVIOUS AREA UNDER ROOFS, UNCOVERED STRUCTURES UNDER 30" FROM GRADE.

MAX STRUCTURAL COVERAGE ALLOWED (21%) = 4,430 SF

STRUCTURAL BONUS (2%) = 422 SF (MMC 16.23.040)

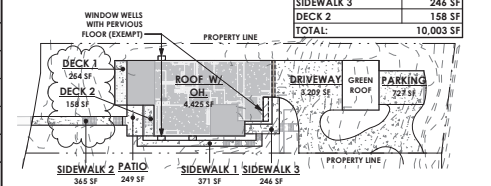


NAME	AREA
ROOF W/ OH	4,425 SF
DRIVEWAY	3,209 SF
PARKING	727 SF
SIDEWALK 1	371 SF
SIDEWALK 2	365 SF
DECK 1	254 SF
PATIO	249 SF
SIDEWALK 3	246 SF
DECK 2	158 SF
TOTAL:	10,003 SF

IMPERVIOUS

DEFINITION (MMC 16.43.030): ANY ROOF, PATIO, DRIVEWAY, SIDEWALK, POOL, SPORT COURT OR OTHER HARD SURFACE THAT BLOCKS THE NATURAL FLOW OF WATER INTO THE SOIL MANTLE.

MAX IMPERVIOUS ALLOWED (52.5%) = 11,077 SF



LOT ZONING

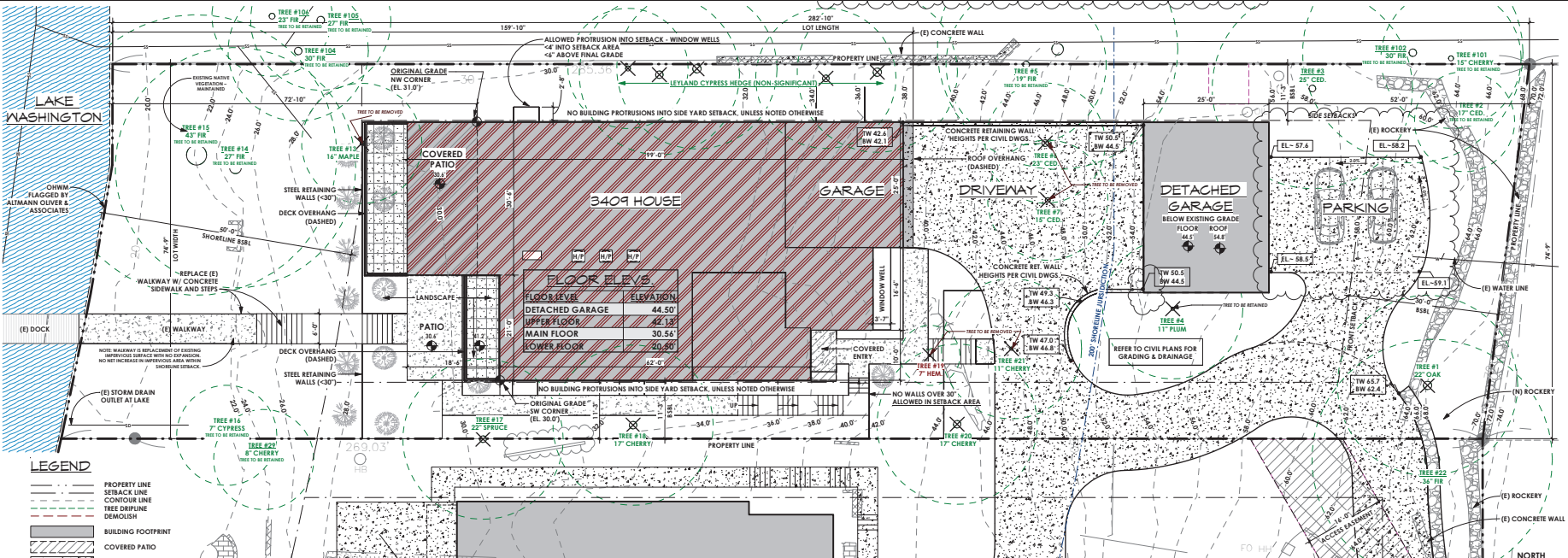
MMC 16.22.030

LOT ZONING	R-20
LOT AREA	21,099 SF (PER SURVEY)
MAX STRUCT. COVERAGE (21%)	4,430 SF
MAX IMPERVIOUS (52.5%)	11,077 SF (>16,001 SF LOT AREA)
MAX BUILDING HEIGHT	25' (ORIGINAL GRADE) 28' (FINAL GRADE)
FRONT SETBACK (STREET):	30' (>20,000 SF LOT AREA)
SHORELINE SETBACK:	50'
SIDE SETBACK (15% LOT WIDTH):	11'-3" (74.75' x .15)

** PROJECT TO BE REVIEWED UNDER SETBACK REQUIREMENTS IN EFFECT AT TIME OF APPLICATION COMPLETENESS (PRIOR TO ORD. 1052).

FLOOR AREAS

LEVEL	DESCRIPTION	AREA	HEATED
LOWER FLOOR	FLOOR AREA	2,780 SF	YES
MAIN FLOOR	FLOOR AREA	3,983 SF	YES
UPPER FLOOR	FLOOR AREA	2,935 SF	YES
UPPER FLOOR	GARAGE	581 SF	
DETACHED GARAGE	FLOOR AREA	744 SF	
GROSS BUILDING AREA		11,023 SF	
TOTAL HEATED AREA:		9,698 SF	



SITE PLAN



PROJECT NAME
3409 EVERGREEN PT. RD.
MEDINA, WA 98004
PARCEL #: 242504-9059

PREPARED FOR
3409 EVERGREEN PT. RD.

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:
A.ANCHHEYEV

DRAFTED BY:
D.KUZMICH

SHEET TITLE

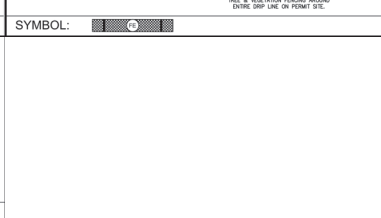
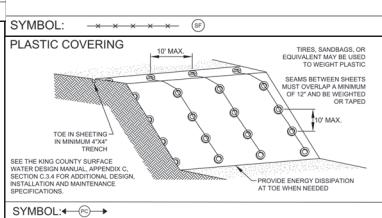
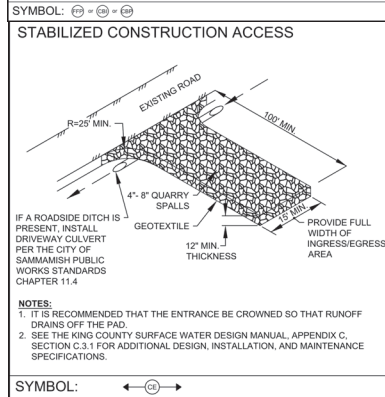
SITE PLAN

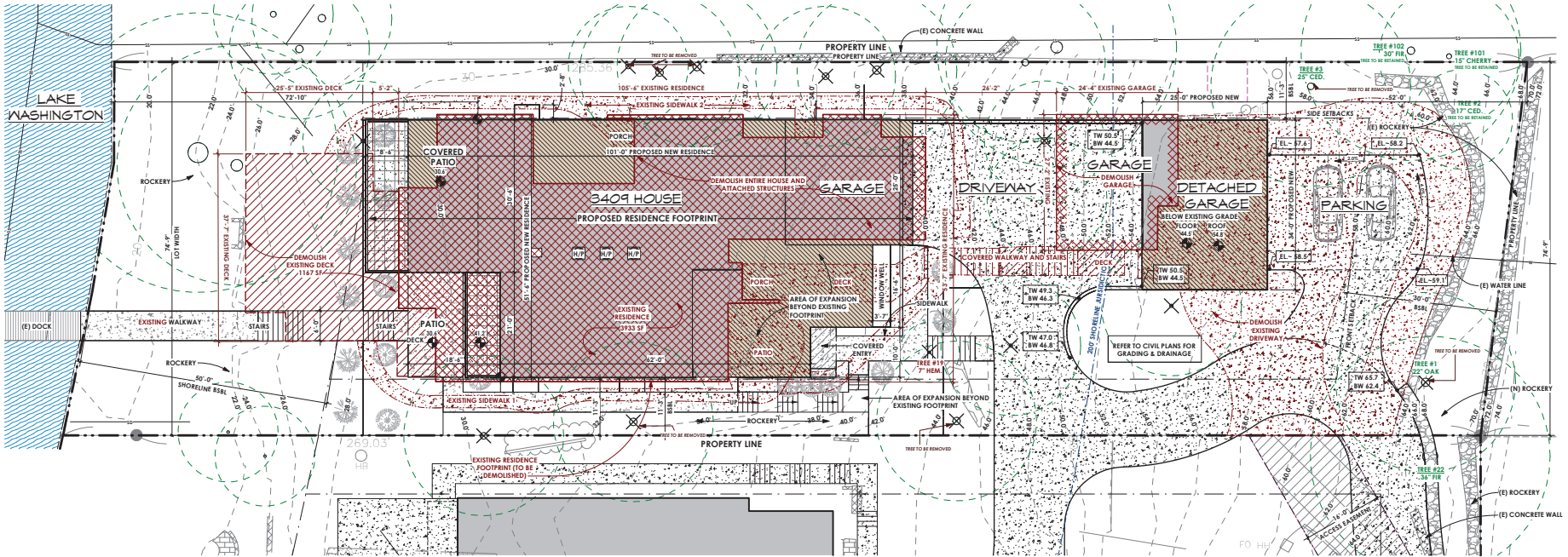
PROJECT NUMBER
25226

SHEET NUMBER

A1.0

A1.3





EXISTING AREA		NEW PROPOSED	AREA
EXISTING RESIDENCE :	3,923 SF	ROOF W/ OH.	4,425 SF
EXISTING GARAGE :	624 SF	DRIVEWAY	3,209 SF
EXISTING DECK :	1,167 SF	PARKING	727 SF
EXISTING SIDEWALK & PATIO :	470 SF	SIDEWALK 1	371 SF
EXISTING SIDEWALK 2 :	473 SF	SIDEWALK 2	365 SF
EXISTING SIDEWALK 3 :	204 SF	DECK 1	254 SF
EXISTING DRIVEWAY :	2,833 SF	PATIO	249 SF
EXISTING FRONT DECK	340 SF	SIDEWALK 3	246 SF
COVERED WALKWAY		DECK 2	158 SF
AND STAIRS	111 SF	DECK 3	158 SF
TOTAL	10,145 SF	TOTAL:	10,003 SF

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- CONTOUR LINE
- TREE IMPACT DEMOLITION
- PROPOSED BUILDING FOOTPRINT
- COVERED PATIO
- DRIVEWAY
- PATIO/SIDEWALK
- AREA OF EXPANSION BEYOND EXISTING FOOTPRINT - 1,769 SF
- X EXEMPT TREE DESIGNATED FOR REMOVAL (NOT COUNTED IN RETENTION CALCS)
- X SIGNIFICANT TREE DESIGNATED FOR REMOVAL

DEMOLITION & PROPOSED PLAN

SCALE 1" = 10'-0"



Impact Analysis Areas Table

The proposed development has a total impact of 10,851 sf, compared to the existing impact of 10,145 sf. The existing deck on the west side of the house will be removed within the 50-foot shoreline setback. The existing detached garage is approximately half in the 200-foot shoreline jurisdictional line. It will be removed and replaced with a garage that will be entirely outside of the 200-foot shoreline jurisdiction.

Table of Existing & Proposed Site Development Areas

Existing Impacts	SF	Proposed Impacts	SF
House	3,923	House & Garage	4,425
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Subtotal	1,371	Subtotal	982
Driveway	2,850	Driveway	3,158
Parking	0	Parking	727
Covered Walkway & Stairs	210		
Subtotal	2,850	Subtotal	3,885
Total	10,145	Total	10,851

TREE CALCS

TREE RETENTION

TREE MANAGEMENT CODE CH. 20.52

SIGNIFICANT TREE: DBH > 6" (SEE LIST OF SUITABLE TREE SPECIES)
LEGACY TREE: > 50"

EXEMPTIONS: (NOT INCLUDED IN RETENTION CALCULATIONS)
• HAZARDOUS TREES (IMMINENT THREAT TO LIFE OR PROPERTY)
• NUISANCE TREES (LOCATED IN THE FOOTPRINT OF THE PRINCIPAL BUILDING (DRIVEWAYS AND PATIOS DO NOT COUNT))

TREE DENSITY

TREE PERFORMANCE STANDARDS CH. 20.52.1.30

DETERMINE NET EXISTING TREE UNITS. IF IT IS LESS THAN REQ'D TREE UNITS, ADD SUPPLEMENTAL TREES.

LOT AREA: 21,099 SF (1,000)

TREE DENSITY RATIO: .35

REQ'D TREE UNITS: 8.7 (21.1 x .40 OK)

(6.000 = 21,099 / 35.000)

RETAINED TREE VALUE: -4.0 TREE UNITS

TREE UNIT VALUES:

• 4'-10" = .75

• > 10" = 1.00

• CONIFERS > 50" = 1.25

STRUCTURAL BONUS

MMC 16.33.00 - AN ADDITIONAL TWO PERCENT STRUCTURAL COVERAGE FOR UNCOVERED DECKS, PORCHES, AND VERANDAS PROVIDED:
A. ROOF RAFTS DO NOT PROJECT MORE THAN TWO FEET OVER THE STRUCTURE
B. DECKS, PORCHES OR VERANDAS EXTEND OUTWARD FROM ABOVE THE FIRST FLOOR OF THE BUILDING
C. THE SPACE UNDERNEATH THE STRUCTURE MUST REMAIN UNENCLOSED AND WITHOUT HARDSCAPE.

2% BONUS = 422 SF (21,099 SF x .02)

BUILDING HEIGHT

DETACHED GARAGE

NOTE: BUILDING HEIGHT MEASURED FROM FINISHED GRADE TO THE HIGHEST POINT OF THE ROOF.

E.G. 14.5'

EXISTING GRADE

FINISHED GRADE

SCALES 1/4" = 1'-0"

ORIGINAL GRADE

PROPERTY LINE

DETACHED GARAGE

ROOF

LANDSCAPE

PROPERTY LINE

DETACHED GARAGE

ROOF

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PROPERTY LINE

DETACHED GARAGE

ROOF

LANDSCAPE

PROPERTY LINE

DETACHED GARAGE

ROOF

STRUCTURAL COVERAGE

DETACHED GARAGE

NOTE: BUILDING HEIGHT MEASURED FROM FINISHED GRADE TO THE HIGHEST POINT OF THE ROOF.

E.G. 14.5'

EXISTING GRADE

FINISHED GRADE

SCALES 1/4" = 1'-0"

ORIGINAL GRADE

PROPERTY LINE

DETACHED GARAGE

ROOF

LANDSCAPE

PROPERTY LINE

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LANDSCAPE

PROPERTY LINE

DETACHED GARAGE

ROOF

LOT ZONING

LOT ZONING

LOT AREA

21,099 SF (PER SURVEY)

MAX STRUCT. COVERAGE (21%)

4,430 SF

MAX IMPERVIOUS (52.5%)

11,077 SF (> 16,001 SF LOT AREA)

MAX BUILDING HEIGHT

25' (ORIGINAL GRADE)

28' (FINAL GRADE)

FRONT SETBACK (STREET)

30' (> 20,000 SF LOT AREA)

SHORELINE SETBACK

50'

SIDE SETBACK (15% LOT WIDTH)

11'-3" (747.5' x .15)

PROJECT TO BE REVIEWED UNDER SETBACK REQUIREMENTS IN EFFECT AT TIME OF APPLICATION COMPLETION (PRIOR TO ORD. 1032).

FLOOR AREAS

LEVEL

DESCRIPTION

AREA

HEATED

LOWER FLOOR

FLOOR AREA

2,780 SF

YES

MAIN FLOOR

FLOOR AREA

3,983 SF

YES

UPPER FLOOR

FLOOR AREA

2,935 SF

YES

UPPER FLOOR

GARAGE

581 SF

DETACHED GARAGE

FLOOR AREA

744 SF

GROSS BUILDING AREA

11,003 SF

TOTAL HEATED AREA

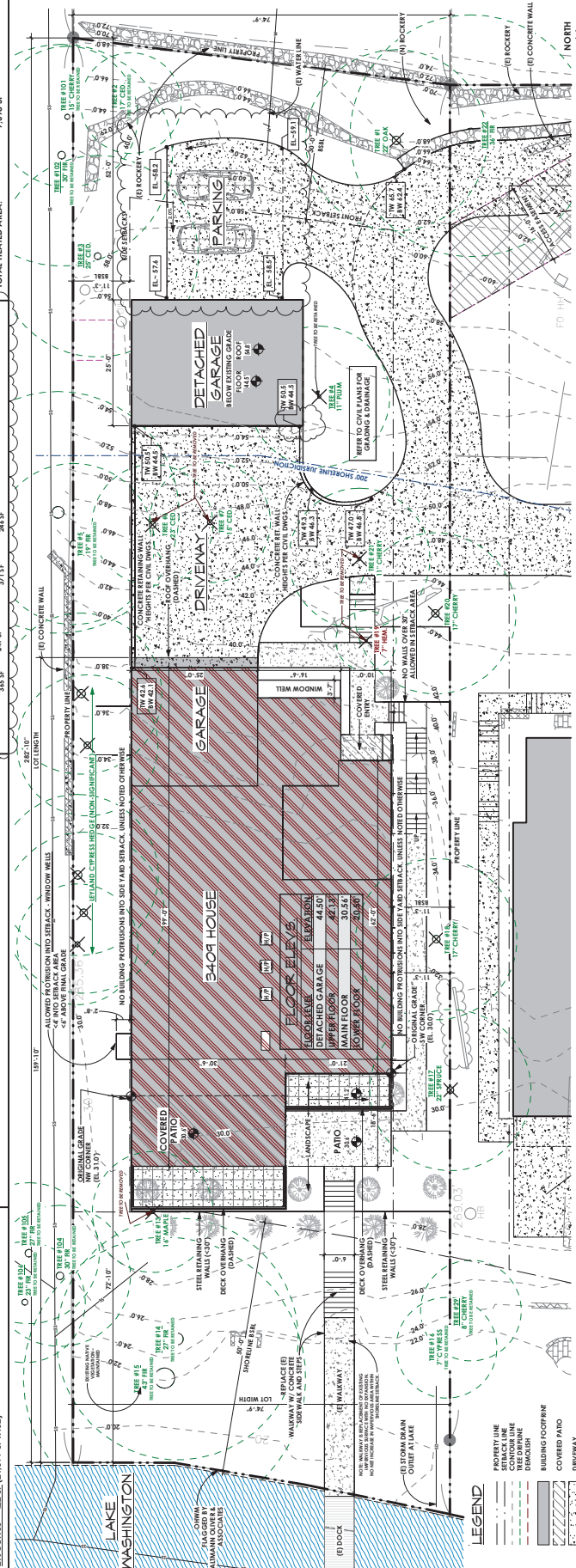
9,498 SF

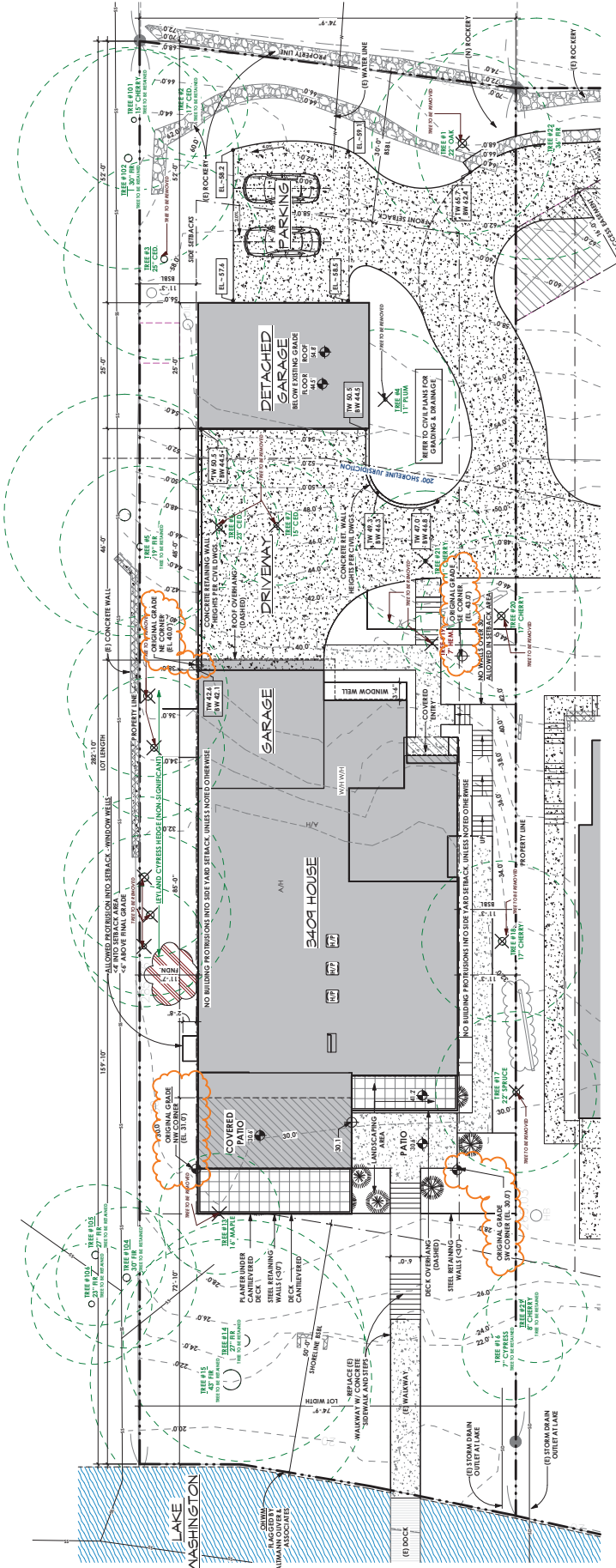
SITE PLAN

SCALE 1" = 10'-0"

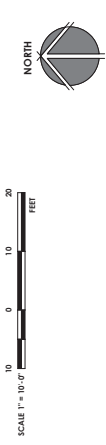
0 10 20 FEET

NORTH

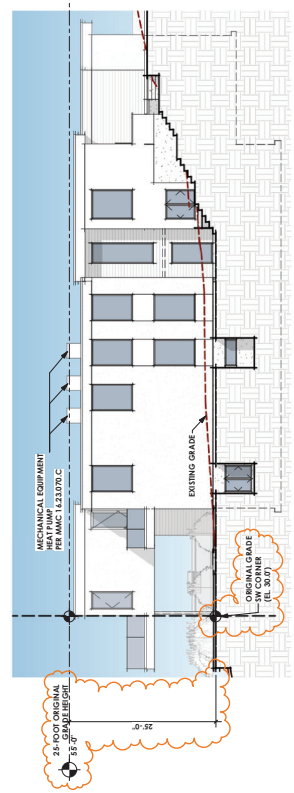




SITE PLAN HEIGHT CALCULATIONS



Location	Current Elevation	Original Grade Elevation
NE Corner	39'	~40'
SE Corner	43'	~43'
NW Corner	30.6'	~31'
SW Corner	29.8'	~30'

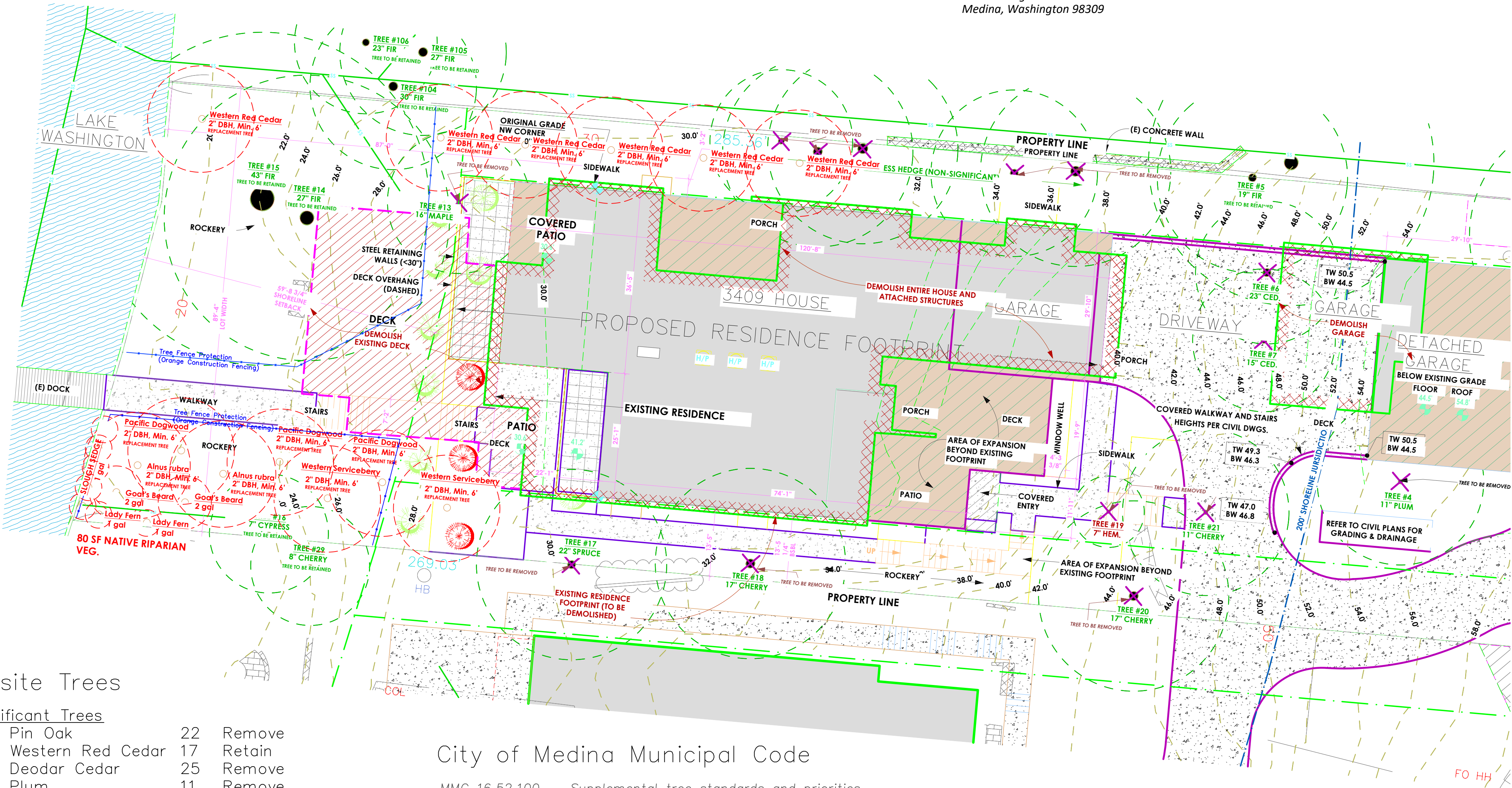


HEIGHT DIAGRAM

SCALE: 1" = 10'-0"

EVGP 3409 LLC Tree Replacement Plan

TPN #242504-9058
3409 Evergreen Pt. Road
Medina, Washington 98309



Onsite Trees

Significant Trees

1	Pin Oak	22	Remove
2	Western Red Cedar	17	Retain
3	Deodar Cedar	25	Remove
4	Plum	11	Remove
5	Douglas Fir	19	Retain
6	Incense Cedar	21, 10 (23)	Remove
7	Incense Cedar	15	Remove
13	Japanese Maple	10,9,8 (17)	Remove
14	Douglas Fir	27	Retain
15	Douglas Fir	43	Retain
16	Sawara Cypress	7	Retain
17	Norway Spruce	22	Remove
18	Flowering Cherry	17	Remove
19	Mt. Hemlock	7	Remove
20	Flowering Cherry	10,11,8 (17)	Remove
21	Flowering Cherry	11	Remove

Non-Significant Trees

8	Leyland Cypress	28,21 (35)	Remove
9	Leyland Cypress	19	Remove
10	Leyland Cypress	22	Remove
11	Leyland Cypress	21	Remove
12	Leyland Cypress	17	Remove

Replacement

Native Plants

	Qty.	Size
Western Red Cedar	6	6'
Red Alder	2	6'
Serviceberry	2	6'
Pacific Dogwood	3	6'
Goat's Beard	2	2 Gal
Lady Fern	2	1 Gal
Slough Sedge	5	1 Gal

City of Medina Municipal Code

MMC 16.52.100. – Supplemental tree standards and priorities.
A.To be eligible as a supplemental tree, the tree species must be selected from the appropriate list set forth in the "City of Medina List of Suitable Tree Species" established in MMC 16.52.060 and shall meet the following general requirements:

- 1.Each supplemental tree shall have a minimum caliper of two inches, or, if the tree is coniferous, it shall have a minimum height of six feet at the time of final inspection by the city;
- 2.Trees shall be planted in a manner of proper spacing and lighting that allows them to grow to maturity;
- 3.Existing trees within the boundaries of the lot having less than six inches diameter breast height may count as supplemental trees provided the tree meets all other requirements applicable to a supplemental tree;
- 4.Supplemental trees replacing existing significant trees shall have at least one tree be of the same plant division (coniferous or deciduous) as the significant tree it is replacing; and
- 5.The owner of the subject lot shall take necessary measures to ensure that supplemental trees remain healthy and viable for at least five years after inspection by the city and the owner shall be responsible for replacing any supplemental trees that do not remain healthy and viable for the five years after inspection by the city.

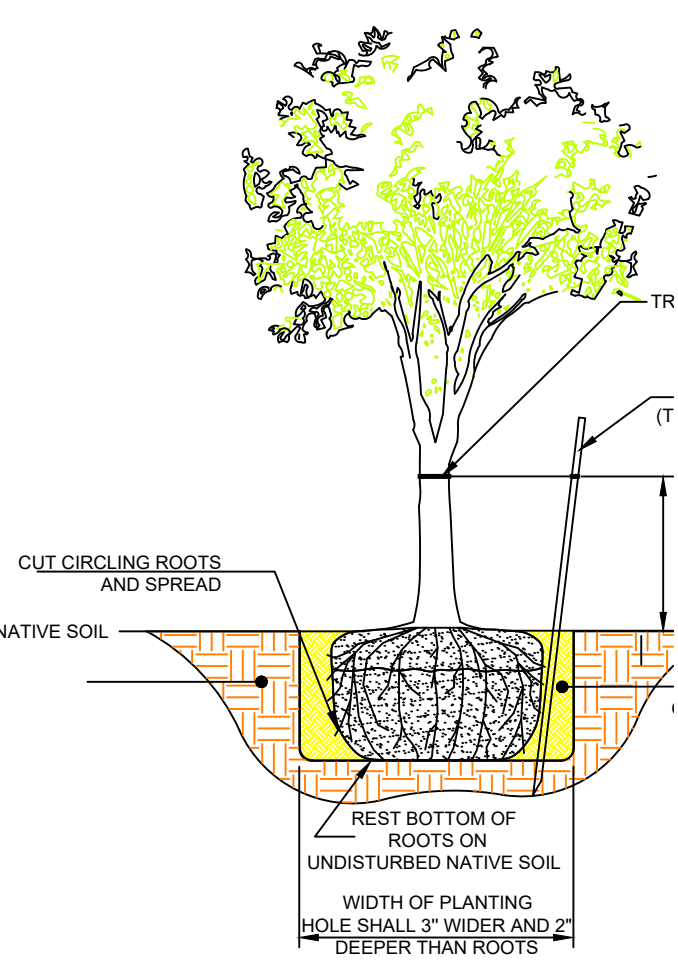
B.All trees used to satisfy the supplemental tree requirements of this chapter shall be included as a significant tree for the purpose of this chapter.

Table 16.66.050(C): Tree Replacement Requirements

One deciduous tree Less than 6 inches DBH Permitted, provided the vegetation management requirements in MMC 16.66.050(B) are followed; and a native similar size or larger tree is planted or native riparian vegetation is planted equal to or larger than the square footage of the drip line of the tree being removed
6 inches DBH and greater, but 12 inches DBH and less Permitted, provided at least 1 native deciduous tree, at least 3 inches in caliper, or 1 native conifer tree, 6 feet or more in height after planting, is planted
Greater than 12 inches DBH, but less than 24 inches DBH Permitted, provided at least 1 native deciduous tree, at least 3 inches in caliper, or 1 native conifer tree, 6 feet or more in height after planting, is planted; plus plant 80 square feet of area of native riparian vegetation
24 inches DBH and greater Only hazardous trees are permitted to be removed pursuant to the replacement requirements in MMC 16.66.050(D)

Arborist Ca

Tree Retention Calc
Lot Area = 21,718
21.7 X 0.40 (Tree
9.0 Tree Units Req
Arborist Report –3
Page 7 Layton Tree
Tree Credits to be
Replacement Trees



EVGP 3409 LLC Tree Replacement Plan

TPN #242504-9058
3409 Evergreen Pt. Road
Medina, Washington 98309

Plant Installation

Origin: Plant materials shall be Northwest native plants, nursery grown in the Puget Sound region of Washington.

Handling: Plants shall be handled so as to avoid all damage, including breaking, bruising, root damage, sunburn, drying, freezing or other injury. Plants must be covered during transport. Plants shall not be bound with wire or rope in a manner that could damage branches. Protect plant roots with shade and wet soil in the time period between delivery and installation. Do not lift container stock by trunks, stems, or tops. Do not remove from containers until ready to plant. Water all plants as necessary to keep moisture levels appropriate to the species horticultural requirements. Plants shall not be allowed to dry out. All plants shall be watered thoroughly immediately upon installation. Soak all containerized plants thoroughly prior to installation.

Storage: Plants stored by the Permittee for longer than one month prior to planting shall be planted in nursery rows, and treated in a manner suitable to that species horticultural requirements.

Damaged Plants: Damaged, dried out, or otherwise mishandled plants will be rejected at installation inspection. All rejected plants shall be immediately removed from the site.

Plant Names: Plant names shall comply with those generally accepted in the native plant nursery trade. Any questions regarding plant species or variety shall be referred with the Wetland Scientist. All plant materials shall be true to species and variety.

Plant Substitutions: Plant substitutions are not permitted without written approval of the City of Medina staff. Same species substitutions of larger size do not require special permission.

Quality and Condition: Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried-out, burned, broken, or defective plants will be rejected. Plants with wounds will be rejected.

Roots: All plants shall be containerized unless authorized by the Wetland Scientist. Root bound plants with damaged, cracked or loose rootballs will be rejected. Immediately before installation, plants with minor root damage (some broken and/or twisted) must be root-pruned. Matted or circling roots of containerized plantings must be pruned or straightened and the sides of the root ball must be roughened from top to bottom to a depth of approximately half and inch in two to four places.

Sizes: Plant sizes shall be the size indicated in the plant schedule. Larger stock may be acceptable provided there are not been cut back to size specified, and that the root ball is proportionate to the size of the plant. Measurements, caliper, and branching shall conform to the American Standard of Nursery Stock by the American Association of Nurserymen (latest edition).

Form: Trees shall have single trunks and symmetrical, well-developed form. Shrubs shall have multiple stems, and be well-branched.

Planting: Planting shall be done in accordance with illustrated details in the mitigation/restoration plan set and accepted industry standards.

Timing of Planting: Unless otherwise approved by City of Medina staff, all planting shall occur between October 1 and March 31.

Invasive Plants & Weeding: All invasive plants will be chemically killed and removed from restoration areas prior to installation of native plants. Existing and exotic vegetation in the mitigation and buffer areas will be hand weeded on a routine basis through the monitoring period.

Soil Amendments: The soil in restoration areas will be decompacted 6 inches deep. Unless otherwise specified and approved by City of Medina, native soil will be incorporated into the planting pits.

Mulch: Mulch will not be used.

Site Conditions: Contractor shall immediately notify the Wetland Scientist of drainage or soil conditions likely to be detrimental to the growth or survival of plants. Planting operations shall not be conducted under the following conditions: freezing weather, when the ground is frozen, excessively wet weather, excessively windy weather, or in excessive heat.

Plant Locations: Locations shall be as depicted in the approved plan set. The Landscape Designer and/or Wetland Scientist may change the locations of plantings shown on plans based on field conditions.

Planting in Pits: Planting pits shall be circular or square with vertical sides, and shall be 3" deeper and 6" larger in diameter than the root ball of the plant. Breakup the sides of the pit in compacted soils. Set plants upright in pits, as illustrated in planting detail. Backfill shall be worked back into holes such that air pockets are removed without adversely compacting soils.

Fertilizer: Slow release fertilizer may be used. Fertilizers shall be applied only at the base of plantings underneath the required covering of mulch (that does not make contact with stems of the plants).

Water: Plants shall be watered upon completion of backfilling. Plants shall be watered a second time within 24-48 hours after installation.

Maintenance

Maintenance shall be required in accordance with City of Medina guidelines and approved plans.

Survival: The Permittee shall be responsible for the health of 100% of all newly installed plants for one *growing season* after installation and approved by City of Medina staff (see Performance Standards). A growing season for these purposes is defined as occurring from spring to spring (March 15 to March 15, following year). For fall installation the growing season will begin the following spring. The Permittee shall replace any plants that are failing, weak, defective in a manner of growth, or dead during this growing season, as directed by Wetland Scientist, and/or City of Medina staff.

Installation Timing for Replacement Plants: Replacement plants shall be installed between October 1 and March 31, unless otherwise approved by City of Medina staff.

Duration and Extent: In order to achieve performance standards, the Permittee shall have the mitigation/restoration area maintained for the duration of the monitoring period, 5 years.

Maintenance will include watering, weeding around base of installed plants, pruning, replacement, re-staking, removal of all classes of noxious weeds (see Washington State Noxious Weeds List, WAC 16-750-005) as well as Himalayan blackberry, and any other measures needed to insure plant survival. All maintenance shall be directed by the Wetland Scientist.

Standards for Replacement Plants: Replacement plants shall meet the same standards for size and type as those specified for original installation unless otherwise approved by City of Medina staff.

Replacement plants shall be inspected as described above for the original installation.

Replanting: Plants that have settled in their planting pits too deep, too shallow, loose, or crooked shall be replanted as directed by the Wetland Scientist.

Herbicides/Pesticides: Use of herbicides may be used as legally allowed and applied by a licensed applicator.

Irrigation/Watering: Water shall be provided during the dry season (July 1-October 15) for the first two years after installation to ensure plant survival and establishment. Water should be provided by a temporary above ground irrigation system and/or water truck. Water should be applied at a rate of 1" of water two times a week and as needed during the summer and fall each year.

Monitoring

Monitoring shall be conducted annually, on Years 1, 2, & 3, in September of each monitoring year.

Vegetation Monitoring: Count and provide the condition of each plant installed

Photopoints: Photos of each plant and the shoreline restoration area will be taken at each monitoring event.

Reports: A monitoring letter with photos will be submitted each year of monitoring.

Deficiencies: Any deficiency discovered during any monitoring or inspection visit must be corrected within 60 days of approval by City of Medina.

Contingency Plan: Should any monitoring report reveal the mitigation has failed in whole or in part, and should that failure be beyond the scope of routine maintenance, a Contingency Plan will be submitted. Once approved, it may be implemented. If the failure is substantial, the City of Medina may extend the monitoring period for that mitigation.

As-Built Plans

Within 30 days of installation of the approved mitigation, the applicant shall submit an affidavit signed by the qualified professional certifying that the mitigation has been installed consistent with the approved plan, unless the installed mitigation has been inspected and accepted by the City of Medina.

Exhibit 5
P-25-018 & P-25-019**T E C H N I C A L M E M O R A N D U M**

TO: Rebecca Bennett – City of Medina

FROM: Chad Wallin, PWS, Associate Biologist

DATE: 6/16/2026

RE: NO NET LOSS THIRD PARTY REVIEW
P-25-019 3409 EVERGREEN POINT ROAD
MEDINA, WASHINGTON
FARALLON PN: 3362-001 TASK 25

The City of Medina (City) has contracted with Grette Associates (Grette), a division of Farallon Consulting, L.L.C., to assist in the review of the Ecological Critical Area Study, No Net Loss Ecological Functional Evaluation, and Mitigation Sequencing and Compliance Report (Report; dated March 24, 2026) prepared by J.S. Jones and Associates, Inc.

Grette conducted an initial third-party review of the Report on April 27, 2026¹ for compliance with Subtitle 16.6 (Shoreline Master Program [SMP]) of the current version of the Medina Municipal Code (MMC). In summary, Grette recommended that the Report be revised for compliance with the SMP. Grette completed a second review on May 27, 2026² of a revised Report that was submitted to the City in response to Grette's April 2026 review comments. In summary of Grette's May 2026 review, two of Grette's April 2026 comments were not sufficiently addressed.

J.S. Jones and Associates provided a revised Report³, site plan⁴, and tree replacement plan⁵ in response to Grette's May 2026 review. Provided below is a summary of Grette's May

¹ Grette Associates. 2026. P-25-019 3409 Evergreen Point Road: Third-Party Review. Prepared for the City of Medina. Technical Memorandum. April 27, 2026.

² Grette Associates. 2026. P-25-019 3409 Evergreen Point Road: Third-Party Review. Prepared for the City of Medina. Technical Memorandum. May 27, 2026

³ J.S. Jones and Associates, Inc. Revised Critical Area Impact Analysis Replacement Single-Family Residence Report – 3409 Evergreen Point Road. Prepared for EVGP 3409, LLC. May 2026.

⁴ Urban Design Group. Site Plan. Prepared for 3409 Evergreen Point Road. June 2026.

⁵ J.S. Jones and Associates, Inc. Environmental Consultants. Tree Replacement Plan. Prepared for EVGP 3409 LLC. June 2026.



2026 comments followed by Grette's response upon review of J.S. Jones and Associates revised Report, site plan, and tree replacement plan.

- *The project must comply with the vegetation management requirements per MMC 16.66.050(C). The project must replace all eight significant trees and the five non-significant trees proposed for removal and plant all replacement trees within the shoreline setback area. Currently, only seven of the eight significant trees are proposed for replacement, and none of the five non-significant trees are proposed for replacement. The Report should be revised to comply with the tree replacement requirements per MMC 16.66.050(C).*

The revised Report and tree replacement plan have adequately addressed this comment. The tree replacement plan shows the eight significant trees and five non-significant trees to be replaced within the shoreline setback (Table 1). The proposed design complies with the vegetation management requirements per MMC 16.66.050(C).

- *The project must incorporate a mitigation plan that complies with the vegetation management requirements in MMC 16.66.050(C). The mitigation plan should be revised to include compliance with the mitigation requirements per MMC 16.66.050(C) and MMC 16.66.020(A)(5-6) to ensure no net loss of shoreline ecological functions.*

The tree replacement plan has adequately addressed this comment. The project has applied appropriate mitigation to ensure no net loss of shoreline ecological functions. The tree replacement plan shows all 13 trees to be replaced within shoreline jurisdiction and thus complies with the vegetation management requirements outlined in MMC 16.66.050(C) (Table 1). The tree replacement plan also includes maintenance and monitoring standards that comply with the criteria in MMC 16.66.020(A)(5-6) as well as maintenance and monitoring requirements defined in MMC 16.67.040 (D)(8).



Table 1. Revised Tree Removal Summary

Tree Location	Tree Size (DBH)	Quantity	Required Mitigation	Proposed Replacement Location	
				Shoreline Environment	Outside of Shoreline Environment
Shoreline Environment	6 in. to 24 in.	8	8 native trees	8	0
	0 in. to 6 in.	5	5 native trees or native riparian vegetation ¹	5	0

¹ native plantings to occur according to the standards defined in MMC 16.66.050(C).

In summary of this review, the revised Report and tree replacement plan have sufficiently addressed Grette's May 27, 2026, review comments. Grette concurs with the determination that the project will result in no net loss of shoreline ecological function. Grette recommends that the revised Report be accepted.

If you have any questions regarding this memorandum, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,

Grette Associates, a division of Farallon Consulting, L.L.C.

Chad Wallin, PWS
Associate Biologist

Madison Miele
Staff Biologist



Exhibit 6a
P-25-018 & P-25-019

CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

July 22, 2025

MacPherson Construction & Design, LLC
Attn: Dan Buchser
22605 SE 56th St.
Issaquah, WA 98029
(via email, dan@macphersonconstruction.com)

Re: **Determination of Complete Application – 3409 Evergreen Point Road**
Non-Administrative Substantial Development Permit and Critical Areas Review
(P-25-018 & P-25-019)

Dear Dan,

The City has reviewed the above-referenced Non-Administrative Substantial Development Permit Application and Critical Areas Review Application for **3409 Evergreen Point Road** and has determined it is complete pursuant to Medina Municipal Code (MMC) 16.80.100. The City will issue a Notice of Application to notify parties of the application in accordance with MMC 16.80.110. The notice will be mailed and posted by the City within 14 days of the date of this letter pursuant to MMC 16.80.140.

Please be aware that this determination does not preclude the City from requesting additional information. If you have questions, please do not hesitate to contact me directly at kmahoney.planning@gmail.com or 253-389-1864.

Sincerely,

Kimberly A. Gunderson
City of Medina
Planning Consultant

CC: Rebecca Bennett



Exhibit 6b
P-25-018 & P-25-019

CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

NOTICE OF APPLICATION

Proposal: Demolition of the existing residence and attached structures and construction of a new single-family residence and detached garage.

File No. P-25-018 & P-25-019

Applicant: MacPherson Construction & Design, LLC

Site Address: 3409 Evergreen Point Road

Other Required Permits: A City of Medina Building Permit will be required prior to demolition and construction.

Application Received: June 4, 2025

Determination of Completeness: July 22, 2025

Notice of Application: July 30, 2025

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a public comment period. Please submit public comments no less than 14 days, August 13, 2025 and no more than 30 days, August 29, 2025, from the date of issuance of the Notice of Application.

STATE ENVIRONMENTAL POLICY ACT: Exempt per WAC 197-11-800(1)(b)(i), WAC 197-11-800(1)(b)(v), and WAC 197-11-800(2)(g).

DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), the decision may be appealed to King County Superior Court by filing a land use petition within 21 days pursuant to Chapter 36.70C RCW.

QUESTIONS: The complete application may be viewed either at City Hall, 501 Evergreen Point Rd, Medina WA, 98039, or electronically by emailing the staff contact below.

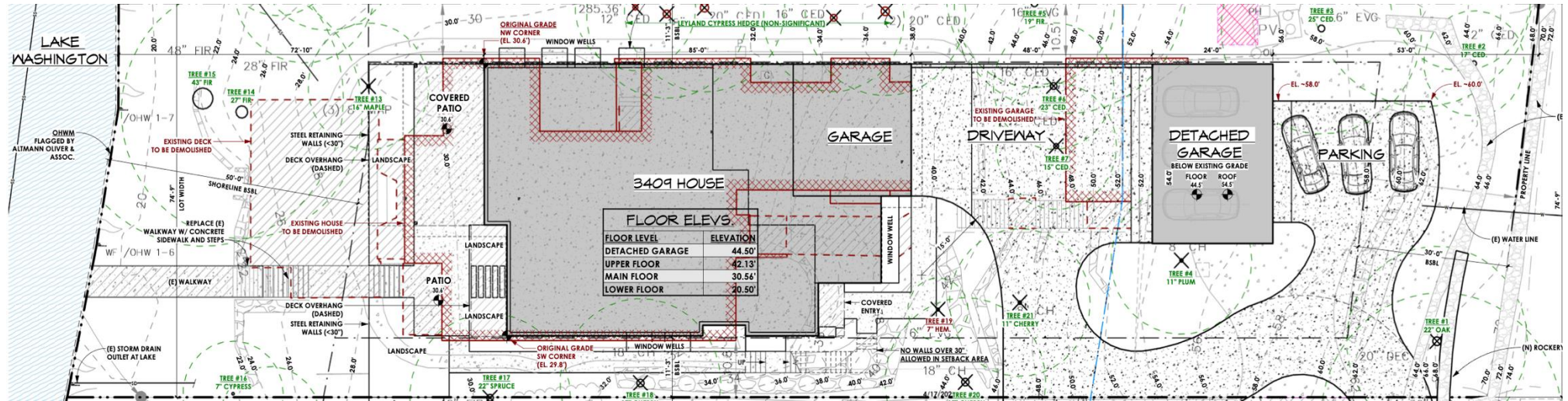
STAFF CONTACT: Kimberly Gunderson, City of Medina Planning Consultant, at (253) 389-1864 or kmahoney.planning@gmail.com.

Kimberly Gunderson, Planning Consultant

July 30, 2025

Notice Issued

Site Plan





CITY OF MEDINA

NOTICE OF APPLICATION

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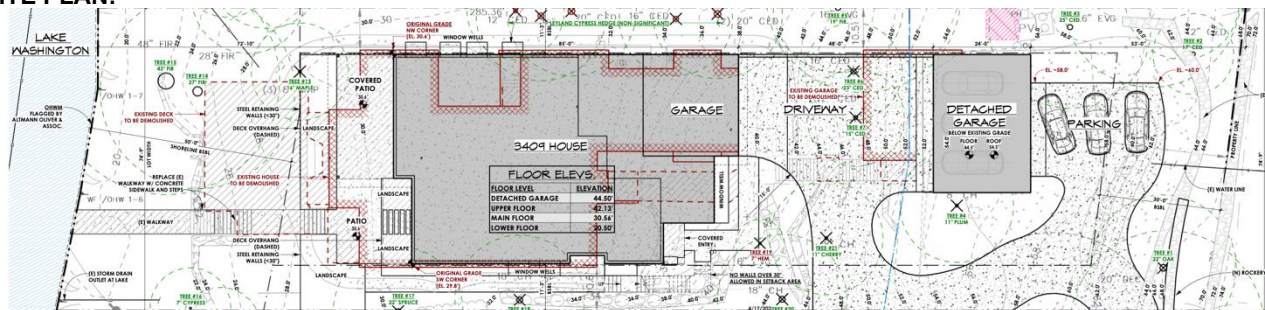
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SITE PLAN:



Kimberly Gunderson

Kimberly Gunderson, Planning Consultant

July 30, 2025

Notice Issued

WARNING!

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CITY OF MEDINA

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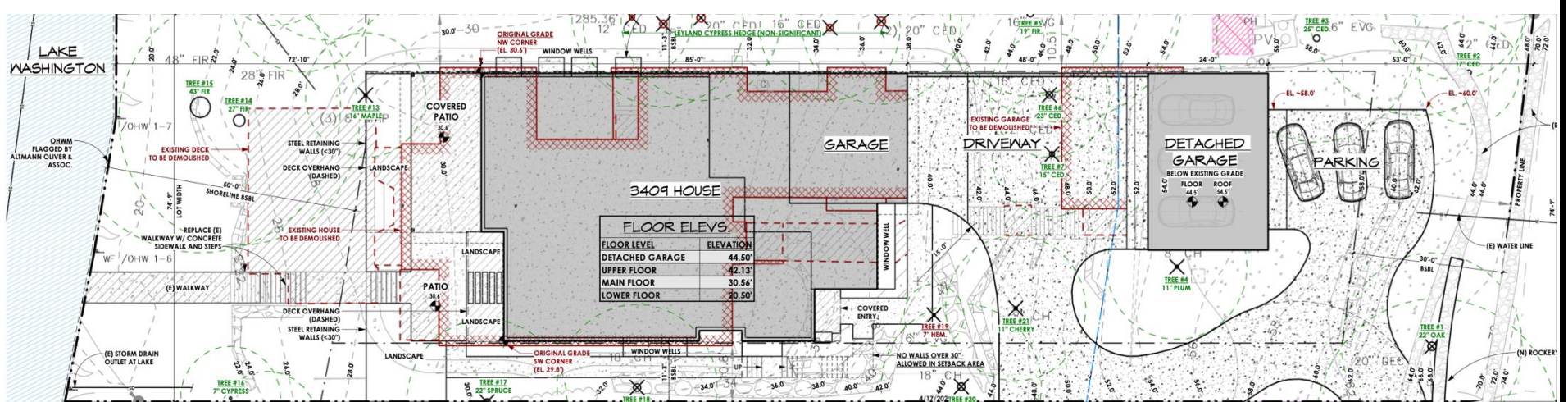
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SITE PLAN:



Kimberly Gunderson, Planning Consultant

July 30, 2025

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CITY OF MEDINA NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a remote public hearing on **Wednesday, August 5, 2026, at 1:00 PM** or as called as soon thereafter via Zoom. The purpose of this continued hearing is to consider public testimony for and against the following:

Proposal: Demolition of the existing residence and attached structures and construction of a new single-family residence and detached garage.

File No. P-25-018 & P-25-019, Non-administrative Substantial Development Permit & Critical Areas Review

Agent: Stan Tekmenzhi (current agent)

Site Address: 3409 Evergreen Pt Rd., Medina, WA 98039

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted. You are eligible to request a copy of the decision post hearing.

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07/20/2026
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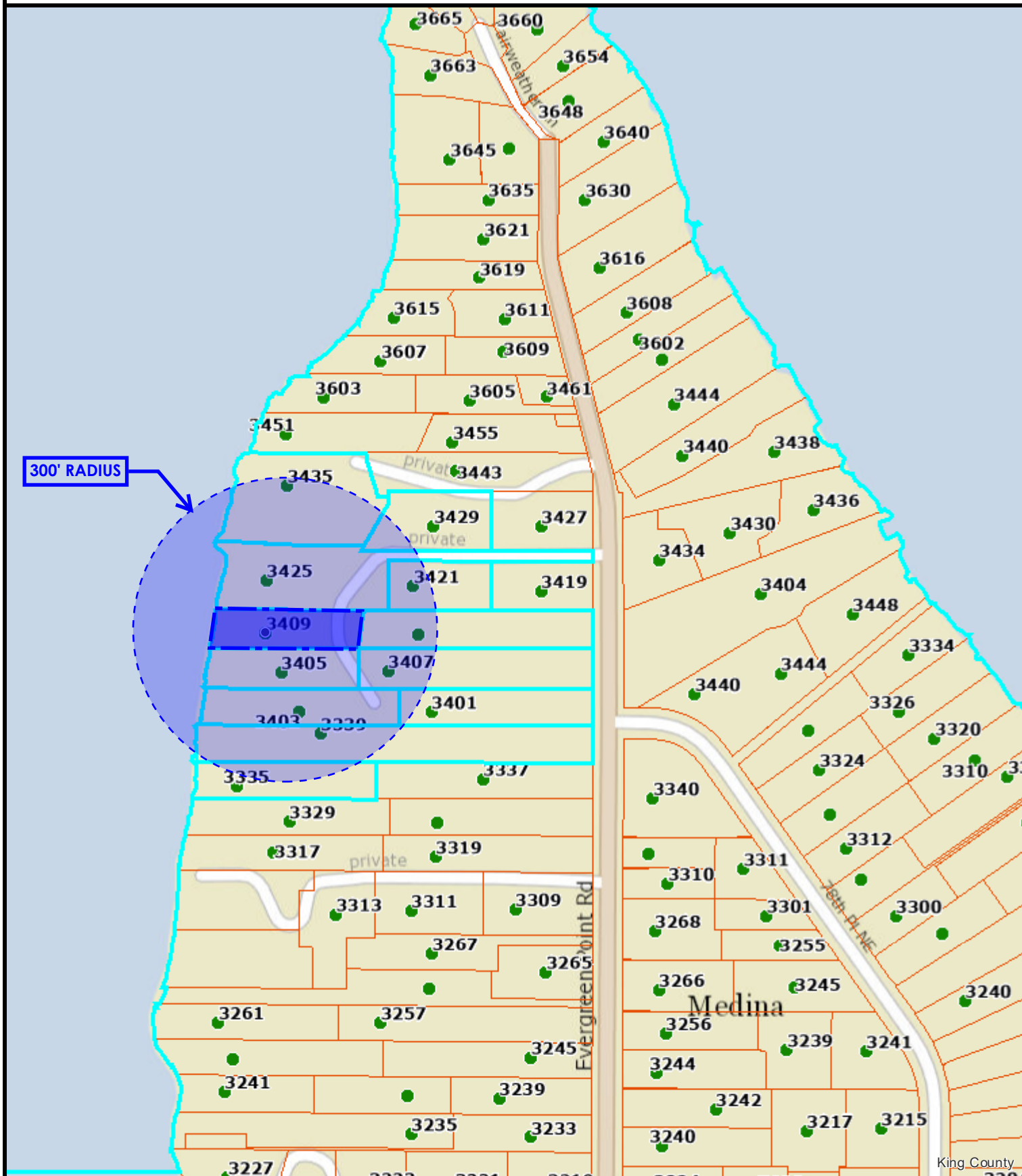
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07/20/2026
Notice Issued

Properties Within 300' Radius



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Date: 5/23/2025

Notes:



King County

ROGER & LINDA KUULA
3425 EVERGREEN POINT RD
MEDINA, WA 98039

NEVER BASKER
3401 EVERGREEN POINT RD
MEDINA, WA 98039

STANLEY CHING
3421 EVERGREEN POINT RD
MEDINA, WA 98039

LIWEI LIU
3405 EVERGREEN POINT RD
MEDINA, WA 98039

LEONARD WILKENS
3429 EVERGREEN POINT RD
MEDINA, WA 98039

EPR INVESTMENTS LLC
3435 EVERGREEN POINT RD
MEDINA, WA 98039

JIAN LLC
3411 EVERGREEN POINT RD
MEDINA, WA 98039

WANG & XIANG TRUST
3407 EVERGREEN POINT RD
MEDINA, WA 98039

LIWEIR LIU
3335 EVERGREEN POINT RD
MEDINA, WA 98039

EVGP 3339 LLC
3339 EVERGREEN POINT RD
MEDINA, WA 98039

ALLEN & MARY JACKSON
3403 EVERGREEN POINT RD
MEDINA, WA 98039

**CITY OF MEDINA
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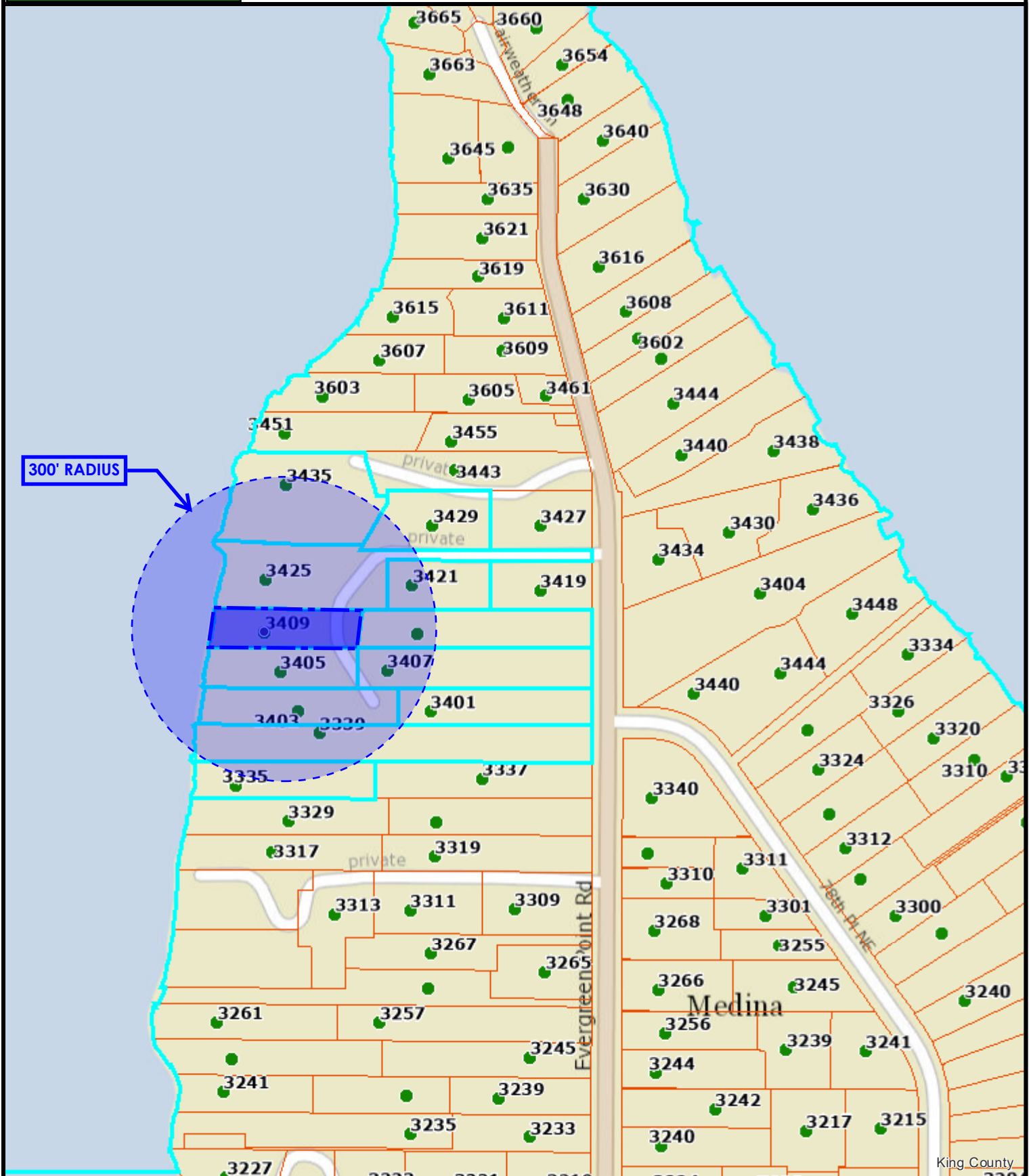
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Properties Within 300' Radius



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MEDINA, WA 98039

STANLEY CHING
3421 EVERGREEN POINT RD
MEDINA, WA 98039

LIWEI LIU
3405 EVERGREEN POINT RD
MEDINA, WA 98039

LEONARD WILKENS
3429 EVERGREEN POINT RD
MEDINA, WA 98039

EPR INVESTMENTS LLC
3435 EVERGREEN POINT RD
MEDINA, WA 98039

JIAN LLC
3411 EVERGREEN POINT RD
MEDINA, WA 98039

WANG & XIANG TRUST
3407 EVERGREEN POINT RD
MEDINA, WA 98039

LIWEIR LIU
3335 EVERGREEN POINT RD
MEDINA, WA 98039

EVGP 3339 LLC
3339 EVERGREEN POINT RD
MEDINA, WA 98039

ALLEN & MARY JACKSON
3403 EVERGREEN POINT RD
MEDINA, WA 98039

This packet may be submitted for the following:

- All development activity inside the shoreline jurisdiction not exempt from a substantial development permit (see WAC 173-27-040)

General Information

- A. A complete application is required at the time of submittal. Please answer all questions on the application clearly and completely.
- B. The City's application form must be used, however, the project narrative and answers to the criteria questions may be submitted on a separate sheet of paper.
- C. A Notice of Complete Application or Notice of Incomplete Application will be issued within twenty-eight (28) days of submittal.
- D. A Non-Administrative Substantial Development Permit requires a hearing in front of the Medina Hearing Examiner.

Requirements

I. APPLICATION

- A. The following documents are required at the time of submittal, unless otherwise indicated. The information is required prior to processing of the application unless otherwise indicated. An incomplete application will not be processed. A complete application will include:
 1. Completed Substantial Development Permit Checklist, Substantial Development Permit Application and Declaration of Agency form
 2. Proof of ownership (copy of deed)
 3. Site Plan with the following:
 - a. A general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project;
 - b. Identification of the shoreline water body;
 - c. A general description of the property as it now exists, including physical characteristics and improvements and structures;
 - d. A general description of the vicinity of the proposed project, including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics;
 - e. Identification of the ordinary highwater mark:
 - i. This may be an approximate location; provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark, the mark shall be located precisely and the biological and hydrological basis for the mark's location as indicated on the plans shall be included in the development plan;

- ii. Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline;
 - f. Existing and proposed land contours with minimum two-foot elevation intervals;
 - g. A general description of the character of vegetation found on the site;
 - h. The dimensions and locations of all existing and proposed structures and improvements;
- 4. A landscaping and/or restoration plan as applicable;
- 5. Mitigation measures, as applicable;
- 6. Quantity, source and composition of all fill material that is placed on the site, whether temporary or permanent;
- 7. Quantity, composition and destination of all excavation and/or dredged material; and
- 8. Additional submittal information set forth in the Medina shoreline master program for the use.
- B. State Environmental Policy Act (SEPA) checklist (if applicable) – SEPA is a separate permit
- C. A word document formatted to Avery address labels containing the names of property owners and their mailing addresses for all properties within 300 feet or three (3) parcels depth, whichever distance is greater but not to exceed 1,000 feet. See mailing labels information bulletin for further information.
 - 1. Vicinity map showing the site with the 300' or three (3) parcels depth minimum buffer of property owners who will be notified of the application.
- D. Any other perspective drawings, renderings, studies, or information the applicant feels is relevant to support the substantial development permit request.

Procedure

II. NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT PROCESS

- A. Please submit the items listed above and any other information which may be required by the City at the time the application is filed.
- B. **MODIFICATIONS: Changes to an application that has already been submitted and noticed to surrounding property owners may trigger the application to be re-noticed.**
- C. Following receipt of the substantial development permit application, the City will review the application for completeness and either issue a Notice of Application which includes a public commenting period outlined in MMC 16.80.110(B)(7) or a Notice of Incomplete Application, listing the additional required documentation. Any comments that are received by the public will be forwarded to the applicant for response. A hearing will be schedule with the Medina Hearing Examiner and a Notice of Hearing will be posted, mailed, and published according to the general notice requirements in MMC 16.80.140 at least fifteen (15) days before the hearing date.
- D. **STAFF REPORT AND MEETING AGENDA**: A staff report and meeting agenda will be emailed to the applicant for review a week before the scheduled hearing.

III. PUBLIC HEARING

- A. The Hearing Examiner bases his/her decision on the information provided in the application and testimony given at the public hearing. Information provided to the applicant by City staff or consultants regarding previous actions shall in no way be construed to indicate what the Hearing Examiner's decision will be on a given application.
- B. At the public hearing all evidence for or against the application will be heard in the following order:
 - 1. The Hearing Examiner will introduce the requested application.
 - 2. Testimony will be heard as follows:
 - a. Staff
 - b. Applicant and/or their representatives.
 - c. Audience in attendance.
 - 3. Correspondence applicable to the case will be provided to the Hearing Examiner.
- C. Testimony must be related to the case being considered.

IV. DISPOSITION OF CASES

- A. The Hearing Examiner may be prepared to make a final determination on the case following the conclusion of the hearing or may continue the matter if sufficient reason for such action is found.
- B. Before any substantial development permit may be granted, the Hearing Examiner shall find that all of the following conditions exist in each case of an application for a substantial development permit:
 - 1. The proposed development is consistent with the policies and provisions of the State Shoreline Management Act of 1971, set forth in RCW 90.58; and
 - 2. The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures, set forth in WAC 173-27; and
 - 3. The proposed development is consistent with the provisions of the Medina shoreline master program.
- C. The decision authority may attach such conditions as to prevent undesirable effects of the proposed development and to assure consistency of the development with the Shoreline Management Act and the Medina shoreline master program.
- D. The decision of the Hearing Examiner will be issued to City staff ten (10) working days from the public hearing. The decision is effective upon the date of decision. Notices of Decision will be mailed to applicants and other interested parties as soon as possible.

V. EXPIRATION

- A. An approved substantial development permit shall expire as set forth in WAC 173-27-090.



501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

DEVELOPMENT
SERVICES

NON-ADMINISTRATIVE SUBSTANTIAL DEVELOPMENT PERMIT CHECKLIST

This checklist contains the minimum submission requirements for a non-administrative substantial development permit that are due at the time of submittal. Please note that not all items listed may apply to your submittal.

COMPLETE APPLICATION

☒	Non-Administrative Substantial Development Permit Checklist
	Complete Substantial Development Permit Application: ☒ Application form ☒ Signature of applicant/agent ☒ All questions answered in full
☒	Declaration of Agency form
☒	Proof of Ownership (copy of deed)
☒	Site Plan with required information
☒	Landscaping and/or restoration plan (if applicable)
☒	Mitigation Measures (if applicable)
☐	Quantity, source and composition of all fill material that is placed on the site, whether temporary or permanent (if applicable)
☐	Quantity, composition and destination of all excavation and/or dredged material (if applicable)
☐	Additional submittal information set forth in the Medina shoreline master program for the use
☐	State Environmental Policy Act (SEPA) Checklist (if applicable – SEPA is a separate permit)
	Mailing labels – Word doc formatted to Avery address labels ☒ Mailing labels containing the names of property owners and their mailing addresses for all properties within 300 feet <u>or</u> three (3) parcels depth, whichever distance is greater but not to exceed 1,000 feet. ☒ Vicinity map showing the site with the 300' or three (3) parcels depth minimum buffer of property owners who will be notified of the application.



DEVELOPMENT SERVICES

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION

Complete this form for the following:

- All development activity inside the shoreline jurisdiction not exempt from a substantial development permit (see WAC 173-27-040)
- All non-exempt development having a fair market value of \$50,000 or less, involving no dredging, and having grading of 500 cubic yards or less (excluding fill used for habitat) are eligible for an administrative approval process

General Information

Owner Name: 3409 EVGP LLC - Liwei Liu (Trustee)

Property Address: 3409 Evergreen Point Rd.

Legal Description:

S 74.89 FT OF N 306.14 FT OF GL 6 IN NW 1/4 LESS POR LY ELY OF FOLG DESC LN BAAP 9.35 FT W FR SW COR OF W 449 FT OF E 479 FT OF SD S 74.89 FT TH NELY TO NW COR OF SD W 449 FT & SH LDS ADJS 74.89 FT OF N 306.14 FT OF GL 6 IN NW 1/4 LESS POR LY ELY OF FOLG DESC LN BAAP 9.35 FT W FR SW COR OF W 449 FT OF E 479 FT OF SD S 74.89 FT TH NELY TO NW COR OF SD W 449 FT & SH LDS ADJ

Tax Parcel Number:

242504-9058

Please check one:

☒ Non-administrative

☐ Administrative

☐ Check this box if this is a revision to an approved substantial development permit

Agent / Primary Contact

Name: MacPherson Construction & Design, LLC
Dan Buchser

Email: dan@macphersonconstruction.com

Contact Phone: (425) 391-3333

Alternative Phone:

Mailing Address: 22605 SE 56th St.

City: Issaquah

State: WA

Zip: 98029

Property Information

Project Fair Market Value (include all phases for the next five years):

Proposed estimated construction cost: \$5,820,000

Other than Lake Washington, are there any critical area(s) located on the property (Ch. 16.67 MMC)?

☒ YES ☐ NO

Will work occur in Lake Washington?

☐ YES ☒ NO

Shoreline Environment Designation(s) [Check all that apply]:

☒ Residential

☐ Urban Conservancy

☐ Transportation

☐ Aquatic

See MMC 16.61.020

If work will occur in Lake Washington, what is the type of development (Check all that apply):

☐ Pier/ dock

☐ Moorage cover

☐ Boatlift

☐ Other Overwater Structure

☐ Hard shoreline stabilization structure

☐ Soft shoreline stabilization measures

☐ Dredging/ Fill

☐ Other _____

Does the project include a shoreline variance or shoreline conditional use permit?

☒ No

☐ Shoreline Variance

☐ Shoreline Conditional Use Permit

Please provide a complete description of the proposed project (attach additional pages if necessary):

To demolish the existing house, and construct a new 2-story single family residence with basement, attached 2-car garage and a detached 3-car garage.

The proposed house structure is outside the 50-foot shoreline setback and does not introduce any nonconformities. The construction will comply with the current codes and regulations.

Approval Criteria

The following is the approval criteria for a substantial development permit application. Please respond to each item by providing as much detailed information as possible to support your request. Attach additional pages if necessary.

1. The proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971 (Chapter 90.58 RCW)

Yes. This proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971.

RCW 90.58.020:

- Foster all reasonable and appropriate uses
- Protect against adverse effects to the public health, the land and its vegetation and wildlife
- Priority to single-family residences and appurtenant structures
- Minimize insofar as practical, any resultant damage to the ecology and environment and interference to the public's use of the water

2. The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures

Yes. This proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures

- Washington Administrative Code 173-27
- Chapters 16.80, and Chapter 16.71 or 16.72 MMC

3. The proposed development is consistent with the provisions of the Medina shoreline master program:

a. Comprehensive Plan Goals & Policies (Element 2.1 – Shoreline Management Sub-element)

Yes. The proposed development is consistent with the provisions of the Medina shoreline master program: Comprehensive Plan Goals & Policies (Element 2.1 – Shoreline Management Sub-element)

b. Shoreline Master Program Chapters 16.60 through 16.67 MMC

Yes. The proposed development is consistent with the provisions of the Medina shoreline master program: Shoreline Master Program Chapters 16.60 through 16.67 MMC

The proposed house is outside the 50-foot shoreline setback and does not introduce any nonconformities. The construction will comply with the current codes and regulations.

I certify under the penalty of perjury that I am the owner of the above property or the duly authorized agent of the owner(s) acting on behalf of the owner(s) and that all information furnished in support of this application is true and correct.

Signature  Owner ☐ Agent ☒ Date 5/16/2024

Signature _____ Owner ☐ Agent ☐ Date _____

TREE CALCS

TREE RETENTION

TREE MANAGEMENT CODE CH. 20.52

SIGNIFICANT TREE: DBH > 6" (SEE LIST OF SUITABLE TREE SPECIES)
LEGACY TREE: >50"

EXEMPTIONS: (NOT INCLUDED IN RETENTION CALCS)

- HAZARDOUS TREES (IMMINENT THREAT TO LIFE OR PROPERTY)
- NUISANCE TREES
- TREES >36" AND LOCATED IN THE FOOTPRINT OF THE PRINCIPAL BUILDING (DRIVEWAYS AND PATIOS DON'T COUNT)

TREE DENSITY

TREE PERFORMANCE STANDARDS CH. 20.52.130

DETERMINE NET EXISTING TREE UNITS. IF IT IS LESS THAN REQ'D TREE UNITS, ADD SUPPLEMENTAL TREES.

LOT AREA: 21,099 SF (/1,000)
TREE DENSITY RATIO: .35
REQ'D TREE UNITS: 8.7 (21.1 x .40) OK!
(9.0 Tree Units Required to be Retained)

RETAINED TREE VALUE: -4.0 TREE UNITS

TREE UNIT VALUES

- 6-10" = .75
- >10" = 1.00
- CONIFERS >50" = 1.25

NOTE: TREE RETENTION AND DENSITY CALCULATIONS ARE PROVIDED IN ACCORDANCE WITH TREE MANAGEMENT CODE CH. 20.52 AND TREE PERFORMANCE STANDARDS CH. 20.52.130. SIGNIFICANT AND LEGACY TREES ARE IDENTIFIED. TREES PROPOSED FOR REMOVAL AND SUPPLEMENTAL PLANTINGS ARE SHOWN.

STRUCTURAL BONUS

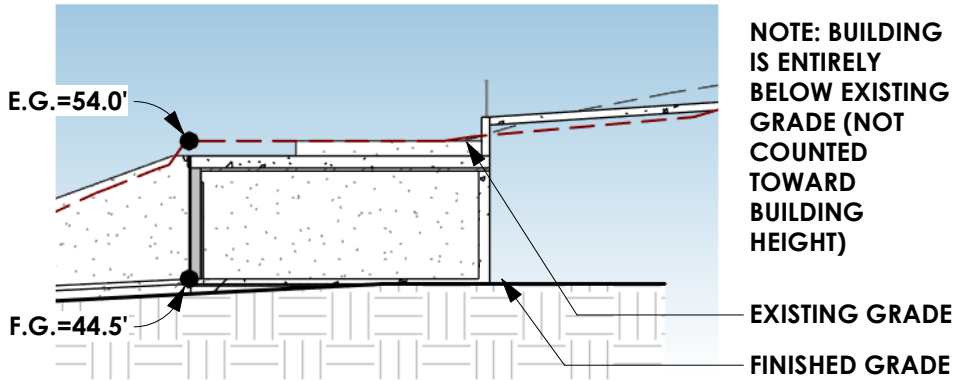
MMC 16.23.040 - AN ADDITIONAL TWO PERCENT STRUCTURAL COVERAGE FOR UNCOVERED DECKS, PORCHES AND VERANDAS PROVIDED:

- ROOF EAVES DO NOT PROJECT MORE THAN TWO FEET OVER THE STRUCTURE
- IF DECKS, PORCHES OR VERANDAS EXTEND OUTWARD FROM ABOVE THE FIRST STORY OF A BUILDING OR FROM THE FLOOR ABOVE THE DAY-LIGHTED PARTS OF A BASEMENT, THE SPACE UNDERNEATH THE STRUCTURE MUST REMAIN UNENCLOSED AND WITHOUT HARDSCAPE.

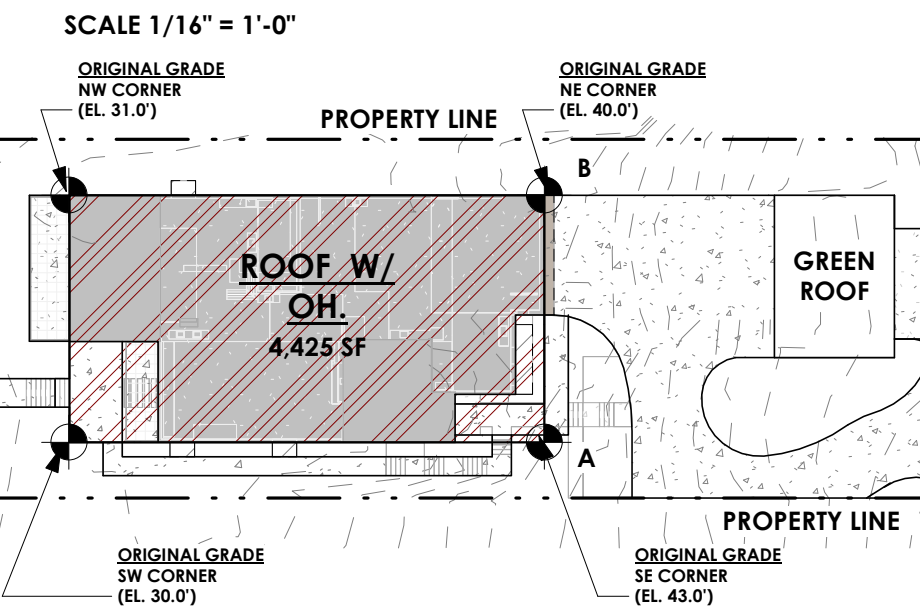
2% BONUS = 422 SF (21,099 SF x .02)

BUILDING HEIGHT

MMC 16.23.050



DETACHED GARAGE



MAX BLDG. HEIGHT

LOWEST OG = 29.8'

LOWEST FG = 30.6'

HOW TO MEASURE (MMC 16.23.060):

- ESTABLISH ORIGINAL GRADE (SEE GEOTECH LETTER FROM COBALT GEOSCIENCES)
 - BASE ELEVATION IS INTERSECTION OF LOWEST ORIGINAL GRADE AND LOWEST FINISHED GRADE.
- APPURTENANCES ALLOWED ABOVE BUILDING HEIGHT:

- RAILINGS (AS REQUIRED BY CODE)
- CHIMNEYS
- SOLAR PANELS
- MECHANICAL UNITS (3' OR LESS FROM MAX BLDG HEIGHT)

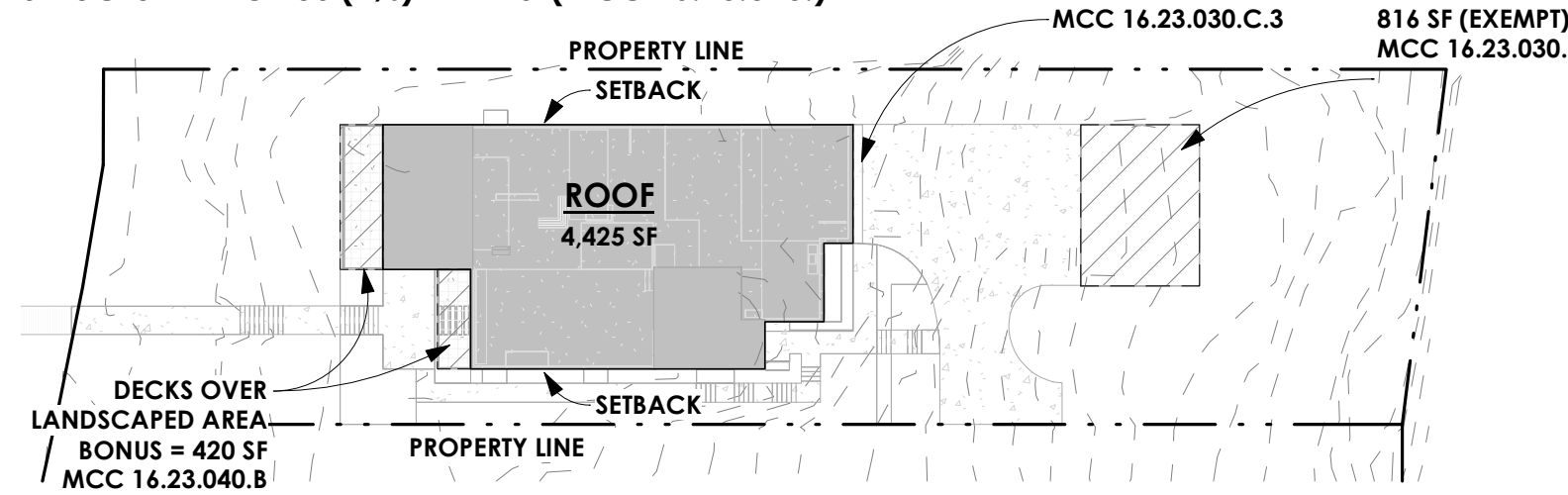
STRUCTURAL COVERAGE

CALCULATING (MMC 16.23.030): STRUCTURAL COVERAGE IS THE TOTAL SURFACE AREA OF A LOT COVERED BY OR BENEATH BUILDINGS AND STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDINGS, ROOF EAVES INCLUDING GUTTERS, PATIOS, DECKS, SPORTS COURTS, SWIMMING POOLS AND SPAS, GAZEBOES, GATEWAYS, AND TRELLISES.

EXEMPTIONS: PERVIOUS AREA UNDER ROOFS, UNCOVERED STRUCTURES UNDER 30" FROM GRADE.

MAX STRUCTURAL COVERAGE ALLOWED (21%) = 4,430 SF

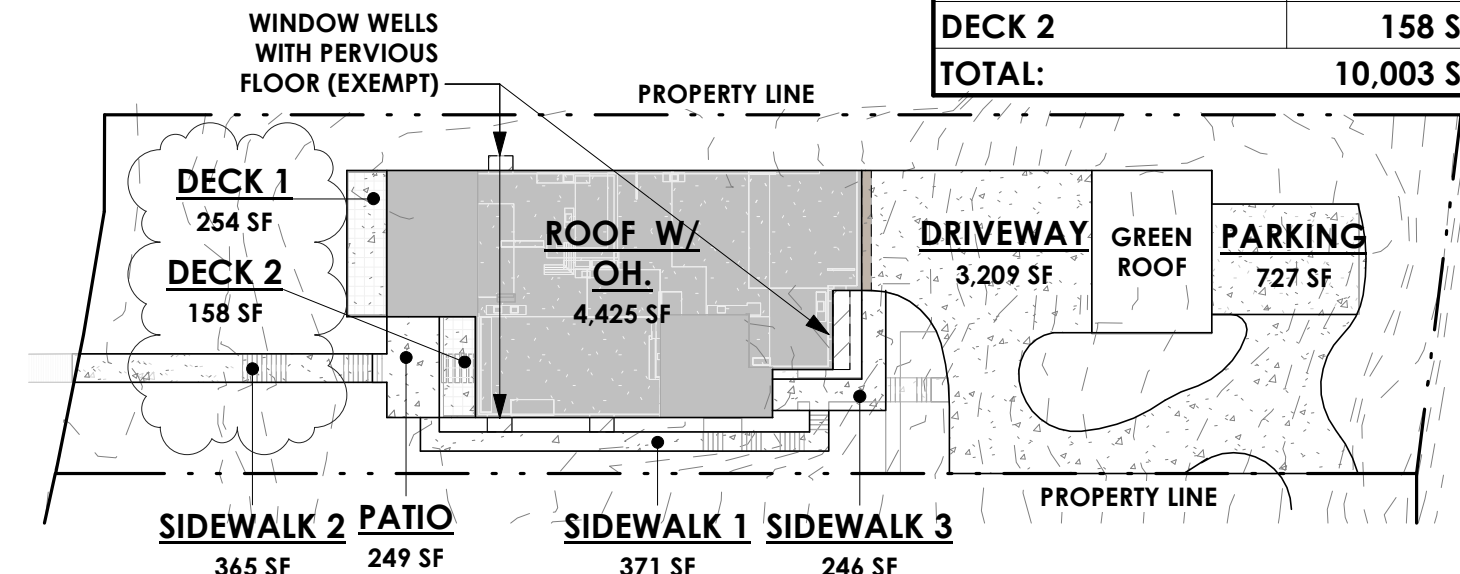
STRUCTURAL BONUS (2%) = 422 SF (MCC 16.23.040.)



IMPERVIOUS

DEFINITION (MMC 16.43.030): ANY ROOF, PATIO, DRIVEWAY, SIDEWALK, POOL, SPORT COURT OR OTHER HARD SURFACE THAT BLOCKS THE NATURAL FLOW OF WATER INTO THE SOIL MANTLE.

MAX IMPERVIOUS ALLOWED (52.5%) = 11,077 SF



LOT ZONING

MMC 16.22.030

LOT ZONING	R-20
LOT AREA	21,099 SF (PER SURVEY)
MAX STRUCT. COVERAGE (21%)	4,430 SF
MAX IMPERVIOUS (52.5%)	11,077 SF (>16,001 SF LOT AREA)
MAX BUILDING HEIGHT	25' (ORIGINAL GRADE) 28' (FINAL GRADE)
FRONT SETBACK (STREET):	30' (>20,000 SF LOT AREA)
SHORELINE SETBACK:	50'
SIDE SETBACK (15% LOT WIDTH):	11'-3" (74.75' x .15)

** PROJECT TO BE REVIEWED UNDER SETBACK REQUIREMENTS IN EFFECT AT TIME OF APPLICATION COMPLETENESS (PRIOR TO ORD. 1052).

FLOOR AREAS			
LEVEL	DESCRIPTION	AREA	HEATED
LOWER FLOOR	FLOOR AREA	2,780 SF	YES
MAIN FLOOR	FLOOR AREA	3,983 SF	YES
UPPER FLOOR	FLOOR AREA	2,935 SF	YES
UPPER FLOOR	GARAGE	581 SF	
DETACHED GARAGE	FLOOR AREA	744 SF	
GROSS BUILDING AREA		11,023 SF	
TOTAL HEATED AREA:		9,698 SF	

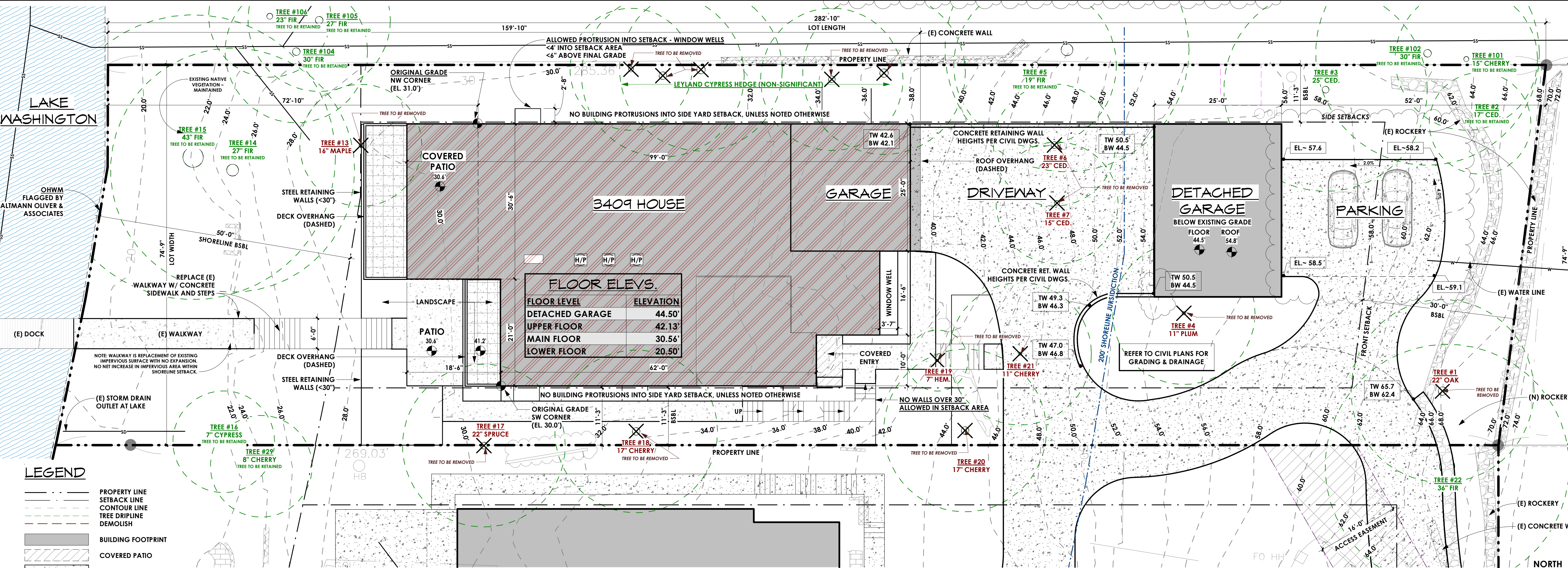
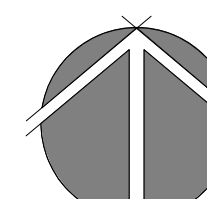


Exhibit 9
P-25-018 & P-25-019

SCALE 1" = 10'-0"

SITE PLAN



A1.0

PROJECT NAME
3409 EVERGREEN PT. RD.
MEDINA, WA 98309
PARCEL #: 242504-9058

PREPARED FOR
3409 EVERGREEN PT. RD.

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

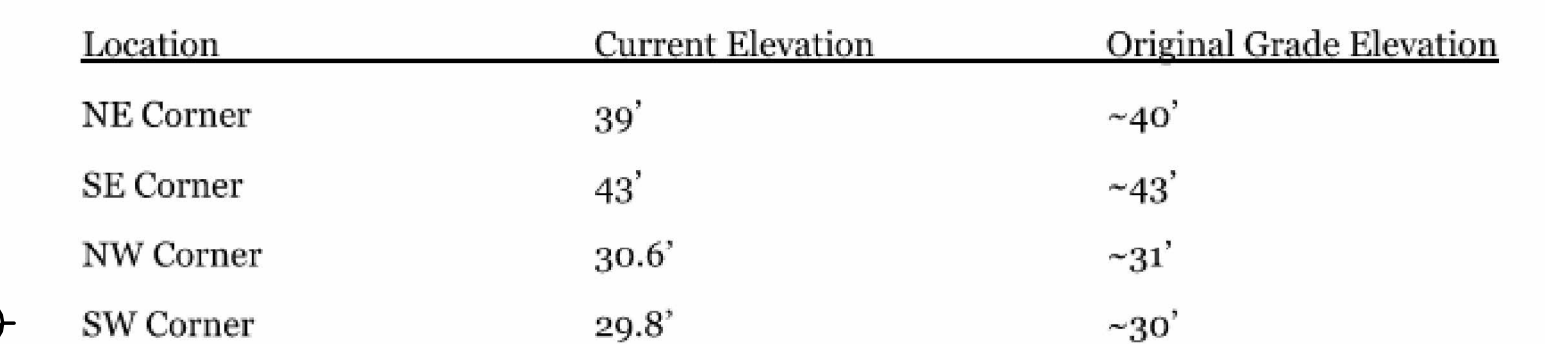
DESIGNED BY:
A.ANCHEYEV

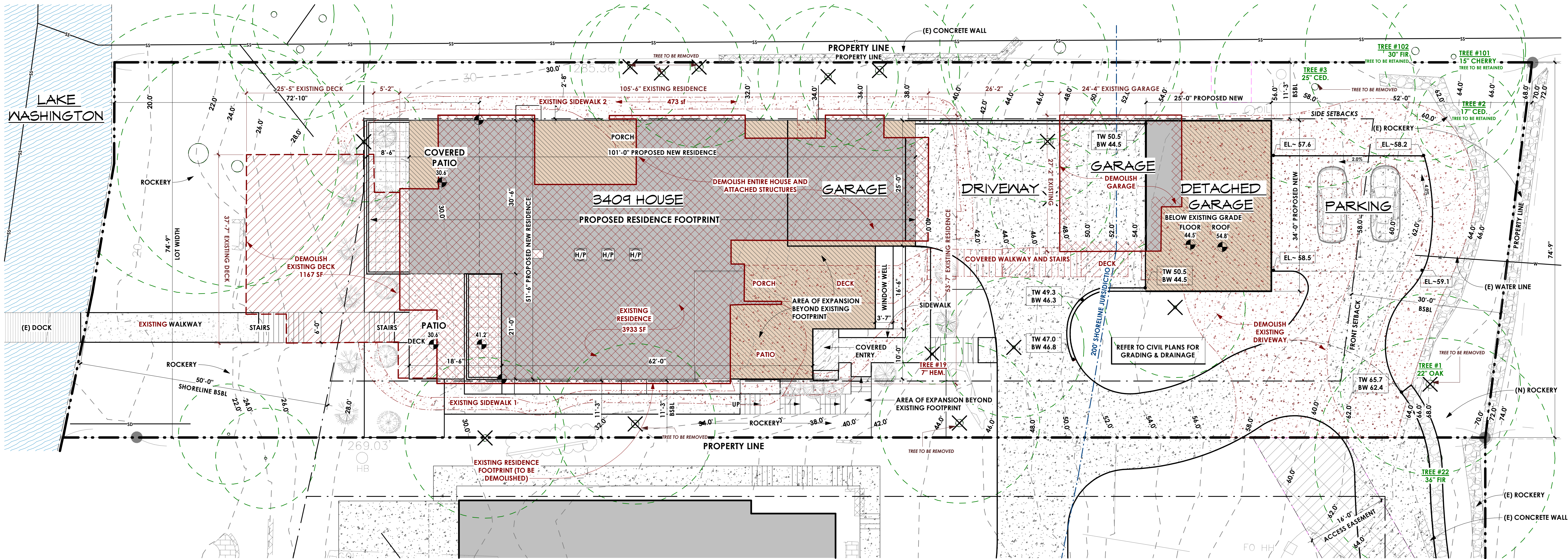
DRAFTED BY:
D.KUZMICH

SHEET TITLE
SITE PLAN

PROJECT NUMBER
25226

SHEET NUMBER





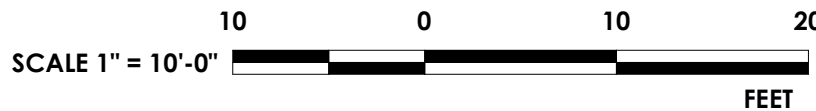
EXISTING AREA CALCULATION	
EXISTING RESIDENCE :	3 923 SF
EXISTING GARAGE :	624 SF
EXISTING DECK :	1 167 SF
EXISTING SIDEWALK 1&PATIO:	470 SF
EXISTING SIDEWALK 2:	473 SF
EXISTING SIDEWALK 3:	204 SF
EXISTING DRIVEWAY:	2 833 SF
EXISTING FRONT DECK	340 SF
COVERED WALKWAY AND STAIRS	111 SF
TOTAL	10,145 SF

NEW PROPOSED	AREA
ROOF W/ OH.	4,425 SF
DRIVEWAY	3,209 SF
PARKING	727 SF
SIDEWALK 1	371 SF
SIDEWALK 2	365 SF
DECK 1	254 SF
PATIO	249 SF
SIDEWALK 3	246 SF
DECK 2	158 SF
TOTAL:	10,003 SF

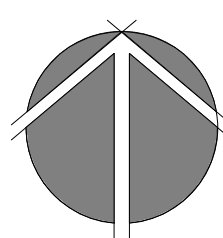
LEGEND

- PROPERTY LINE
- SETBACK LINE
- CONTOUR LINE
- TREE DRIPLINE
- DEMOLISH
- PROPOSED BUILDING FOOTPRINT
- COVERED PATIO
- DRIVEWAY
- PATIO/SIDEWALK
- AREA OF EXPANSION BEYOND EXISTING FOOTPRINT - 1,769 SF
- EXEMPT TREE DESIGNATED FOR REMOVAL (NOT COUNTED IN RETENTION CALCS)
- SIGNIFICANT TREE DESIGNATED FOR REMOVAL

DEMOLITION & PROPOSED PLAN



NORTH



PROJECT NAME
3409 EVERGREEN PT. RD.
MEDINA, WA 98309
PARCEL #: 242504-9058

PREPARED FOR
3409 EVERGREEN PT. RD.

SUBMITTAL/REVISION DATE
SUBMITTED:
REVISED:

DESIGNED BY:

DRAFTED BY:

SHEET TITLE

DEMOLITION
PLAN

PROJECT NUMBER

25226

SHEET NUMBER

D1.1



Cobalt Geosciences, LLC
P.O. Box 1792
North Bend, WA 98045

May 5, 2025
Updated January 13, 2026

Jia Wei Qi
Jiawei.qi@legacypmrealty.com

RE: Geotechnical Evaluation
Proposed Residence
3409 Evergreen Point Road
Medina, Washington

In accordance with your authorization, Cobalt Geosciences, LLC has prepared this report to discuss the results of our geotechnical evaluation at the referenced site.

The purpose of our evaluation was to provide recommendations for foundation design, grading, and earthwork.

Site & Project Description

The site is located at 3409 Evergreen Point Road in Medina, Washington. The site consists of one irregularly shaped parcel (No. 2425049058) with a total area of 21,718 square feet.

The site is developed with a residence, garage, and shared driveway. The remainder of the property is vegetated with grasses, bushes, local understory and variable diameter trees.

The site slopes downward from east to west with an approximate average magnitude of 20 percent with total relief of less than 55 feet. There are local timber, concrete, and rockery walls near the residence and development. These are mostly under 4 feet in height.

The site is bordered to the north, south, and east by residential properties, and to the west by Lake Washington.

Site grading may include cuts and fills of 15 feet or less and foundation loads are expected to be light. Cuts over about 4 feet may require temporary shoring. Shoring should consist of soldier pile walls due to the presence of shallow groundwater and loose soils.

We should be provided with the final plans to verify that our recommendations remain valid and do not require updating.

Comment Responses

Paraphrased comments with our responses are as follows:

Comment 1; Grading now includes excavations of 10 to 15 feet rather than up to 6 feet as previously anticipated.

Response 1; We have updated this information.

Comment 2; Include hand boring logs and logs for infiltration testing.

Response 2; We can include this information if infiltration is proposed. It appears that stormwater will be routed to Lake Washington.

Comment 3; Include exploration locations.

Response 3; We have updated the report with new site plans and figures.

Comment 4; Existing conditions site plan appears to be mirrored.

Response 4; We have updated figures to reflect the current project. The previous report was for a different project and client at this address.

Comment 5; Site is classified as a seismic hazard. Reference distance to possible source of an earthquake.

Response 5; Included in the seismic hazard section.

Comment 6; Show geologic hazards within 200 feet of the site and any associated buffers that may impact the proposal or impacted by the proposal.

Response 6; Included in the figures as a note. Entire site and nearby areas within erosion hazard areas. No buffers are required. No other mapped hazards are present.

Comment 7; Include an estimate of slope stability and the effect construction and structures will have on the slope over the design life.

Response 7; Included in the subsequent section. No effect on adjacent parcels as the pin pile support will transfer potential surcharge loads to denser soils at depth. Overall, the construction will be a slight to moderate improvement with regard to slope stability.

Comment 8; Discuss the risk of lateral spread.

Response 8; We have re-analyzed liquefaction with lateral spread. This is attached. The amount of lateral spread was determined to be approximately 5 feet. Battered piles should be utilized to mitigate these effects. Mat foundations could also be incorporated to further mitigate this risk level.

Comment 9; Include tieback information if proposed.

Response 9; We are not aware of these being proposed; therefore, we limit the shoring recommendations to soldier piles.

Comment 10; Cobalt discusses possible shallow foundation use east of a specific line; however, no line was shown in Figure 1.

Response 10; Based on our review of the most recent plans, we recommend utilizing pin piles to support all foundation areas. We could drill additional borings upon request to further analyze foundation options.

Comment 11; Include a minimum pile depth to mitigate/reduce the liquefaction hazard.

Response 11; We recommend a minimum pile depth of 25 feet; however, we anticipate that piles will likely extend more than 25 feet and possibly over 50 feet in places.

Comment 12; Confirm whether liquefaction hazards are present in the eastern portion of the site, if shallow foundations are to be utilized.

Response 12; Based on the current plans, we recommend utilizing pin piles below all foundation elements to limit the risk of static or seismically induced settlement. This is in consideration of two differing types of foundation for a single structure. There may be some liquefaction potential if there are remaining loose soils overlying the denser soils in this area.

Comment 13; Infiltration is not allowed due to the erosion hazard. If infiltration is allowed by the City, include additional information regarding testing, locations, depths, and logs using the 2019 DOE manual.

Response 13; We will include this information if infiltration is proposed. It appears that stormwater is routed to Lake Washington.

Area Geology

The Geologic Map of the Kirkland Quadrangle, indicates that the site is underlain by Vashon Glacial Till.

Vashon Glacial Till includes mixtures of silt, sand, clay, and gravel. These materials are usually impermeable and are typically dense to very dense below a weathered zone.

Near shoreline areas along Lake Washington, there is often alluvium and lake deposits associated with glacial retreat and post-glacial erosion/deposition. These deposits are generally thicker near the lake.

Soil & Groundwater Conditions

The geotechnical field investigation program was completed in January, 2025 and included drilling and sampling one hollow stem auger boring with a limited access drill rig. We returned to advance hand borings as part of original grade determination once a site plan was prepared.

Disturbed soil samples were obtained during drilling by using the Standard Penetration Test (SPT) as described in ASTM D-1586. The Standard Penetration Test and sampling method consists of driving a standard 2-inch outside-diameter, split barrel sampler into the subsoil with a 140-pound hammer free falling a vertical distance of 30 inches. The summation of hammer-blows required to drive the sampler the final 12-inches of an 18-inch sample interval is defined as the Standard Penetration Resistance, or N-value. The blow count is presented graphically on the boring logs in this appendix. The resistance, or “N” value, provides a measure of the relative density of granular soils or of the relative consistency of cohesive soils.

The soils encountered were logged in the field and are described in accordance with the Unified Soil Classification System (USCS).

A Cobalt Geosciences field representative conducted the explorations, collected disturbed soil samples, classified the encountered soils, kept a detailed log of the explorations, and observed and recorded pertinent site features.

The boring encountered about 6 inches of topsoil and vegetation underlain by interbedded sands with peat seams and silt with fine sand and organics (Alluvium/Lake Bed Deposits). These deposits varies from very loose to dense and are likely underlain by denser glacially consolidated deposits at variable depths. The depth to denser native soils likely decreases to the east and into upland areas.

The hand borings encountered native soils at shallow depths. Groundwater was observed about 12 feet below grade in the boring. Groundwater likely varies with the elevation of Lake Washington which is controlled. We note spring activity near the garage and eastern portions of the residence. It appears that outwash may overlie pre-Vashon fine grained deposits in this area.

Water table elevations often fluctuate over time. The groundwater level will depend on a variety of factors that may include seasonal precipitation, irrigation, land use, climatic conditions and soil permeability. Water levels at the time of the field investigation may be different from those encountered during the construction phase of the project.

Original Grade Determination

The City of Medina requires that the allowable building heights are based on the "original grade" around the proposed structure. The original grade is the estimated ground surface elevation that existed prior to grading or construction by man. In order to determine the approximate original grade profile for the planned structure, we closely observed the conditions in the explorations that were conducted on the site near the proposed residence, as well as noting site conditions.

The following is information from the City of Medina Municipal Code Chapter 20:

The following outlines the general procedures to establish the original grade on a lot. These procedures may be administratively modified by the director pursuant to subsection (H) of this section on a case-by-case basis to fit unique circumstances.

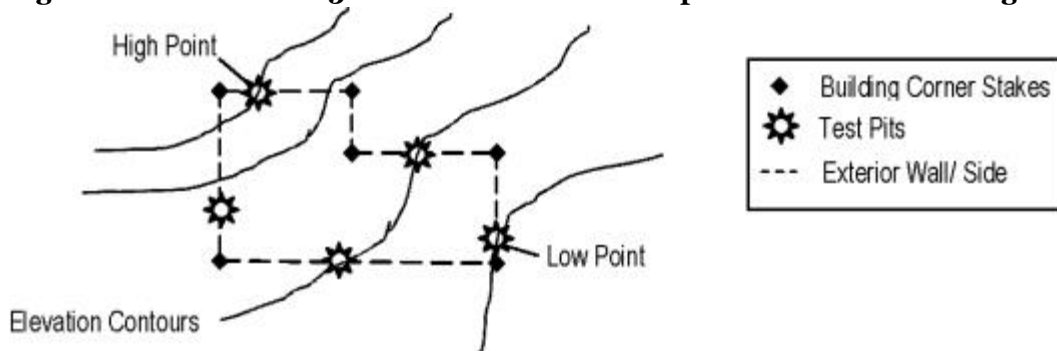
A. The placement of proposed exterior walls/sides of the building/structure on the lot is identified first and these locations are marked on the property. It is preferred, but not required, that a surveyor stake the proposed exterior wall corners of the building or structure.

B. A soils expert shall conduct a preliminary investigation of the soils along the parameters of the proposed exterior walls/sides to determine the elevations of the original grade:

1. The investigation should include exploring and testing a reasonable number of test pits to substantiate the findings of the soils expert; and
2. Based on the findings of the soil investigation, the soils expert shall determine an assumption of the original grade underneath the entire building or structure.

C. A surveyor shall set the vertical elevations of the applicable low and high base points required to measure height using the assumption of original grade by the soils expert.

Figure 20.23.080: Assumption of Original Grade



D. A written report of the assumption of original grade shall be prepared by the soil expert for submission to the city. The content of the report shall at a minimum include the following:

1. The applicant's and property owner's name and contact information;
2. Project location (include parcel number);

3. Written narrative regarding the scope of work for which the original grade determination is being made;

4. The name and qualification of the persons preparing the report;

5. Written narrative of the investigation and findings;

6. A site plan showing:

a. An outline of the footprint of the building or structure on the lot;

b. The locations of the test pits where the soil exploration was performed;

c. The location and vertical elevation of the assumed high and low base points of the original grade, as applicable, for measuring height; and

d. Topographical information including contour intervals of five feet or less, as appropriate; and

7. Other pertinent information determined to be necessary by the director in supporting an original grade determination.

E. The applicant must obtain approval from the city for an assumption of original grade determination. An approved assumption of original grade report shall be used in determining plan review compliance with height standards prior to issuing construction permits.

F. After excavation work has exposed the soils where the proposed building or structure will be located, the soils expert shall re-investigate the soils to determine if the assumption of original grade is valid. Findings from the soils expert's re-investigation shall be transmitted to the city.

G. If the assumption of original grade is incorrect, a corrected original grade determination with a surveyor's new set of vertical elevations shall be provided to the city.

H. The director may approve modifications to these procedures if:

1. The modification is evaluated and applied on a case-by-case basis;

2. The modification is to address a unique circumstance on the property such as an inability to conduct site investigation due to existing buildings and structures;

3. Modifications are based on accepted methods and/or practices found within the soils expert's profession;

4. The applicant requests the modification in writing to the director and provides justification for the modification; and

5. The modification is processed as a Type 1 decision pursuant to the review procedures in Chapter [20.80](#) MMC.

Document Review

As part of our original grade determination, we reviewed the following documents:

- Aerial Photographs from 1936, 1968, 1969, 1977, 1980, 1981, 1990, 1998, 2002, 2006, 2009, 2011, 2013, 2015, 2017, 2019, 2021
- Historic Topographic Maps from 1956, 1968, 1969, 1976, 2014, 2017, and 2020
- Provided topographic survey

- King County Imap on-line topographic maps

From our review, the existing residence was constructed in 1974. In the aerial photograph from 1936, the site was mostly heavily vegetated with trees with shoreline areas evident. Residences were present to the east and south. The other aerial photographs show the area development similar to what is present currently.

Historical topographic maps prior to 1956 are at a very poor scale and do not provide useful information. Topographic maps from 1956 to near present indicate topography sloping generally toward the west, consistent with our site observations.

Observed and Interpreted Soil and Topographic Conditions

We encountered mostly natural soils in hand borings near the building corners, where digging was possible. We reviewed site and adjacent topography to estimate original grade elevations at or near the proposed building corners (envelope) of the proposed residence. We were not able to excavate at all corners due to the presence of development (concrete driveways, etc.). We estimated grades at these locations. The following illustrates the existing and estimated original elevations at or near the proposed building corners (corners of smallest rectangle that encloses the proposed building).

These estimated elevations are for the original ground surface prior to logging and stripping of area forest duff.

<u>Location</u>	<u>Current Elevation</u>	<u>Original Grade Elevation</u>
NE Corner	39'	~40'
SE Corner	43'	~43'
NW Corner	30.6'	~31'
SW Corner	29.8'	~30'

Current elevations are from a provided figure showing preferred grade measurement locations. All other elevations are approximate.

Overall, the site was locally cut to create space for walls and development. We have a moderate degree of confidence in the elevations of original grade at the locations. This is primarily due to the adjacent site elevations and presence of walls.

Qualifications

Mr. Haberman has over 26 years of experience in Washington State conducting subsurface soil and groundwater investigations, geotechnical reports, and geologic evaluations. During this time period, he has performed original grade evaluations and similar forensic evaluations at properties throughout the Puget Sound region.

Erosion Hazard

The Natural Resources Conservation Services (NRCS) maps for King County indicate that the site is underlain by Kitsap silt loam (15 to 30 percent slopes). Based on our experience, the site soils would have a slight to moderate erosion potential in a disturbed state depending on the slope magnitude.

It is our opinion that soil erosion potential at this project site can be reduced through landscaping and surface water runoff control. Typically, erosion of exposed soils will be most noticeable during periods of rainfall and may be controlled by the use of normal temporary erosion control measures, such as silt fences, hay bales, mulching, control ditches and diversion trenches. The typical wet weather season, with regard to site grading, is from October 1st to April 1st. Erosion control measures should be in place before the onset of wet weather.

Seismic Hazard

The overall subsurface profile corresponds to a Site Class *D* as defined by Table 1613.5.2 of the International Building Code (IBC). A Site Class *D* applies to an overall profile consisting of medium dense to very dense soils within the upper 100 feet. A site class *D* applies if the fundamental period of the structure is under 0.5 seconds. Pin piles will be used to support new structures to reduce the effects of liquefaction and differential settlement.

We referenced the U.S. Geological Survey (USGS) Earthquake Hazards Program Website to obtain values for S_s , S_t , F_a , and F_v . The USGS website includes the most updated published data on seismic conditions. The following tables provide seismic parameters from the USGS web site with referenced parameters from ASCE 7-16 and 7-22.

Seismic Design Parameters (ASCE 7-16)

Site Class	Spectral Acceleration at 0.2 sec. (g)	Spectral Acceleration at 1.0 sec. (g)	Site Coefficients		Design Spectral Response Parameters		Design PGA
			F_a	F_v	S_{DS}	S_{D1}	
D	1.305	0.453	1.0	Null	0.87	Null	0.555

Seismic Design Parameters (ASCE 7-22)

Site Class	Spectral Acceleration at 0.2 sec. (g)	Spectral Acceleration at 1.0 sec. (g)	Site Coefficients		Design Spectral Response Parameters		Design PGA
			F_a	F_v	S_{DS}	S_{D1}	
D	1.46	0.61	-	-	1.05	0.86	0.57

For items listed as “Null” see Section 11.4.8 of the ASCE.

Additional seismic considerations include liquefaction potential and amplification of ground motions by soft/loose soil deposits. The liquefaction potential is highest for loose sand with a high groundwater table.

Soil liquefaction is a state where soil particles lose contact with each other and become suspended in a viscous fluid. This suspension of the soil grains results in a complete loss of strength as the effective stress drops to zero as a result of increased pore pressures. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. However, liquefaction has occurred in soils other than clean sand, such as low plasticity silt. Liquefaction usually occurs under vibratory conditions such as those induced by seismic events.

To evaluate the liquefaction potential of the site, we analyzed the following factors:

- 1) Soil type and plasticity
- 2) Groundwater depth
- 3) Relative soil density
- 4) Initial confining pressure
- 5) Maximum anticipated intensity and duration of ground shaking

The commercially available liquefaction analysis software, LiqSVS was used to evaluate the liquefaction potential and the possible liquefaction induced settlement for the existing site soil conditions. Maximum Considered Earthquake (MCE) was selected in accordance with the ASCE, *International Building Code* (IBC) and the U.S. Geological Survey (USGS) Earthquake Hazards Program website.

For this site, we used a peak ground acceleration of 0.555g and a 7.0M earthquake in the liquefaction analyses.

The analyses yielded total settlement on the order of 6.5 inches with corresponding differential settlement of about 3.25 inches over a 20 foot span. From the analyses, the depth of the liquefiable zone was identified as about 12 to 22 feet below grade in the boring.

Lateral spread analyses (Zhang 2004) determined total lateral displacements of about 5 feet, likely toward the west.

Fault Locations

The closest fault is located approximately 3.7 miles south of the site (Seattle Fault Zone). Additional faults are present about 0.5 to 1 mile south of the northernmost known section.

Slope Stability Analyses

We performed slope stability analyses through a representational cross section through the upslope and downslope areas and proposed residence. Analyses were performed using data from the explorations, location and anticipated elevations of the proposed structure, and topography from City and County GIS maps. Groundwater depths were interpreted from nearby explorations on downslope properties.

The commercially available slope stability computer program Slope/W was used to evaluate the global stability of the slope within the property. The slope stability was analyzed under static and seismic (pseudo-static method) conditions for the existing and proposed topography.

The computer program calculates factors of safety for potential slope failures and generates the potential failure planes. This software calculates slope stability under seismic conditions using pseudo-static methods. The stability of the described configuration was analyzed by comparing observed factors of safety to minimum values as set by standard geotechnical practice.

A factor of safety of 1.0 is considered equilibrium and less than 1.0 is considered failure. The required factor of safety for global stability is 1.5 for static conditions and 1.1 for seismic conditions. In accordance with typical engineering standards, we used a seismic acceleration equal to one half of the horizontal peak ground acceleration. At this location, the site PGA is 0.566 with one half equal to 0.28.

The following estimated soil parameters were used in our analyses:

Soil Description	Unit Weight (pcf)	Cohesion (psf)	Friction (degrees)
Colluvium	105	0	24
Weathered Glacial Till	115	50	36
Glacial Till	115	150	38

Slope Stability Results

Cross Section	Static Factor of Safety	0.28g Seismic Factor of Safety
Current/Proposed Conditions	2.167	1.179

The analyses indicate suitable factors of safety are achieved/maintained for the planned development with pin pile support and battered piles for lateral spread mitigation/risk reduction.

These analyses do not determine safety during construction. Typically, construction activities are temporary and provided excavation recommendations from the geotechnical engineer are followed, the risk of failure can be managed through daily observation of stability. Please see temporary excavation section of this report for more information.

Conclusions and Recommendations

General

The site is underlain by variable thicknesses of lake deposits and/or alluvium. Glacial till, outwash, and/or pre-Fraser deposits likely underlies these deposits at variable depths, with the thickness of lake deposits decreasing to the east toward the upland areas.

Due to the potential for settlement (seismic and static), we recommend supporting structures on driven pipe piles extending to refusal below the lake deposits. The depth will vary and is likely to decrease to the east and into upslope areas underlain by glacial deposits.

Infiltration is generally feasible in the upper sandy alluvium west of the residence. Systems should have clearance above the aquitard and groundwater table with overflow to Lake Washington if allowed. Dispersion devices are also feasible. We can provide additional recommendations once a civil plan has been prepared.

Temporary shoring should consist of soldier pile walls if cuts exceed about 4 feet near property lines. We can provide additional input once more detailed plans are prepared and provided.

Site Preparation

Trees, shrubs and other vegetation should be removed prior to stripping of surficial organic-rich soil and fill. Based on observations from the site investigation program, it is anticipated that the stripping depth will be 6 to 18 inches. Deeper excavations will be necessary in areas of existing foundation systems (where present), larger trees where roots persist, and in any areas underlain by undocumented fill.

The native soils consist of silty-sand with gravel, silt with sand, and poorly graded sands. Most of the native soils may be used as structural fill provided they achieve compaction requirements and are within 3 percent of the optimum moisture. Some of these soils may only be suitable for use as fill during the summer months, as they will be above the optimum moisture levels in their current state. These soils are HIGHLY moisture sensitive and may degrade during periods of wet weather and under equipment traffic.

Imported structural fill should consist of a sand and gravel mixture with a maximum grain size of 3 inches and less than 5 percent fines (material passing the U.S. Standard No. 200 Sieve). Structural fill should be placed in maximum lift thicknesses of 12 inches and should be compacted to a minimum of 95 percent of the modified proctor maximum dry density, as determined by the ASTM D 1557 test method.

Temporary Excavations

Based on our understanding of the project, we anticipate that the grading could include local cuts on the order of approximately 6 feet or less for foundation and most of the utility placement. Temporary excavations should be sloped no steeper than 1.5H:1V (Horizontal:Vertical) in loose native soils and fill, and 1H:1V in medium dense native soils. If an excavation is subject to heavy vibration or surcharge loads, we recommend that the excavations be sloped no steeper than 2H:1V, where room permits.

If groundwater is present, lower inclinations will likely be necessary. Groundwater should be expected in upland areas at shallow depths from about November to June of a typical year. Persistent seepage may be present locally in silt deposits. For cuts of about 4 feet tall or more near property lines, we recommend utilizing soldier pile walls for temporary shoring.

Temporary cuts should be in accordance with the Washington Administrative Code (WAC) Part N, Excavation, Trenching, and Shoring. Temporary slopes should be visually inspected daily by a qualified person during construction activities and the inspections should be documented in daily reports. The contractor is responsible for maintaining the stability of the temporary cut slopes and reducing slope erosion during construction.

Temporary cut slopes should be covered with visqueen to help reduce erosion during wet weather, and the slopes should be closely monitored until the permanent retaining systems or slope configurations are complete. Materials should not be stored or equipment operated within 10 feet of the top of any temporary cut slope.

Soil conditions may not be completely known from the geotechnical investigation. In the case of temporary cuts, the existing soil conditions may not be completely revealed until the excavation work exposes the soil. Typically, as excavation work progresses the maximum inclination of temporary slopes will need to be re-evaluated by the geotechnical engineer so that supplemental recommendations can be made. Soil and groundwater conditions can be highly variable. Scheduling for soil work will need to be adjustable, to deal with unanticipated conditions, so that the project can proceed and required deadlines can be met.

If any variations or undesirable conditions are encountered during construction, we should be notified so that supplemental recommendations can be made. If room constraints or groundwater conditions do not permit temporary slopes to be cut to the maximum angles allowed by the WAC, temporary shoring systems may be required. The contractor should be responsible for developing temporary shoring systems, if needed. We recommend that Cobalt Geosciences and the project structural engineer review temporary shoring designs prior to installation, to verify the suitability of the proposed systems.

Soldier Pile Walls

A soldier pile wall with timber lagging would be suitable to support the proposed excavations where required. We can provide opinions regarding shoring requirements based on location and planned cut depths if a site plan is provided.

Soldier piles typically consist of steel W or H-beams inserted into oversized drilled shafts, which are backfilled with structural concrete, lean mix {Controlled Density Fill (CDF)}, or a combination of lean mix to the base of the excavation and structural concrete below the excavation to anchor the soldier piles.

The shoring system should be monitored for movement during construction. A system of survey points should be established prior to commencing with the excavation activities. Readings should be taken periodically until the permanent wall is in place and these readings should be compared to the original baseline measurements.

Due to the high potential for local caving during drilling operations for the soldier pile holes due to soft soil conditions and shallow groundwater, consideration should be given to using slurry or drilling fluid to reduce the risk of caving of the pile holes during installation. If water is present within the pile hole at the time of soldier pile concrete placement, the concrete should be placed

starting at the bottom of the hole with a tremie pipe and the column of concrete should be raised slowly to displace the water.

We recommend that soldier piles have a maximum spacing of eight feet on center. To account for arching effects, lateral loading on the lagging can be reduced by 50 percent. Unlagged excavation heights should not exceed six feet. No portion of the excavation should remain unsupported overnight.

Cantilever soldier pile walls for this site may be designed based on an active lateral earth pressure of 40 pcf (equivalent fluid pressure) for static, level conditions provided the wall is unrestrained (not fixed; permitted to move at least 0.2 percent of the wall height). This pressure should be 65 pcf for a 2H:1V cut backslope (if utilized). The pressure will act on the soldier pile width below the base of the excavation as well. All applicable surcharge pressures should be included. Seismic coefficient of 0.2 shall be used. Lateral uniform seismic pressure of 7H is recommended for seismic conditions (may not be required for temporary systems). Lateral surcharge pressure may be calculated by applying a factor of 0.45 to the vertical uniform surcharge behind the wall. For other loading configurations, refer to standards in NAVFAC DM7.02 or contact Cobalt.

In front of the soldier piles, resistive pressure can be estimated using an allowable passive earth pressure of 250 pcf acting over 3 times the soldier pile diameter, neglecting the upper 2 feet below the base of the excavation. A factor of safety of 1.5 has been incorporated into the passive pressure value. A lateral pressure reduction of 50 percent may be used for design of the lagging for a pile spacing of three diameters.

Foundation Design

Pin Piles

Pin piles are required to reduce the effect of liquefaction and static settlement on the new structure. The pile spacing will be determined by the project structural engineer during their design work.

We anticipate a pile depth on the order of 25 to 45 feet; however, the final depths will be dependent on the loads required, location of the structure, elevations, coupler type, hammer size, and soil conditions during pile driving. Pin pile depths would likely decrease to the east. Final depths will vary with location and elevation.

Pipe piles should consist of Schedule 40 galvanized steel with mechanical couplers for splices. Battered piles may be necessary to provide lateral support to the structures.

The number of piles required depends on the magnitude of the design load. Allowable axial compression capacities of 6, 10, and 15 tons may be used for the 3-, 4-, and 6-inch diameter pin piles, respectively, with an approximate factor of safety of 2 for piles driven to refusal. Penetration resistance required to achieve the (refusal) capacities will be determined based on the hammer used to install the pile. Tensile capacity of pin piles should be ignored in design calculations.

It is our experience that the driven pipe pile foundations should provide adequate support with total settlements on the order of 1/2-inch or less.

For 3-, 4-, and 6-inch pin piles, the following table is a summary of driving refusal criteria for different hammer sizes that are commonly used:

Hammer Model	Hammer Weight (lb) / Blows per minute	3" Pile Refusal Criteria (s/inch penetration)	4" Pile Refusal Criteria (s/inch penetration)	6" Pile Refusal Criteria (s/inch penetration)
Hydraulic TB 325	850 / 900	10	16	
Hydraulic TB 425	1,100 / 900	6	10	20
Hydraulic TB 725X	2,000 / 600	3	4	10

Please note that these refusal criteria were established empirically based on previous load tests on 3-, 4-, and 6-inch pin piles. Contractors may select a different hammer for driving these piles and propose a different driving criterion. In this case, it is the contractor's responsibility to demonstrate to the geotechnical engineer's satisfaction that the design load can be achieved based on their selected equipment and driving criteria.

Load testing of at least 3 percent of the piles should be performed (one pile minimum) if required by the permitting authority. The load test should be performed in 25 percent increments of the design load up to 200 percent. Deflections should be measured with dial gauges to determine suitability.

A passive pressure of 225 pcf may be used in the design, neglecting the upper 12 inches. Any fill used to create the passive resistance should be compacted as structural fill. Battered piles could be considered to increase passive resistance to reduce the effects of potential lateral spread. A typical batter is 1H:6V; however, we understand that Pile King can batter the larger piles at 4V:1H.

We anticipate that battered piles will extend to greater depths than vertical piles since they will be battered outward or inward from specific foundation elements. We note that this will be based on the structural design and analyses with regard to the lateral spread results. Actual directions will likely vary. All piles should and are anticipated to be driven to refusal.

Selection of the hammer size will depend on the pile diameter among other factors. The driving system and criteria should conservatively meet the required ultimate capacities without damaging the piles or excess vibrations.

A structural engineer shall perform the structural design of the pile including spacing and reinforcing steel. The structural engineer also should determine the buckling load for the slender piles and make sure that is not exceeded.

Concrete Retaining Walls

The following table, titled **Wall Design Criteria**, presents the recommended soil related design parameters for retaining walls with a level backslope. Contact Cobalt if an alternate retaining wall system is used. This has been included for new cast in place walls.

Wall Design Criteria	
“At-rest” Conditions (Lateral Earth Pressure – EFD ⁺)	60 pcf (Equivalent Fluid Density)
“Active” Conditions (Lateral Earth Pressure – EFD ⁺)	40 pcf (Equivalent Fluid Density)
Seismic Increase for “At-rest” Conditions (Lateral Earth Pressure)	14H* (Uniform Distribution)
Seismic Increase for “Active” Conditions (Lateral Earth Pressure)	7H* (Uniform Distribution)
Passive Earth Pressure on Low Side of Wall (Allowable, includes F.S. = 1.5)	Neglect upper 12 inches, then 225 pcf EFD ⁺
Soil-Footing Coefficient of Sliding Friction (Allowable; includes F.S. = 1.5)	0.35

*H is the height of the wall; Increase based on one in 500 year seismic event (10 percent probability of being exceeded in 50 years),

⁺EFD – Equivalent Fluid Density

The stated lateral earth pressures do not include the effects of hydrostatic pressure generated by water accumulation behind the retaining walls. Uniform horizontal lateral active and at-rest pressures on the retaining walls from vertical surcharges behind the wall may be calculated using active and at-rest lateral earth pressure coefficients of 0.3 and 0.5, respectively. A soil unit weight of 125 pcf may be used to calculate vertical earth surcharges.

To reduce the potential for the buildup of water pressure against the walls, continuous footing drains (with cleanouts) should be provided at the bases of the walls. The footing drains should consist of a minimum 4-inch diameter perforated pipe, sloped to drain, with perforations placed down and enveloped by a minimum 6 inches of pea gravel in all directions.

The backfill adjacent to and extending a lateral distance behind the walls at least 2 feet should consist of free-draining granular material. All free draining backfill should contain less than 3 percent fines (passing the U.S. Standard No. 200 Sieve) based upon the fraction passing the U.S. Standard No. 4 Sieve with at least 30 percent of the material being retained on the U.S. Standard No. 4 Sieve. The primary purpose of the free-draining material is the reduction of hydrostatic pressure. Some potential for the moisture to contact the back face of the wall may exist, even with treatment, which may require that more extensive waterproofing be specified for walls, which require interior moisture sensitive finishes.

We recommend that the backfill be compacted to at least 90 percent of the maximum dry density based on ASTM Test Method D1557. In place density tests should be performed to verify adequate compaction. Soil compactors place transient surcharges on the backfill. Consequently, only light hand operated equipment is recommended within 3 feet of walls so that excessive stress is not imposed on the walls.

Slab-on-Grade

We recommend that the upper 12 inches of the native soils within slab areas be re-compacted to at least 95 percent of the modified proctor (ASTM D1557 Test Method). Note that settlement may occur unless piles and grade beams are utilized due to the presence of softer soils with liquefaction potential. Mitigation with geogrid can help reduce the effects of total and differential settlement. We can provide recommendations upon request.

Often, a vapor barrier is considered below concrete slab areas. However, the usage of a vapor barrier could result in curling of the concrete slab at joints. Floor covers sensitive to moisture typically requires the usage of a vapor barrier. A materials or structural engineer should be consulted regarding the detailing of the vapor barrier below concrete slabs. Exterior slabs typically do not utilize vapor barriers.

The American Concrete Institutes ACI 360R-06 Design of Slabs on Grade and ACI 302.1R-04 Guide for Concrete Floor and Slab Construction are recommended references for vapor barrier selection and floor slab detailing.

Slabs on grade may be designed using a coefficient of subgrade reaction of 150 pounds per cubic inch (pci) assuming the slab-on-grade base course is underlain by structural fill placed and compacted as outlined above. A 4- to 6-inch-thick capillary break layer should be placed over the prepared subgrade. This material should consist of pea gravel or 5/8 inch clean angular rock.

A perimeter drainage system is recommended unless interior slab areas are elevated a minimum of 12 inches above adjacent exterior grades. If installed, a perimeter drainage system should consist of a 4-inch diameter perforated drain pipe surrounded by a minimum 6 inches of drain rock wrapped in a non-woven geosynthetic filter fabric to reduce migration of soil particles into the drainage system. The perimeter drainage system should discharge by gravity flow to a suitable stormwater system.

Exterior grades surrounding buildings should be sloped at a minimum of one percent to facilitate surface water flow away from the building and preferably with a relatively impermeable surface cover immediately adjacent to the building.

Erosion and Sediment Control

Erosion and sediment control (ESC) is used to reduce the transportation of eroded sediment to wetlands, streams, lakes, drainage systems, and adjacent properties. Erosion and sediment control measures should be implemented, and these measures should be in general accordance with local regulations. At a minimum, the following basic recommendations should be incorporated into the design of the erosion and sediment control features for the site:

- Schedule the soil, foundation, utility, and other work requiring excavation or the disturbance of the site soils, to take place during the dry season (generally May through September). However, provided precautions are taken using Best Management Practices (BMP's), grading activities can be completed during the wet season (generally October through April).
- All site work should be completed and stabilized as quickly as possible.
- Additional perimeter erosion and sediment control features may be required to reduce the possibility of sediment entering the surface water. This may include additional silt fences, silt fences with a higher Apparent Opening Size (AOS), construction of a berm, or other filtration systems.

- Any runoff generated by dewatering discharge should be treated through construction of a sediment trap if there is sufficient space. If space is limited other filtration methods will need to be incorporated.

Utilities

Utility trenches should be excavated according to accepted engineering practices following OSHA (Occupational Safety and Health Administration) standards, by a contractor experienced in such work. The contractor is responsible for the safety of open trenches. Traffic and vibration adjacent to trench walls should be reduced; cyclic wetting and drying of excavation side slopes should be avoided. Depending upon the location and depth of some utility trenches, groundwater flow into open excavations could be experienced, especially during or shortly following periods of precipitation.

In general, silty and sandy soils were encountered at shallow depths in the explorations at this site. These soils have low cohesion and density and will have a tendency to cave or slough in excavations. Shoring or sloping back trench sidewalls is required within these soils in excavations greater than 4 feet deep.

All utility trench backfill should consist of imported structural fill or suitable on site soils. Utility trench backfill placed in or adjacent to buildings and exterior slabs should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. The upper 5 feet of utility trench backfill placed in pavement areas should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Below 5 feet, utility trench backfill in pavement areas should be compacted to at least 90 percent of the maximum dry density based on ASTM Test Method D1557. Pipe bedding should be in accordance with the pipe manufacturer's recommendations.

The contractor is responsible for removing all water-sensitive soils from the trenches regardless of the backfill location and compaction requirements. Depending on the depth and location of the proposed utilities, we anticipate the need to re-compact existing fill soils below the utility structures and pipes. The contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction procedures.

CONSTRUCTION FIELD REVIEWS

Cobalt Geosciences should be retained to provide part time field review during construction in order to verify that the soil conditions encountered are consistent with our design assumptions and that the intent of our recommendations is being met. This will require field and engineering review to:

- Monitor and test structural fill placement and soil compaction
- Observe bearing capacity at foundation locations, including pin piles
- Observe slab-on-grade preparation
- Observe soil conditions at stormwater system locations
- Monitor foundation drainage placement
- Observe excavation stability

Geotechnical design services should also be anticipated during the subsequent final design phase to support the structural design and address specific issues arising during this phase. Field and engineering review services will also be required during the construction phase in order to provide a Final Letter for the project.

CLOSURE

This report was prepared for the exclusive use of Jia Wei Qi and their appointed consultants. Any use of this report or the material contained herein by third parties, or for other than the intended purpose, should first be approved in writing by Cobalt Geosciences, LLC.

The recommendations contained in this report are based on assumed continuity of soils with those of our test holes and assumed structural loads. Cobalt Geosciences should be provided with final architectural and civil drawings when they become available in order that we may review our design recommendations and advise of any revisions, if necessary.

Use of this report is subject to the Statement of General Conditions provided in Appendix A. It is the responsibility of Jia Wei Qi who is identified as "the Client" within the Statement of General Conditions, and its agents to review the conditions and to notify Cobalt Geosciences should any of these not be satisfied.

Sincerely,

Cobalt Geosciences, LLC



1/13/2026
Phil Haberman, PE, LG, LEG
Principal

Statement of General Conditions

USE OF THIS REPORT: This report has been prepared for the sole benefit of the Client or its agent and may not be used by any third party without the express written consent of Cobalt Geosciences and the Client. Any use which a third party makes of this report is the responsibility of such third party.

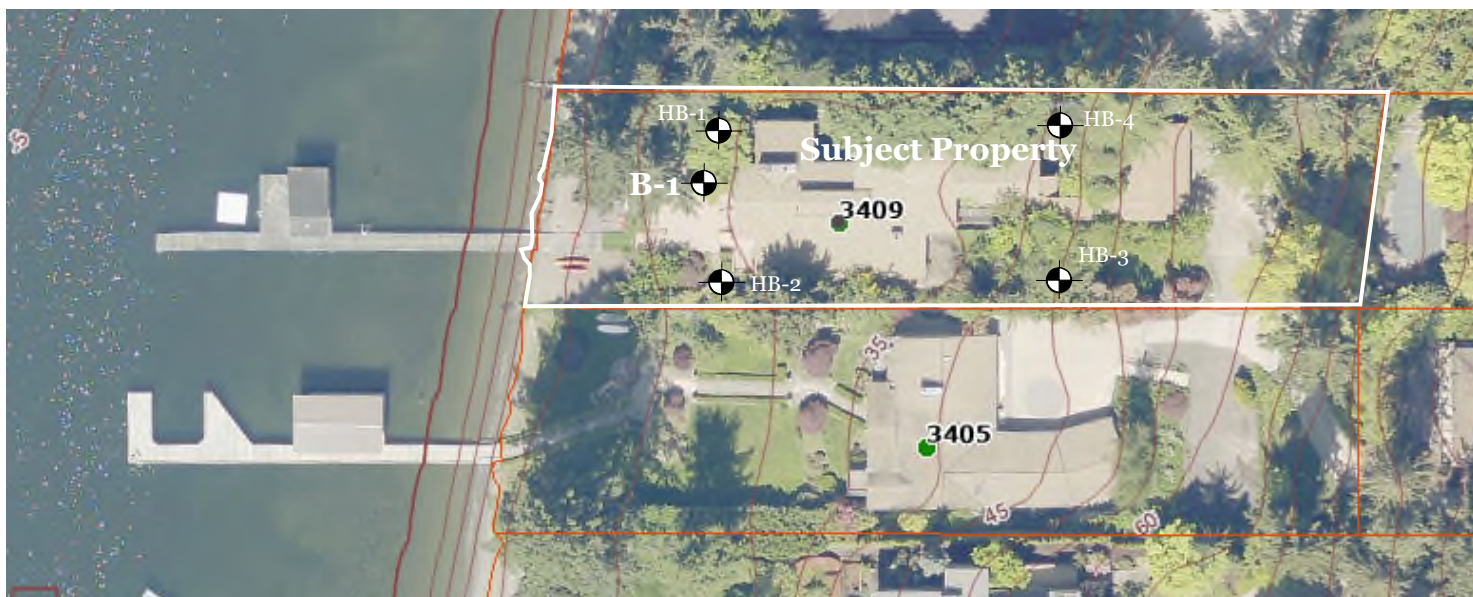
BASIS OF THE REPORT: The information, opinions, and/or recommendations made in this report are in accordance with Cobalt Geosciences present understanding of the site specific project as described by the Client. The applicability of these is restricted to the site conditions encountered at the time of the investigation or study. If the proposed site specific project differs or is modified from what is described in this report or if the site conditions are altered, this report is no longer valid unless Cobalt Geosciences is requested by the Client to review and revise the report to reflect the differing or modified project specifics and/or the altered site conditions.

STANDARD OF CARE: Preparation of this report, and all associated work, was carried out in accordance with the normally accepted standard of care in the state of execution for the specific professional service provided to the Client. No other warranty is made.

INTERPRETATION OF SITE CONDITIONS: Soil, rock, or other material descriptions, and statements regarding their condition, made in this report are based on site conditions encountered by Cobalt Geosciences at the time of the work and at the specific testing and/or sampling locations. Classifications and statements of condition have been made in accordance with normally accepted practices which are judgmental in nature; no specific description should be considered exact, but rather reflective of the anticipated material behavior. Extrapolation of in situ conditions can only be made to some limited extent beyond the sampling or test points. The extent depends on variability of the soil, rock and groundwater conditions as influenced by geological processes, construction activity, and site use.

VARYING OR UNEXPECTED CONDITIONS: Should any site or subsurface conditions be encountered that are different from those described in this report or encountered at the test locations, Cobalt Geosciences must be notified immediately to assess if the varying or unexpected conditions are substantial and if reassessments of the report conclusions or recommendations are required. Cobalt Geosciences will not be responsible to any party for damages incurred as a result of failing to notify Cobalt Geosciences that differing site or sub-surface conditions are present upon becoming aware of such conditions.

PLANNING, DESIGN, OR CONSTRUCTION: Development or design plans and specifications should be reviewed by Cobalt Geosciences, sufficiently ahead of initiating the next project stage (property acquisition, tender, construction, etc), to confirm that this report completely addresses the elaborated project specifics and that the contents of this report have been properly interpreted. Specialty quality assurance services (field observations and testing) during construction are a necessary part of the evaluation of sub-subsurface conditions and site preparation works. Site work relating to the recommendations included in this report should only be carried out in the presence of a qualified geotechnical engineer; Cobalt Geosciences cannot be responsible for site work carried out without being present.




**Approximate Boring
B-1 and Hand Boring Location
HB-1**

King County imap Image

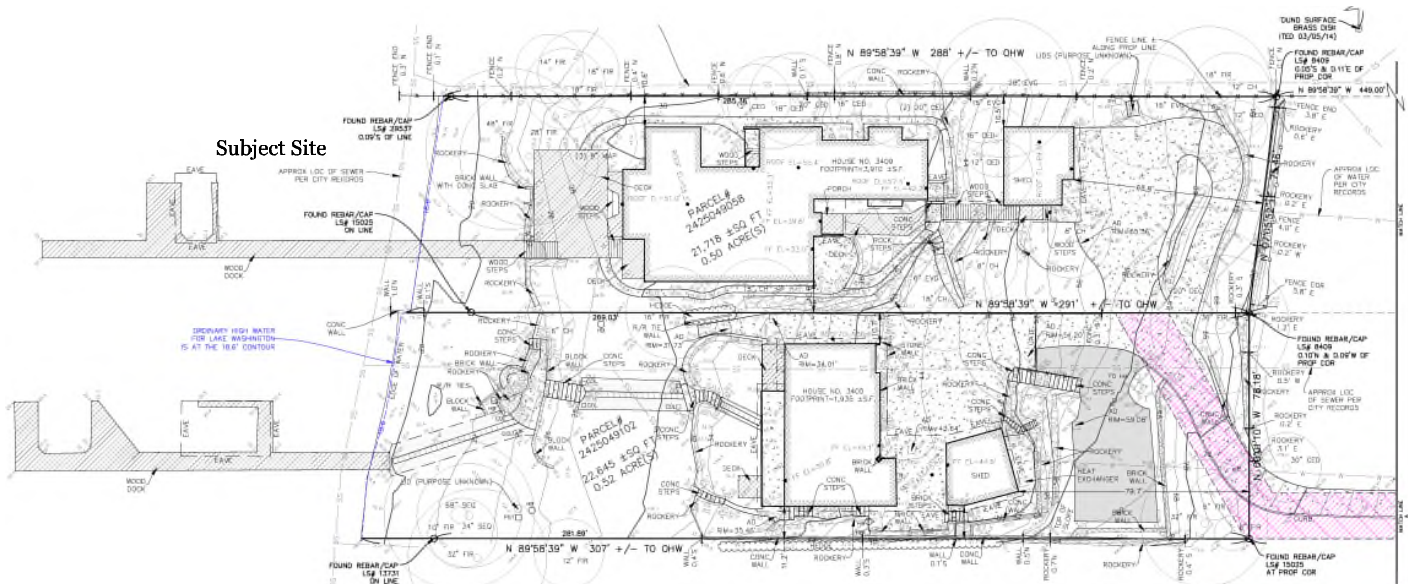


Proposed Residence
 3409 Evergreen Point Road
 Medina, Washington

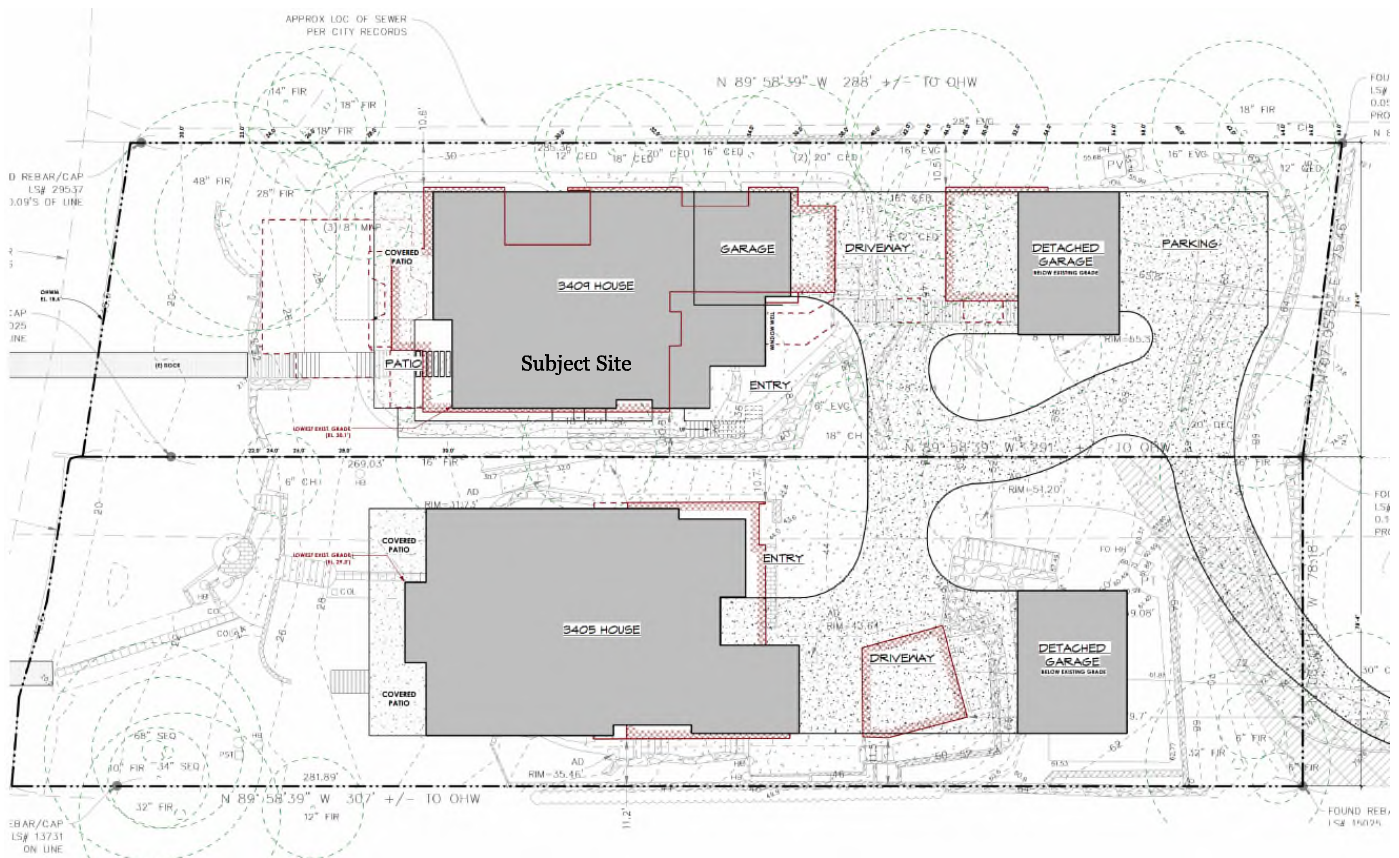
Site Image

Figure 1

Cobalt Geosciences, LLC
 P.O. Box 82243
 Kenmore, WA 98028
 (206) 331-1097
www.cobaltgeo.com
cobaltgeo@gmail.com



Topo map



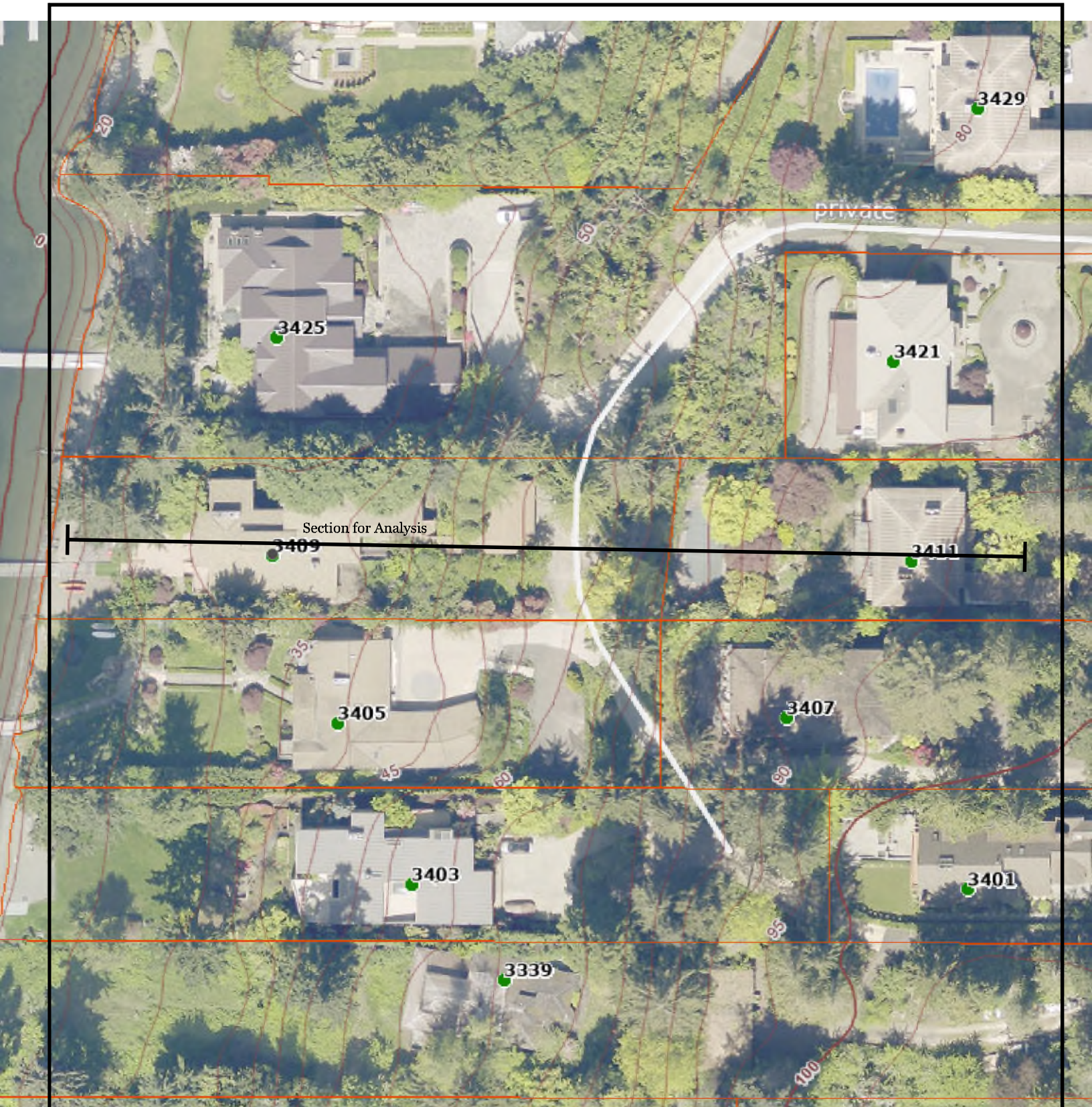
Site plan



Proposed Residence
3409 Evergreen Point Road
Medina, Washington

Site Plan
Figure 2

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Approximate Scale 1"=60'

Note: Section created for slope stability analyses extend further east and west.

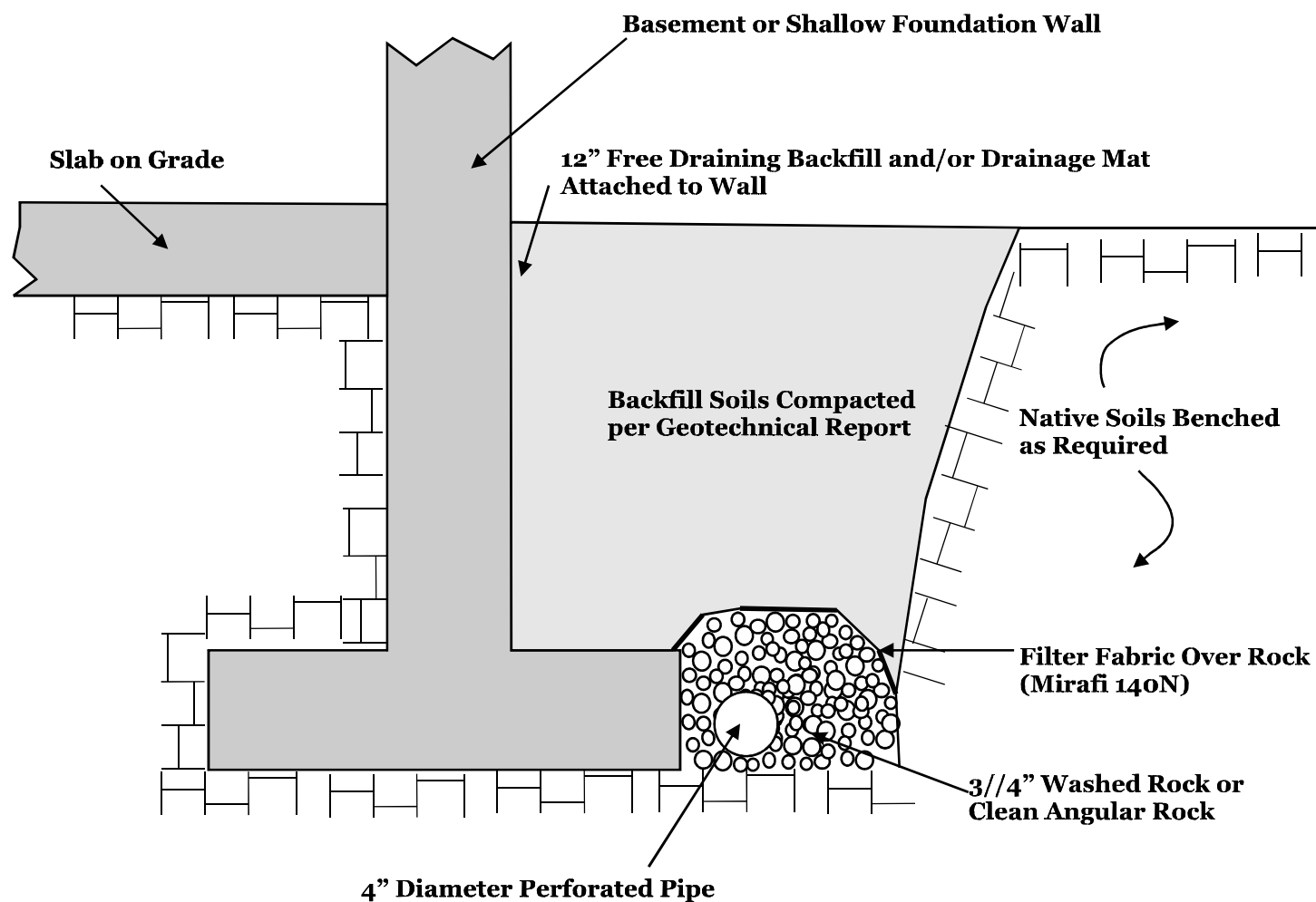
Entire area is mapped within an erosion hazard area. No other mapped hazards are present.



Proposed Residence
3409 Evergreen Point Road
Medina, Washington

**Area Map
Figure 3**

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cobaltgeo@gmail.com



Not to Scale



Typical Foundation Drain Detail

Attachment

Cobalt Geosciences, LLC
 PO Box 1792
 North Bend, WA 98045
 (206) 331-1097
www.cobaltgeo.com
phil@cobaltgeo.com

Unified Soil Classification System (USCS)

MAJOR DIVISIONS			SYMBOL	TYPICAL DESCRIPTION
COARSE GRAINED SOILS (more than 50% retained on No. 200 sieve)	Gravels (more than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (less than 5% fines)	GW	Well-graded gravels, gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		Gravels with Fines (more than 12% fines)	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (50% or more of coarse fraction passes the No. 4 sieve)	Clean Sands (less than 5% fines)	SW	Well-graded sands, gravelly sands, little or no fines
			SP	Poorly graded sand, gravelly sands, little or no fines
		Sands with Fines (more than 12% fines)	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
FINE GRAINED SOILS (50% or more passes the No. 200 sieve)	Silts and Clays (liquid limit less than 50)	Inorganic	ML	Inorganic silts of low to medium plasticity, sandy silts, gravelly silts, or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		Organic	OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays (liquid limit 50 or more)	Inorganic	MH	Inorganic silts, micaceous or diatomaceous fine sands or silty soils, elastic silt
			CH	Inorganic clays of medium to high plasticity, sandy fat clay, or gravelly fat clay
		Organic	OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor		PT	Peat, humus, swamp soils with high organic content (ASTM D4427)

Classification of Soil Constituents

MAJOR constituents compose more than 50 percent, by weight, of the soil. Major constituents are capitalized (i.e., SAND).

Minor constituents compose 12 to 50 percent of the soil and precede the major constituents (i.e., silty SAND). Minor constituents preceded by "slightly" compose 5 to 12 percent of the soil (i.e., slightly silty SAND).

Trace constituents compose 0 to 5 percent of the soil (i.e., slightly silty SAND, trace gravel).

Relative Density (Coarse Grained Soils)

N, SPT, Blows/FT	Relative Density
0 - 4	Very loose
4 - 10	Loose
10 - 30	Medium dense
30 - 50	Dense
Over 50	Very dense

Consistency (Fine Grained Soils)

N, SPT, Blows/FT	Relative Consistency
Under 2	Very soft
2 - 4	Soft
4 - 8	Medium stiff
8 - 15	Stiff
15 - 30	Very stiff
Over 30	Hard

Grain Size Definitions

Description	Sieve Number and/or Size
Fines	< #200 (0.08 mm)
Sand	
-Fine	#200 to #40 (0.08 to 0.4 mm)
-Medium	#40 to #10 (0.4 to 2 mm)
-Coarse	#10 to #4 (2 to 5 mm)
Gravel	
-Fine	#4 to 3/4 inch (5 to 19 mm)
-Coarse	3/4 to 3 inches (19 to 76 mm)
Cobbles	3 to 12 inches (75 to 305 mm)
Boulders	>12 inches (305 mm)

Moisture Content Definitions

Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, from below water table

Soil Classification Chart

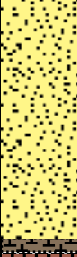
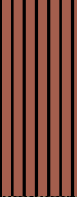
Figure C1



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P.O. Box 82243
Kenmore, WA 98028
(206) 331-1097
www.cobaltgeo.com
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Log of Boring B-1

Date: January 2025	Depth: 31.5'	Initial Groundwater: 12'
Contractor:	Elevation: N/A	Sample Type: Grab
Method: SPT	Logged By: JJ Checked By: PH	Final Groundwater: N/A

Depth (Feet)	Interval	% Recovery	Blows/6"	Graphic Log	USCS Symbol	Material Description	Groundwater	Moisture Content (%)						
								Plastic Limit	Liquid Limit					
								SPT N-Value						
								0	10	20	30	40	50	
			1			Vegetation/Topsoil								
— 2			3		SP/ PT	Loose, medium to coarse grained sand, grayish brown, moist. Interbedded organic material.								
		5												
— 4														
— 6			2											
		2												
		4												
— 8					ML/ PT	Loose, very fine sand to silt, grayish, moist. Interbedded organic material.								
— 10			1											
		0												
— 12			1		SP/ SM	Loose, silty-fine to fine grained sand, grayish to blue-grayish, wet. Interbedded organic material.								
— 14			2											
— 16			4											
			4											
— 18														
— 20			3		ML	Medium dense to dense, very fine sand to silt, grayish to blue-grayish, moist.								
		5												
— 22			12											
— 24														
		8												
— 26			35											
— 28					SP/ SM	Medium dense, silty-fine to medium grained sand, dark grayish to blue-grayish, moist.								
— 30			5											
		8												
			9											
— 32						End of Boring 31.5'								
— 34														



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Proposed Residence
3409 Evergreen Point Road
Medina, Washington

Boring Log

Hand Boring HB-1

Date: February 2025

Depth: 6'

Groundwater: None

Contractor: Cobalt

Elevation:

Logged By: PH

Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description	Groundwater	Moisture Content (%)					
						Plastic Limit				Liquid Limit	
						DCP Equivalent N-Value					
						0	10	20	30	40	50
			</								



Proposed Residence
3409 Evergreen Point Road
Medina, Washington

**Exploration
Logs**

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cobaltgeo@gmail.com

Hand Boring HB-2

Date: February 2025

Depth: 6'

Groundwater: None

Contractor: Cobalt

Elevation:

Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description	Groundwater	Moisture Content (%)					
						Plastic Limit				Liquid Limit	
						DCP Equivalent N-Value					
						0	10	20	30	40	50
			</								



Proposed Residence
3409 Evergreen Point Road
Medina, Washington

**Exploration
Logs**

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www.cobaltgeo.com
cobaltgeo@gmail.com

Hand Boring HB-3

Date: February 2025	Depth: 6'	Groundwater: None
Contractor: Cobalt	Elevation:	Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description	Groundwater	Moisture Content (%)					
						Plastic Limit	Liquid Limit				
						DCP Equivalent N-Value					
						0	10	20	30	40	50
1			SM	Topsoil/Vegetation							
2			Loose to medium dense, silty-fine to medium grained sand trace gravel, dark yellowish brown to grayish brown, moist. (Colluvium)								
3			Locally mottled								
4			Gradational with SP in some areas (layered)								
5											
6											
7				End of Hand Boring 6'							
8											
9											
10											



Proposed Residence
3409 Evergreen Point Road
Medina, Washington

**Exploration
Logs**

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www.cobaltgeo.com
cobaltgeo@gmail.com

Hand Boring HB-4

Date: February 2025

Depth: 6'

Groundwater: None

Contractor: Cobalt

Elevation:

Logged By: PH Checked By: SC

Depth (Feet)	Interval	Graphic Log	USCS Symbol	Material Description	Groundwater	Moisture Content (%)					
						Plastic Limit			Liquid Limit	DCP Equivalent N-Value	
						0	10	20	30	40	50
1			SM	Topsoil/Vegetation							
2				Loose to medium dense, silty-fine to medium grained sand trace gravel, dark yellowish brown to grayish brown, moist. (Colluvium)							
3				Locally mottled							
4				Gradational with SP in some areas (layered)							
5											
6				End of Hand Boring 6'							
7											
8											
9											
10											

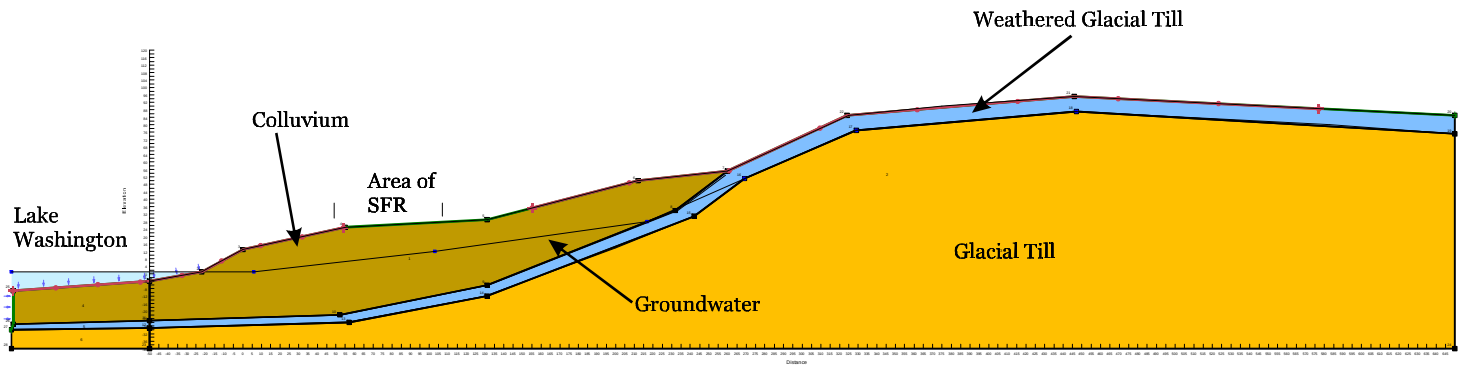


Proposed Residence
3409 Evergreen Point Road
Medina, Washington

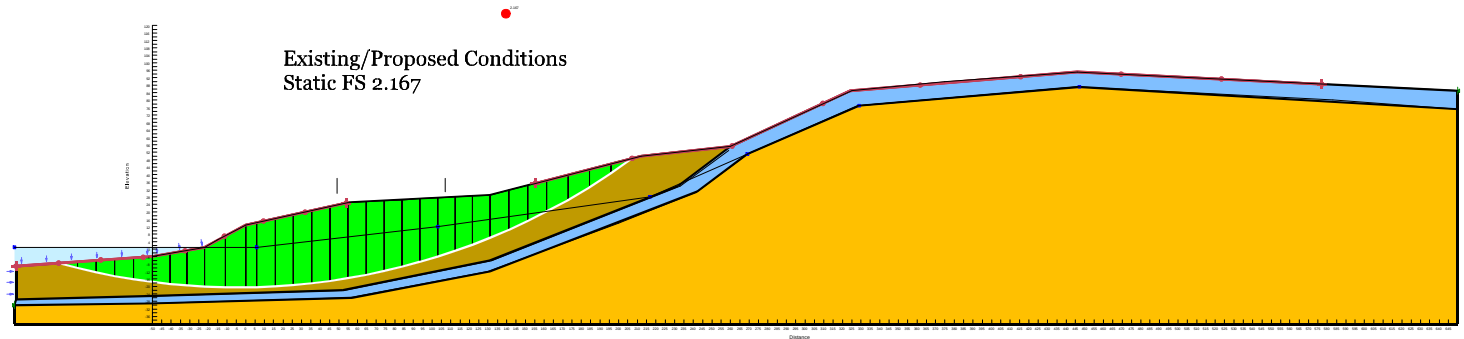
**Exploration
Logs**

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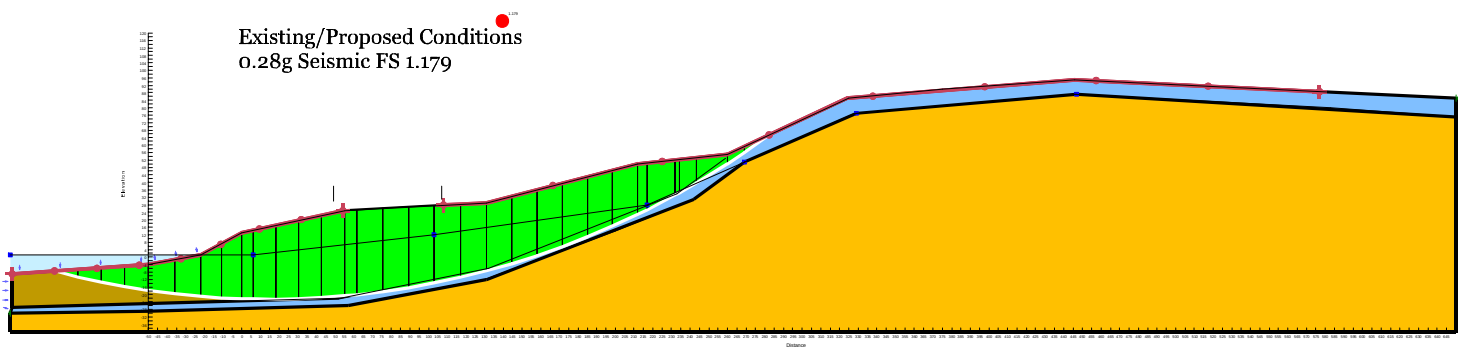
Section for Analysis



Existing/Proposed Conditions Static FS 2.167



Existing/Proposed Conditions 0.28g Seismic FS 1.179



Proposed Residence
3409 Evergreen Point Road
Medina, Washington

**Section and
Slope Stability
Analyses**

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P.O. Box 82243
Kenmore, WA 98028
(206) 331-1097
www.cobaltgeo.com
cobaltgeo@gmail.com



501 Evergreen Point Road, Medina WA 98039
425.233.6400 (ph) www.medina-wa.gov

Exhibit 11
P-25-018 & P-25-019

February 5, 2026
Project No. US0042641.3640

Legacy PM Realty
123 108th Ave NE
Bellevue, Washington 98004

Attention: Jiawei Qi

Subject: **Review of Comments Response Letter**
Medina File P-25-019
Proposed Residence
3409 Evergreen Point Road
Medina, Washington

Dear Jiawei Qi:

At the request of the Development Services department of the City of Medina (City), WSP USA Inc. (WSP), has reviewed the following documents for the property located at 3409 Evergreen Point Road, Medina Washington (project site):

- Geotechnical Evaluation, Revision 1, dated May 5, 2025, Updated January 13, 2026, by Cobalt Geosciences (Cobalt).

RESPONSES TO COMMENT RESPONSE

WSP reviewed Cobalt's, Geotechnical Evaluation, Revision 1 which provided responses to review comments contained within our Third-Party Geotechnical Review letter dated September 2, 2025. Each of our fourteen comments were individually addressed within the revised report. Based on our review of the responses, it is our opinion that the concerns, comments and recommendations WSP had presented were adequately addressed by the responses with the exception of Comment 1.

Comment 1 notes a discrepancy regarding the planned excavation depths. The Site and Project Description has been updated by Cobalt to reflect cuts up to 15 feet; however, the Temporary Excavations section continues to reference excavations of "6 feet or less." Please reconcile this inconsistency in the report.

Additionally, review of the slope stability model indicates the dynamic factor of safety is 1.179, which is slightly below the MMC 16.67.070.1.3 minimum requirement of 1.2. However, in WSP's professional opinion, the calculated value is reasonably representative of a factor of safety of approximately 1.2; therefore, WSP takes no exception.

Based on revisions made to the project plans and the responses provided, it is our opinion the geotechnical report and supporting documents provided us adequately meet the requirements and intent of Medina Shoreline Master Program for a project within a Geologically Hazardous Area as defined by Chapter 16.67.070 of the Medina Municipal Code (MMC). The scope of our review was limited to verifying compliance with the relevant sections of MMC 16.67, 16.50.040, 16.50.070, and 16.50.090.

While WSP recommends revising the report to resolve the noted discrepancy, we do not believe additional review will be required once the correction is made.

CLOSURE

It should be noted that WSP's scope of work for this project was limited to a review of the documents supplied to us. WSP recommends Cobalt Geosciences Inc. be allowed to review the current project plans, site survey, and provide construction inspection services during earthwork activities to ensure their recommendations are being incorporated and to monitor site conditions during construction.

If you have any questions, please do not hesitate to contact us at your convenience.

Sincerely,

WSP USA Inc.



Kayla Campbell, PE
Associate Consultant, Geotechnical Engineer



William J. Lockard, LEG
Assistant Vice President, Engineering Geologist

CC: Rebecca Bennett, Development Services Coordinator, City of Medina
Phil Haberman, PE, LG, LEG, Cobalt Geosciences

KC/WJL:al

[https://wsp.onlinenam.sharepoint.com/sites/us-city-of-medina-tl/shared documents/6. deliverables/us0042641.3640/001-lr-3409 evergreen point road/rev1/rev-1_geotechnical reviewletter_P-25-019.docx](https://wsp.onlinenam.sharepoint.com/sites/us-city-of-medina-tl/shared%20documents/6.%20deliverables/us0042641.3640/001-lr-3409%20evergreen%20point%20road/rev1/rev-1_geotechnical%20reviewletter_P-25-019.docx)

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

PARCEL NO: 242504-9058

THE SOUTH 74.89 FEET OF THE NORTH 306.14 FEET OF GOVERNMENT LOT 6 OF SECTION 24, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 479.00 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE WEST 449 FEET OF THE EAST 479 FEET OF THE SOUTH 74.89 FEET OF THE NORTH 306.14 FEET OF GOVERNMENT LOT 6, SECTION 24, TOWNSHIP 25 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

THENCE SOUTH 01°05'49" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 74.89 FEET TO THE SOUTH LINE THEREOF;
THENCE NORTH 88°40'40" WEST ALONG THE SOUTH LINE OF SAID SOUTH 74.89 FEET, A DISTANCE OF 9.35 FEET;
THENCE NORTHEASTERLY TO THE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING; AND

TOGETHER WITH AN EASEMENT 16 FEET IN WIDTH, HAVING 8 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THAT PORTION OF THE NORTH 384.32 FEET OF SAID GOVERNMENT LOT 6, LYING WESTERLY OF THE EAST 30 FEET OF SAID GOVERNMENT LOT 6;
THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF 76TH AVENUE NORTHEAST, 8.00 FEET;
THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID DESCRIBED PROPERTY 455 FEET;
THENCE NORTHWEST AT AN ANGLE OF 60° TO SAID SOUTH LINE, 78 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 78.18 FEET OF THE NORTH 384.32 FEET;

EXCEPT PORTION, IF ANY, LYING WITHIN THE MAIN TRACT.

SITUATE IN THE CITY OF MEDINA, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL NO: 242504-9102

THAT PORTION OF GOVERNMENT LOT 6, SECTION 24, TOWNSHIP 25 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT; THENCE NORTH 89°58'39" WEST ALONG THE NORTH LINE THEREOF 30.00 FEET TO A STONE MONUMENT ON THE WEST LINE OF THE COUNTY ROAD;
THENCE SOUTH 0°01'10" EAST ALONG SAID WEST LINE AND PARALLEL WITH THE EAST LINE OF GOVERNMENT LOT A DISTANCE OF 306.14 FEET TO A POINT FROM WHICH A STONE MONUMENT BEARS SOUTH 89°58'39" EAST 3.00 FEET;

THENCE NORTH 89°58'39" WEST 458.35 FEET TO A STONE MONUMENT AND TRUE POINT OF BEGINNING;
THENCE SOUTH 0°01'10" EAST PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT A DISTANCE OF 78.18 FEET TO A STONE MONUMENT;
THENCE NORTH 89°58'39" WEST 220.92 FEET TO A STONE MONUMENT ON THE WEST LINE OF SAID GOVERNMENT LOT;
THENCE WESTERLY ALONG SAID WEST LINE 79 FEET, MORE OR LESS, TO A STONE MONUMENT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 89°58'39" EAST
THENCE SOUTH 89°58'39" EAST 208.37 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING; AND

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER A STRIP OF LAND 16.00 FEET IN WIDTH, THE SOUTH LINE OF WHICH BEGINS AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND AND RUNS THENCE SOUTH 89°58'39" EAST 458.35 FEET TO A STONE MONUMENT ON THE WEST LINE OF SAID COUNTY ROAD.

SITUATE IN THE CITY OF MEDINA, COUNTY OF KING, STATE OF WASHINGTON

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 242504-9058 & 242504-9102
5. SUBJECT PROPERTY OVERALL UPLAND AREA PER THIS SURVEY IS 43,974 ± S.F. (1.009 ± ACRES)
PARCEL # 2425049058, AREA=21,099± S.F. (0.484± ACRE)
PARCEL # 2425049102, AREA=22,875± S.F. (0.525± ACRE)
6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

BASIS OF BEARINGS

A BEARING OF N 00°01'10" W ON CENTERLINE OF EVERGREEN POINT ROAD PER R1.

REFERENCES

R1. RECORD OF SURVEY, VOL. 55, PG. 279;
RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

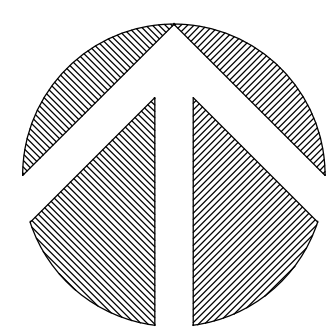
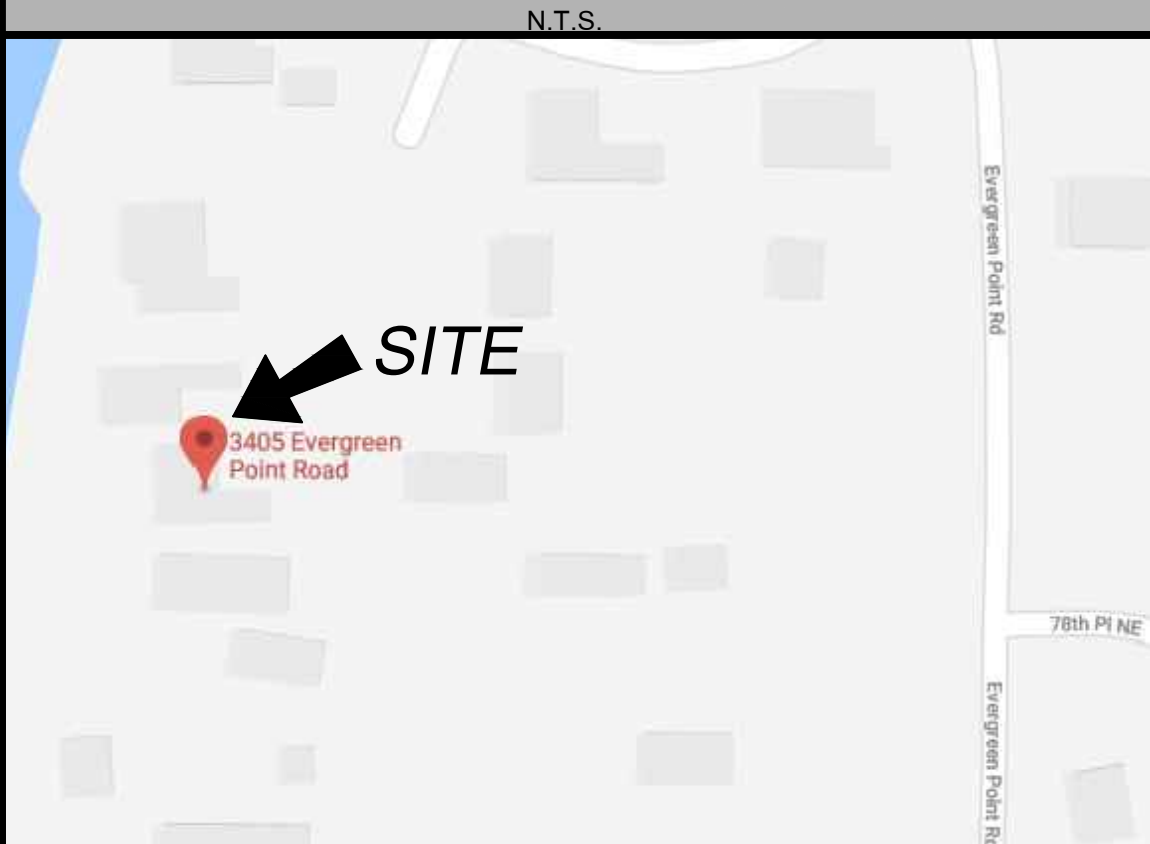
NAVD88 PER CITY OF BELLEVUE BENCHMARK 981
FOUND BRASS CAP WITH PUNCHMARK, PI MON IN NORTHBOUND LANE EVERGREEN PT RD (76TH AVE NE) - 450 FEET+- NORTH OF INTERSECTION EVERGREEN PT RD (76TH AVE NE) & 78TH PL NE @ DRIVEWAY TO HOUSE 3427 EVERGREEN PT RD (76TH AVE NE).
ELEVATION ON CAP = 74.113

LEGEND

	AREA DRAIN		OIL FILL CAP
	ASPHALT SURFACE		PAVER SURFACE
	BRICK SURFACE		POST
	BUILDING		HOSE BIB RISER
	CENTERLINE ROW		POWER HAND HOLE
	CONCRETE SURFACE		POWER METER
	RETAINING WALL		POWER POLE
	INGRESS/EGRESS EASEMENT		POWER TRANSFORMER
	DECK		POWER VAULT
	FENCE LINE (CHAIN LINK)		REBAR AS NOTED (FOUND)
	FENCE LINE (WOOD)		ROCKERY
	FIBER OPTIC HAND HOLE		TREE (AS NOTED)
	GAS METER		REBAR & CAP (SET)
	GAS VALVE		
	GRAVEL SURFACE		
	HEDGE FOLIAGE LINE		

VICINITY MAP

N.T.S.



(IN FEET)
1 INCH = 20 FT.

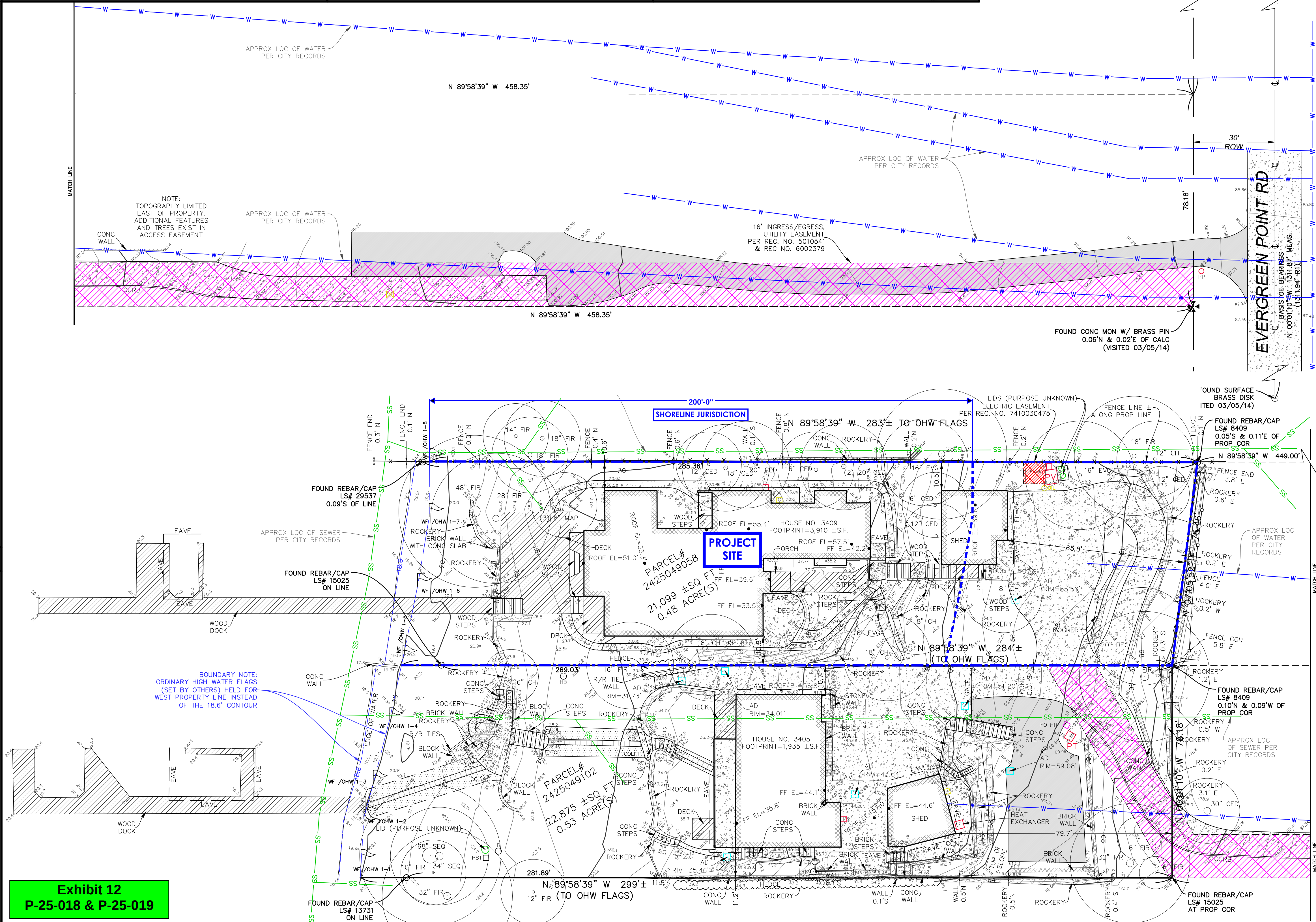


Exhibit 12
P-25-018 & P-25-019

TOPOGRAPHIC & BOUNDARY SURVEY

SE 1/4 OF NW 1/4 SEC 24, TWP. 25 N., RGE 04 E., W.M.
PARCEL NO. 2425049058 & 2425049102

XUE WEI INVESTMENTS L.L.C.

3405 & 3409 EVERGREEN POINT RD
MEDINA, WA 98039



TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	180410
DATE:	04/26/18
DRAFTED BY:	IDV-PSC
CHECKED BY:	EJG/JGM
SCALE:	1"= 20'
REVISION HISTORY	
01/14/25	TITLE REVIEW
05/01/25	ADJUSTED OHW LINE
SHEET NUMBER	1 OF 2

CITY OF MEDINA, WASHINGTON

Ordinance No.1052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, ADOPTED PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; IMPOSING AN INTERIM OFFICIAL CONTROL RELATING TO ZONING, AMENDING THE MEDINA MUNICIPAL CODE TO PROVIDE FOR REDUCED BULK AND INCREASED PRIVACY AND PEACEFUL ENJOYMENT FOR RESIDENTS IN RESIDENTIAL DEVELOPMENT STANDARDS, AMENDING THE FOLLOWING SECTIONS OF THE MEDINA MUNICIPAL CODE FOR THIS PURPOSE: 16.22.030 (INCREASING SIDE YARD SETBACKS), 16.22.040 (REQUIRING LANDSCAPING FOR PROTRUSIONS INTO SETBACKS), 16.23.050 AND 16.23.060(C)&(D) (TO REMOVE THE BONUS HEIGHT OPTION), AND 16.44.040 (TO ADOPT LIGHTING LIMITATIONS FOR VACANT RESIDENCES); ADOPTING FINDINGS IN SUPPORT OF THIS ORDINANCE; PROVIDING FOR VESTED RIGHTS, INTERPRETATION AUTHORITY, AND SETTING A PUBLIC HEARING AS REQUIRED BY STATE LAW TO TAKE TESTIMONY ON THIS INTERIM OFFICIAL CONTROL; PROVIDING FOR SEVERABILITY AND CORRECTIONS; DIRECTING THE PLANNING COMMISSION TO WORK ON PERMANENT REGULATIONS FOR BULK STANDARDS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt moratoria and interim zoning controls related to land uses; and

WHEREAS, the City possesses land use jurisdiction and regulatory authority over the City's incorporated lands; and

WHEREAS, on May 27, 2025, the City Council adopted Ordinance No. 1040 to update the City's land use codes to allow for middle housing and additional accessory dwelling units consistent with State law; and

WHEREAS, with increasing density, adopting standards that allow harmony between residents are of increased importance; and

WHEREAS, in order to make sure such increased density and development does not vest to the existing bulk and development standards, the City Council deems it in the public interest to adopt an interim official control until such time and the City can process, consider and adopt updated permanent lighting regulations; and

WHEREAS, the interim official control imposed herein promotes the public good and is necessary for the protection of public health, property, safety, and welfare; and

WHEREAS, the City Council determines that it is in the public interest, safety and welfare to update its code as required by State law and as set forth in this Ordinance;
NOW, THEREFORE,

**THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, DOES
ORDAIN AS FOLLOWS:**

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as the City Council's initial findings of fact in support of the interim official control established by this ordinance. The City Council may, in its discretion, adopt additional findings after the public hearing referenced in Section 10 below.

Section 2. Interim Official Control Imposed. As authorized by the police powers of the City as set forth, for example, in Article XI, Section 11, of the Washington State Constitution, and pursuant to statutory authority set forth, for example, in RCW 36.70A.390 and RCW 35A.63.220, the City hereby imposes an interim official control, as described in Sections 3 through 9, to amend the Medina Municipal Code as set forth therein.

Section 3. Subsection A of Section 16.22.030 of the Medina Municipal Code is hereby amended to read as follows:

16.22.030. Building and structure setbacks.

- A. Table 16.22.030 establishes the minimum distance required for any part of any building or structure to be set back from the pertinent property line. The minimum setback requirements are applied to each lot by the square footage of the lot area and the corresponding setback standards in the table. (See definition of "lot area" and the definitions of "property lines" in Chapter 16.12 MMC and Figures 16.22.030(B) and (C) for establishing and delineating setbacks.)

Table 16.22.030: Minimum Building/Structure Setbacks

Square Footage of the Lot Area	Minimum Setback from the:				
	Front Property Line	Rear Property Line	Side Property Line for first floor.	<u>Side Property Line for portions of</u>	Lake Washington Shoreline

			<u>or up to 16 feet in height above finished grade, whichever is lower</u>	<u>the structure above the first floor, or over 16 feet in height above finished grade, whichever is lower</u>	
Less than 10,001	25 feet	25 feet	1015 feet	20 feet	See MMC 16.63.030
From 10,001 to 13,000	26 feet	26 feet			
From 13,001 to 15,000	28 feet	28 feet			
From 15,001 to 20,000	30 feet	30 feet			
Greater than 20,000	30 feet	30 feet	The greater of 1015 feet or 1520% of the lot width; not to exceed 20 feet	<u>The greater of 20 feet or 25% of the lot width; not to exceed 25 feet</u>	

* * * * *

Section 4. Section 16.22.040 of the Medina Municipal Code is hereby amended to read as follows:

16.22.040. Protrusions into setback areas.

The following structures may be located within a setback area, except setbacks from Lake Washington, which are subject to Chapter 16.63 MMC. For structures located in side yard setbacks which are over 30 inches in height, the partial landscape screening standards set forth in MMC 16.30.070 shall be required:

- A. Utilities which are located underground and accessory to a principal use, except the requirement for undergrounding is not required if the limitation in MMC 16.50.090(l)(6) applies.
- B. Walkways, stairs and steps, and driveways, not including parking spaces, which do not exceed 30 inches above the existing or finished grade, whichever grade is lower.
- C. Uncovered decks and patios, provided:
 - 1. No part of the structure exceeds 30 inches in height above the existing or finished grade, whichever grade is lower; and
 - 2. The following setbacks are maintained:
 - a. A minimum 15-foot setback is maintained from the front property line;
 - b. A minimum 10-foot setback is maintained from the rear property line; and
 - c. A minimum side-yard setback equal to ~~one-half~~ seventy-five percent of the required distance pursuant to Table 16.22.030. In addition, for decks or patios built in side yard setbacks, installation of solid landscape screening under MMC 16.30.070 shall be required.
- D. Window wells that do not project more than six inches above the ground level and do not protrude more than four feet into the setback area.
- E. Fences and freestanding walls which comply with the requirements set forth in MMC 16.30.010.
- F. Irrigation systems at or below finished grade, including yard hydrants, sprinkler heads and similar features that do not exceed 36 inches above the finished grade.
- G. Ramps and similar structures installed to a single-family dwelling to provide ADA access.
- H. Foundation footings where the footing structure does not protrude more than two feet into the setback area and is located entirely below the ground surface.
- I. Improved surface areas for off-street parking provided:
 - 1. The protrusion is limited to the front setback area, and a minimum 15-setback is maintained from a front property line; and
 - 2. The parking area is designed in a manner that is clearly distinguishable from the driveway; and
 - 3. The top of the parking surface does not exceed 30 inches above the existing or finished grade, whichever is lower.
- J. A chimney provided:
 - 1. The protrusion is limited to the side setback area and does not exceed more than two feet into the setback area;
 - 2. The maximum horizontal width of the chimney inside the setback area is five feet.

K. Accessory structures and outdoor mechanical equipment provided:

1. The protrusion is limited to the rear setback area and a minimum 15-foot setback from the rear property line is maintained; and
2. The highest point of the accessory structure or outdoor mechanical equipment does not exceed eight feet in height above the finished grade; and
3. The accessory structure or outdoor mechanical equipment does not occupy a footprint greater than 100 square feet; and
4. Solid landscape screening pursuant to MMC 16.30.070 is planted that screens the structure or mechanical equipment from adjoining properties; and
5. For outdoor mechanical equipment, the following shall apply:
 - a. An existing unit may be replaced with a new unit in the same location regardless of setback requirements;
 - b. For existing legally nonconforming residences that do not conform to the current side yard setback requirements, a new unit may be installed in the side yard setback provided a minimum ~~five~~ten-foot setback is maintained from the side property line; and
6. All mechanical equipment shall meet the sound requirements set forth in chapter 8.06 MMC.
7. Permanently installed water features and other similar permanently installed sound attenuation devices shall be located such that neighboring properties do not hear them.

L. Open play structures without roofs or walls provided:

1. The protrusion is limited to rear setback areas and a minimum 10 foot setback from a rear property line is maintained; and
2. The maximum height of the play structure does not exceed ten feet above the finished grade; and
3. The play structure does not occupy a footprint greater than 100 square feet.

M. Swimming pools, spas and hot tubs as provided for in MMC 16.34.040.

N. Raised planting bed boxes, which do not exceed 30 inches above the existing or finished grade, whichever grade is lower.

O. Low impact development best management practices or treatment best management practices provided:

1. The best management practice shall be designed, constructed, and maintained in accordance with the stormwater manual adopted under MMC 13.06.020.
2. Best management practices, including associated vegetation, shall be located entirely on private property.

3. The maximum height of any structural element associated with the best management practice shall not exceed 30 inches above the existing or finished grade, whichever grade is lower.
4. The best management practice shall be designed to manage or treat stormwater runoff solely from the building site and from less than 5,000 square feet of impervious surface.
5. Examples of acceptable best management practices, as those practices are defined in Chapter 16.12 MMC, include but are not limited to the following:
 - a. Rain garden;
 - b. Bioretention;
 - c. Dispersion; and
 - d. Biofiltration treatment.

Section 5. Section 16.23.050 of the Medina Municipal Code is hereby amended to read as follows:

16.23.050. Maximum building and structure height standards.

A. Application of maximum height standards.

1. Table 16.23.050(A) establishes the maximum height standards for buildings and structures within each zone.
2. Areas not identified in Table 16.23.050(A) are subject to the height standards specified for the R-20/R-30 zone.
3. ~~Where Table 16.23.050(A) specifies eligibility for a height bonus, a property owner may elect to apply the height standards in subsection (C) of this section in lieu of the height standards in Table 16.23.050(A); provided, that:~~
 - a. ~~The total structural coverage on the lot does not exceed 13 percent, excluding the structural coverage bonus set forth in MMC 16.23.040; or~~
 - b. ~~If the lot area is 16,000 square feet or less, the total structural coverage on the lot does not exceed 17½ percent, excluding the structural coverage bonus set forth in MMC 16.23.040.~~

Table 16.23.050(A): Maximum Height Standards

Measurement Points		Zoning/Height Overlay Maximum Height					
		R-16	R-20/R-30	SR-30	N-A	Public	Medina Heights
Original Grade	High Point	25 feet	N/A*	N/A*	None	None	N/A*
	Low Point		25 feet	25 feet			20 feet

Finished Grade	High Point	28 feet	N/A*	N/A*	30 feet	35 feet	N/A*
	Low Point		28 feet	28 feet			23 feet
Eligible for Height Bonus		No	Yes	Yes	No	No	No

*Not applicable.

B. Maximum height is determined by the zone or height overlay where the building or structures is located and the corresponding unit of height specified for original and finished grade prescribed in the tables.

~~C. A property owner electing to apply the height bonus allowed pursuant to subsection (A)(3) of this section shall apply the height limits specified in Table 16.23.050(C).~~

Table 16.23.050(C): Bonus Height Standard

Measurement Points	Maximum Height	
Original Grade	High Point	30 feet
	Low Point	36 feet
Finished Grade	High Point	30 feet
	Low Point	36 feet

~~CD.~~ The methods for measuring the height of buildings and structures are set forth in MMC 16.23.060.

~~DE.~~ Exemptions from maximum height requirements are set forth in MMC 16.23.070.

~~F. Eligibility for the bonus height standard in subsection (A)(3) of this section shall not apply where the total structural coverage on the lot exceeds 13 percent, excluding structural coverage that qualifies for the bonus under MMC 16.23.040.~~

Section 6. Subsections C and D of Section 16.23.060 of the Medina Municipal Code are hereby amended to read as follows:

16.23.060. Measuring building and structure height.

* * * * *

C. In the R-20, R-30, and SR-30 zones ~~(except where the bonus height standards in Table 16.23.050(C) are used)~~ and in the Medina Heights overlay, height shall be measured as shown in Figure 16.23.060(C) and as set forth in the following procedures:

* * * * *

- ~~D. Where the bonus height standards in Table 16.23.050(C) are used, height shall be measured as shown in Figure 16.23.060(D) and as set forth in the following procedures:~~
- ~~1. The original grade shall be established as set forth in MMC 16.23.080;~~
 - ~~2. The base elevation for measuring height shall be taken at four points where the outside of the exterior walls/sides of the building or structure intersect the following:~~
 - ~~a. The lowest point of the original grade;~~
 - ~~b. The highest point of the original grade;~~
 - ~~c. The lowest point of finished grade; and~~
 - ~~d. The highest point of finished grade;~~
 - ~~3. Starting at the four base elevation points ascertained under subsection (D)(2) of this section, a vertical line shall be extended by the distance of the applicable maximum height prescribed in Table 16.23.050(C);~~
 - ~~4. The grade (original or finished) and corresponding vertical line established under subsection (D)(3) of this section that has the lower upper elevation (measured from a zero elevation surface) shall be used to measure maximum height;~~
 - ~~5. Maximum height shall be a horizontal plane intersecting the upper elevation of the vertical line established in subsection (D)(4) of this section for measuring maximum height and shall be perpendicular to the same vertical line as shown in Figure 16.23.060(D);~~
 - ~~6. The maximum height envelope shall be the area between the applicable grade (original or finished) and the horizontal height plane established in this section and shown in Figure 16.23.060(C);~~
 - ~~7. No part of the building or structure, including roof lines, shall protrude above the maximum height envelope, except as allowed otherwise by law;~~
 - ~~8. See subsection (E) of this section for establishing the height plane parameter and subsection (G) of this section for height calculation exemptions.~~

Figure 16.23.060(D): Bonus Height Measurements

IMAGE IS DELETED

* * * * *

Section 8. Section 16.44.040 of the Medina Municipal Code is hereby amended to read as follows:

16.44.040. Minimum maintenance standards for vacant residences.

Properties containing vacant single-family dwellings, whether under construction or complete, shall, at a minimum, be maintained as follows:

- A. The premises shall be clean, safe, and sanitary, free from waste, garbage, litter and excessive vegetation.
- B. The building and structures shall be maintained in good repair and be structurally sound. Structural members shall be free from safety, health, and fire hazards.
- C. Doors, windows, and other openings shall be weather-tight and secured against entry by birds, vermin, and trespassers. Missing or broken doors, windows, and other openings shall be covered by glass, plywood, or other weather-resistant materials and tightly fitted and secured to the opening.
- D. Exterior walls shall be free of holes, breaks, and loose or rotting materials.
- E. Foundation walls shall be animal- and vermin-proof and be maintained in a structurally sound and sanitary condition.
- F. Chimneys, decks, balconies, canopies, awnings, exhaust ducts, cornices, corbels, trim, wall facings, drains, gutters, downspouts, and similar features shall be safely anchored.
- G. Roofs and flashings shall be maintained in good repair and be structurally sound.
- H. Interior lights which can be seen from outside of the dwelling shall be kept turned off except when the structure is occupied.
- I. Exterior lights shall only be on after dark if they are shielded and angled away from other properties and dwelling units. Light shall not be permitted to trespass onto other properties.

Section 9. Effect on Vested Rights. The interim official control imposed under Sections 3 through 8 of this Ordinance shall apply prospectively only and shall be all Permit Applications, Land Use Development Applications, Land Division Applications, and Variance Applications submitted after the effective date of this ordinance. Nothing in this ordinance shall be construed to extinguish, limit, or otherwise infringe on any permit applicant's vested development rights as defined by state law and City of Medina's regulations, provided that such an applicant has filed a complete Permit, Development or Variance Application before the effective date of this ordinance.

Section 10. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council shall hold a public hearing at a City Council meeting within 60 days of adoption of this ordinance in order to take public testimony and to consider adopting further findings of fact, on or before April 24, 2026. The Council hereby schedules the public hearing for **April 13, 2026**.

Section 11. Interpretive Authority. The City of Medina Development Services Director, or designee, is hereby authorized to issue official interpretations arising under or otherwise necessitated by this ordinance.

Section 12. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 13. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 14. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

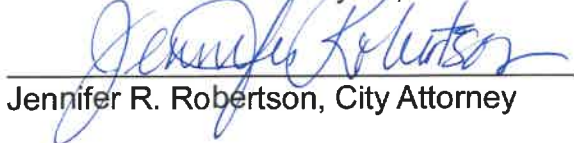
Section 15. Direction to Planning Commission. The Planning Commission is directed to review this Ordinance and study the issues presented and to develop and process final regulations for City Council consideration.

Section 16. Effective Date; Declaration of an Emergency. The City Council hereby declares an emergency exists which necessitates that this Ordinance take effect immediately upon passage in order to ensure consistency in land use decisions and to avoid vesting to amended code. Such declaration preserves public health, safety, and welfare. This interim official control ordinance shall take effect immediately upon passage of a majority plus one of the City Council and shall remain effective for six (6) months, unless terminated earlier by the City Council. Provided, that the Council may, at its sole discretion, renew the interim official control for one or more six-month periods in accordance with state law. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City.

PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE 23rd DAY OF FEBRUARY, 2026 BY A VOTE OF 5 FOR, 1 AGAINST, AND ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE 23rd DAY OF FEBRUARY, 2026.


Jessica Rossman, Mayor

Approved as to form:
Inslee Best Doezie & Ryder, P.S.

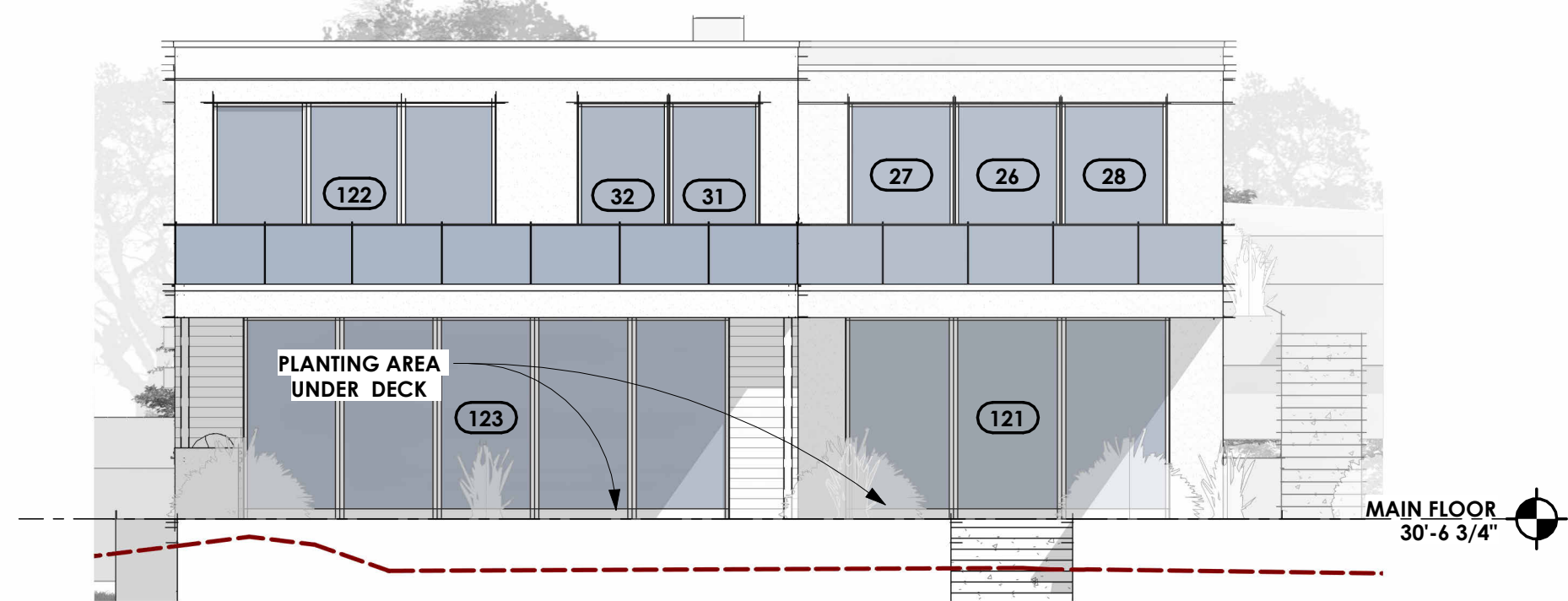

Jennifer R. Robertson, City Attorney

Attest:

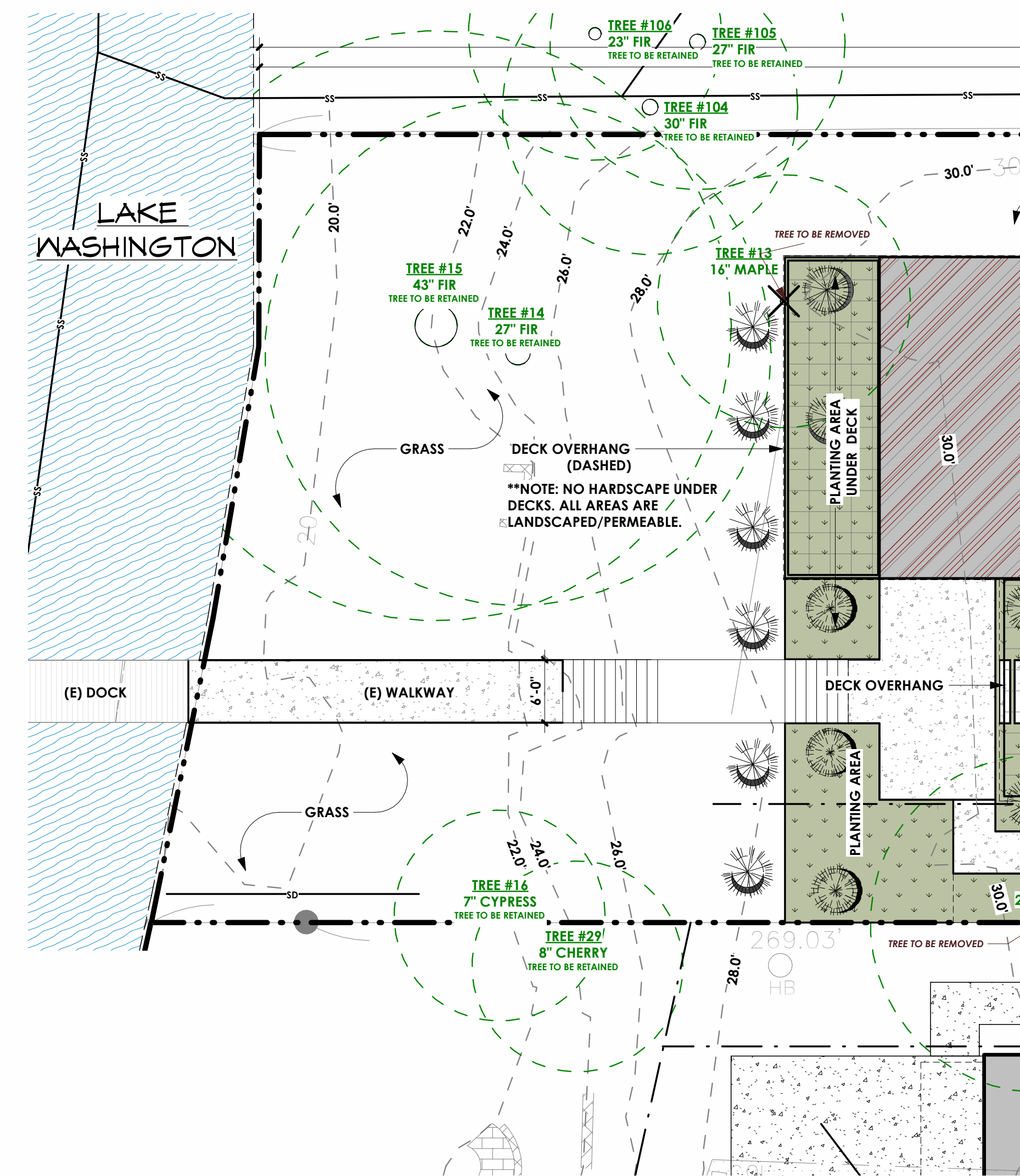

Dawn Nations, Acting City Clerk

PUBLISHED: 3/2/2026
EFFECTIVE DATE: 2/23/2026
ORDINANCE NO.: 1052 / AB

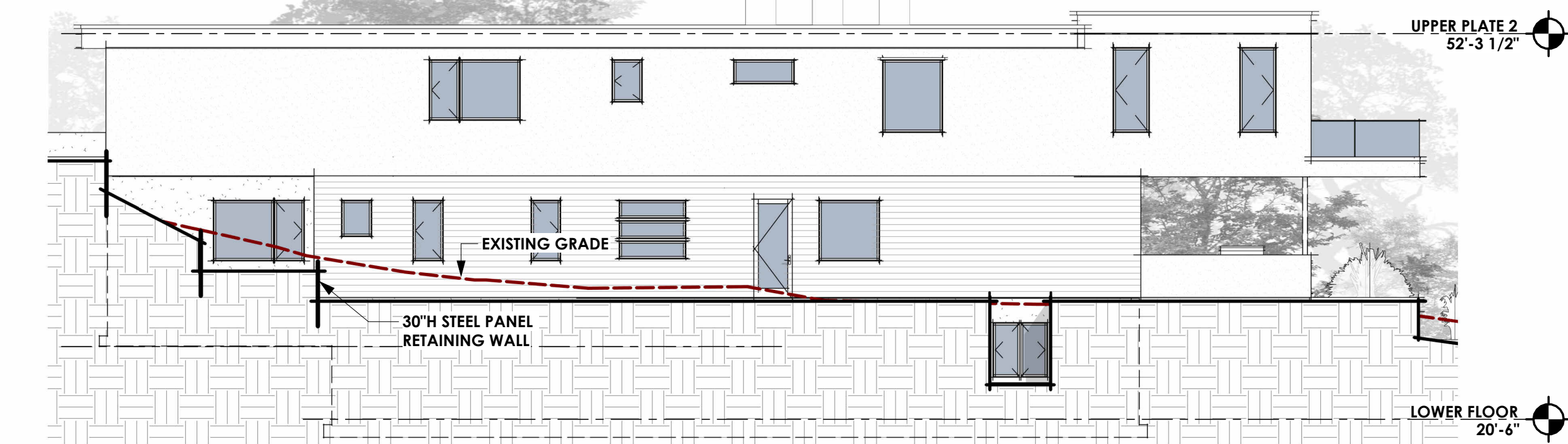
2 EAST ELEVATION
1/8" = 1'-0"



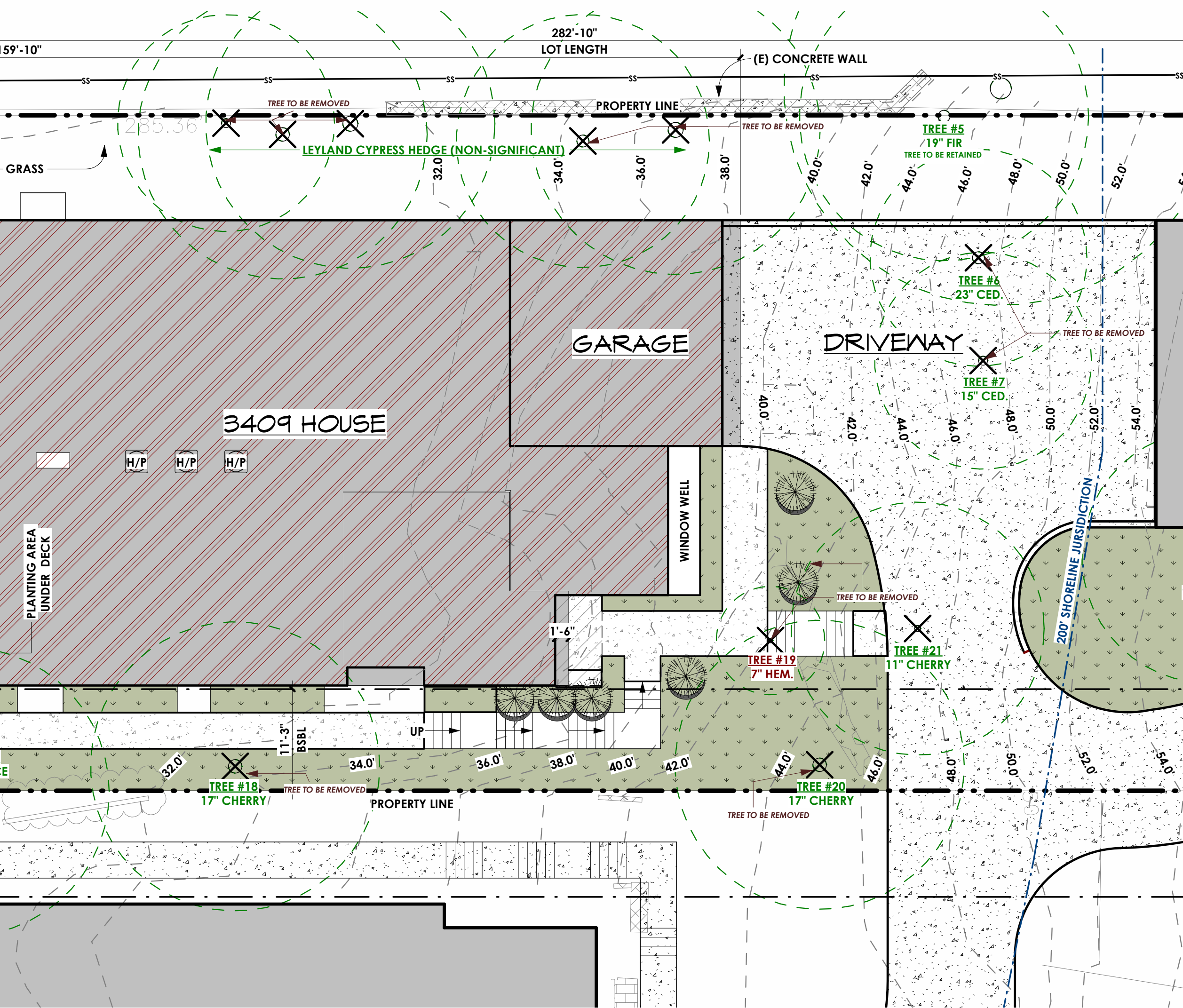
3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1" = 10'-0"



5 NORTH ELEVATION
1" = 10'-0"

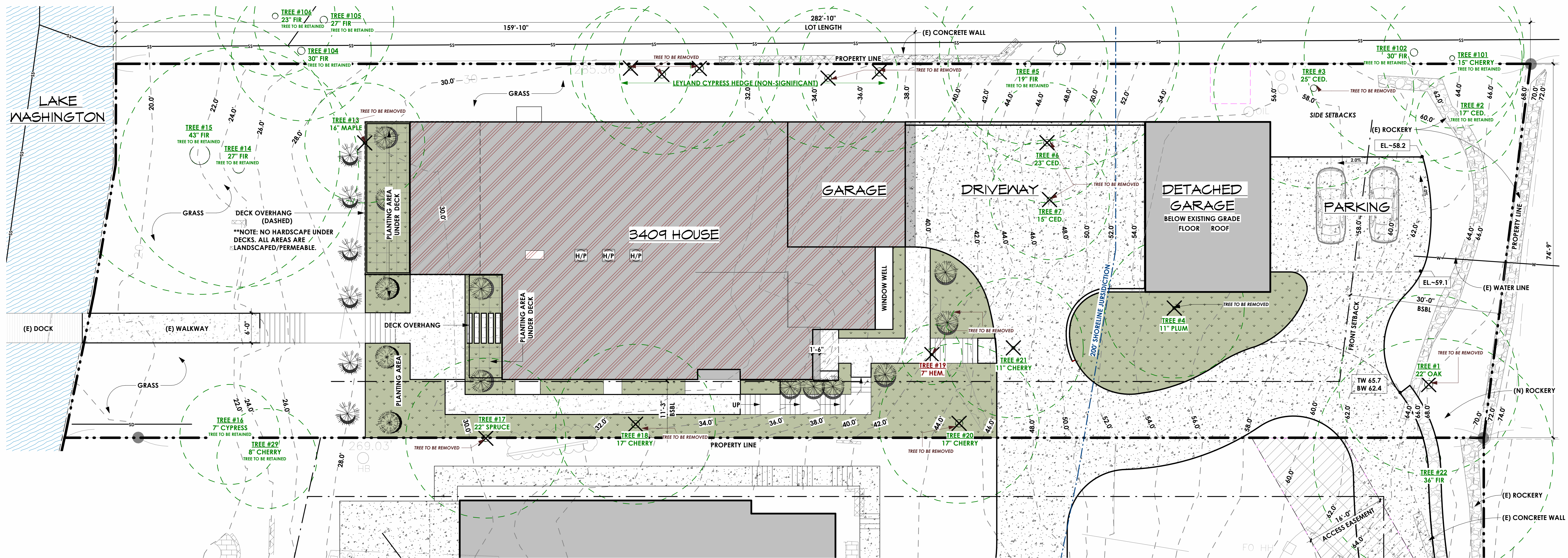


LEGEND

	PROPERTY LINE
	SETBACK LINE
	CONTOUR LINE
	TREE DRIP LINE
	DEMOLISH
	BUILDING FOOTPRINT
	COVERED PATIO
	DRIVEWAY
	PATIO/SIDEWALK
	EXEMPT TREE DESIGNATED FOR REMOVAL (NOT COUNTED IN RETENTION CALCS)
	SIGNIFICANT TREE DESIGNATED FOR REMOVAL

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
	CISTUS HYBRIDUS	6	2 GAL	FULL / COMPACT SR
	BERBERIS T. CRISMUM PYGMY	7	2 GAL	FULL / COMPACT
	MISCANTHUS S. MORNING LIGHT	6	2 GAL	FULL / COMPACT
	LAWN			



LANDSCAPE PLAN

Exhibit 14
P-25-018 & P-25-019



Cobalt Geosciences, LLC
P.O. Box 1792
North Bend, WA 98045

May 5, 2025

Dan Buchser
dan@macphersonconstruction.com

RE: Geotechnical Evaluation
Proposed Residence
3409 Evergreen Point Road
Medina, Washington

In accordance with your authorization, Cobalt Geosciences, LLC has prepared this report to discuss the results of our geotechnical evaluation at the referenced site.

The purpose of our evaluation was to provide recommendations for foundation design, grading, and earthwork.

Site & Project Description

The site is located at 3409 Evergreen Point Road in Medina, Washington. The site consists of one irregularly shaped parcel (No. 2425049058) with a total area of 21,718 square feet.

The site is developed with a residence, garage, and shared driveway. The remainder of the property is vegetated with grasses, bushes, local understory and variable diameter trees.

The site slopes downward from east to west with an approximate average magnitude of 20 percent with total relief of less than 55 feet. There are local timber, concrete, and rockery walls near the residence and development. These are mostly under 4 feet in height.

The site is bordered to the north, south, and east by residential properties, and to the west by Lake Washington.

Site grading may include cuts and fills of 6 feet or less and foundation loads are expected to be light. Cuts over about 4 feet may require temporary shoring. Shoring should consist of soldier pile walls due to the presence of shallow groundwater and loose soils.

We should be provided with the final plans to verify that our recommendations remain valid and do not require updating.

Area Geology

The Geologic Map of the Kirkland Quadrangle, indicates that the site is underlain by Vashon Glacial Till.

Vashon Glacial Till includes mixtures of silt, sand, clay, and gravel. These materials are usually impermeable and are typically dense to very dense below a weathered zone.

Near shoreline areas along Lake Washington, there is often alluvium and lake deposits associated with glacial retreat and post-glacial erosion/deposition. These deposits are generally thicker near the lake.

Soil & Groundwater Conditions

The geotechnical field investigation program was completed in January, 2025 and included drilling and sampling one hollow stem auger boring with a limited access drill rig. We returned to advance hand borings as part of original grade determination once a site plan was prepared.

Disturbed soil samples were obtained during drilling by using the Standard Penetration Test (SPT) as described in ASTM D-1586. The Standard Penetration Test and sampling method consists of driving a standard 2-inch outside-diameter, split barrel sampler into the subsoil with a 140-pound hammer free falling a vertical distance of 30 inches. The summation of hammer-blows required to drive the sampler the final 12-inches of an 18-inch sample interval is defined as the Standard Penetration Resistance, or N-value. The blow count is presented graphically on the boring logs in this appendix. The resistance, or "N" value, provides a measure of the relative density of granular soils or of the relative consistency of cohesive soils.

The soils encountered were logged in the field and are described in accordance with the Unified Soil Classification System (USCS).

A Cobalt Geosciences field representative conducted the explorations, collected disturbed soil samples, classified the encountered soils, kept a detailed log of the explorations, and observed and recorded pertinent site features.

The boring encountered about 6 inches of topsoil and vegetation underlain by interbedded sands with peat seams and silt with fine sand and organics (Alluvium/Lake Bed Deposits). These deposits varies from very loose to dense and are likely underlain by denser glacially consolidated deposits at variable depths. The depth to denser native soils likely decreases to the east and into upland areas.

The hand borings encountered native soils at shallow depths. Groundwater was observed about 12 feet below grade in the boring. Groundwater likely varies with the elevation of Lake Washington which is controlled. We note spring activity near the garage and eastern portions of the residence. It appears that outwash may overlie pre-Vashon fine grained deposits in this area.

Water table elevations often fluctuate over time. The groundwater level will depend on a variety of factors that may include seasonal precipitation, irrigation, land use, climatic conditions and soil permeability. Water levels at the time of the field investigation may be different from those encountered during the construction phase of the project.

Original Grade Determination

The City of Medina requires that the allowable building heights are based on the "original grade" around the proposed structure. The original grade is the estimated ground surface elevation that existed prior to grading or construction by man. In order to determine the approximate original grade profile for the planned structure, we closely observed the conditions in the explorations that were conducted on the site near the proposed residence, as well as noting site conditions.

The following is information from the City of Medina Municipal Code Chapter 20:

The following outlines the general procedures to establish the original grade on a lot. These procedures may be administratively modified by the director pursuant to subsection (H) of this section on a case-by-case basis to fit unique circumstances.

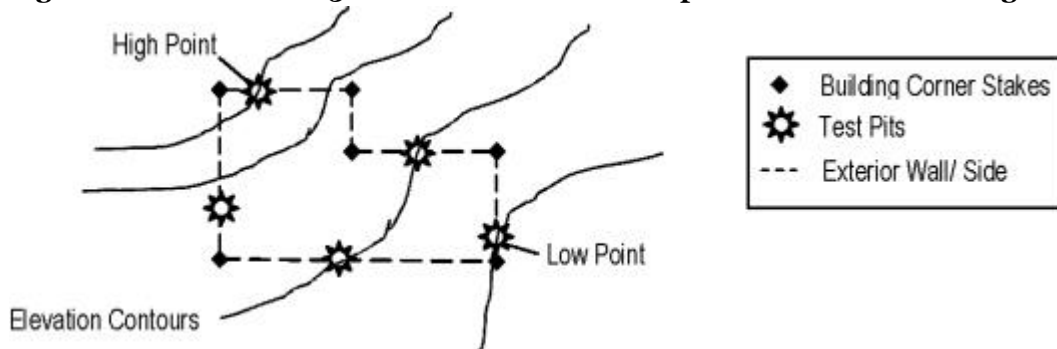
A. The placement of proposed exterior walls/sides of the building/structure on the lot is identified first and these locations are marked on the property. It is preferred, but not required, that a surveyor stake the proposed exterior wall corners of the building or structure.

B. A soils expert shall conduct a preliminary investigation of the soils along the parameters of the proposed exterior walls/sides to determine the elevations of the original grade:

1. The investigation should include exploring and testing a reasonable number of test pits to substantiate the findings of the soils expert; and
2. Based on the findings of the soil investigation, the soils expert shall determine an assumption of the original grade underneath the entire building or structure.

C. A surveyor shall set the vertical elevations of the applicable low and high base points required to measure height using the assumption of original grade by the soils expert.

Figure 20.23.080: Assumption of Original Grade



D. A written report of the assumption of original grade shall be prepared by the soil expert for submission to the city. The content of the report shall at a minimum include the following:

1. The applicant's and property owner's name and contact information;
2. Project location (include parcel number);
3. Written narrative regarding the scope of work for which the original grade determination is being made;
4. The name and qualification of the persons preparing the report;
5. Written narrative of the investigation and findings;
6. A site plan showing:
 - a. An outline of the footprint of the building or structure on the lot;
 - b. The locations of the test pits where the soil exploration was performed;
 - c. The location and vertical elevation of the assumed high and low base points of the original grade, as applicable, for measuring height; and
 - d. Topographical information including contour intervals of five feet or less, as appropriate; and
7. Other pertinent information determined to be necessary by the director in supporting an original grade determination.

E. The applicant must obtain approval from the city for an assumption of original grade determination. An approved assumption of original grade report shall be used in determining plan review compliance with height standards prior to issuing construction permits.

F. After excavation work has exposed the soils where the proposed building or structure will be located, the soils expert shall re-investigate the soils to determine if the assumption of original grade is valid. Findings from the soils expert's re-investigation shall be transmitted to the city.

G. If the assumption of original grade is incorrect, a corrected original grade determination with a surveyor's new set of vertical elevations shall be provided to the city.

H. The director may approve modifications to these procedures if:

1. The modification is evaluated and applied on a case-by-case basis;
2. The modification is to address a unique circumstance on the property such as an inability to conduct site investigation due to existing buildings and structures;
3. Modifications are based on accepted methods and/or practices found within the soils expert's profession;
4. The applicant requests the modification in writing to the director and provides justification for the modification; and
5. The modification is processed as a Type 1 decision pursuant to the review procedures in Chapter [20.80](#) MMC.

Document Review

As part of our original grade determination, we reviewed the following documents:

- Aerial Photographs from 1936, 1968, 1969, 1977, 1980, 1981, 1990, 1998, 2002, 2006, 2009, 2011, 2013, 2015, 2017, 2019, 2021
- Historic Topographic Maps from 1956, 1968, 1969, 1976, 2014, 2017, and 2020
- Provided topographic survey
- King County Imap on-line topographic maps

From our review, the existing residence was constructed in 1974. In the aerial photograph from 1936, the site was mostly heavily vegetated with trees with shoreline areas evident. Residences were present to the east and south. The other aerial photographs show the area development similar to what is present currently.

Historical topographic maps prior to 1956 are at a very poor scale and do not provide useful information. Topographic maps from 1956 to near present indicate topography sloping generally toward the west, consistent with our site observations.

Observed and Interpreted Soil and Topographic Conditions

We encountered mostly natural soils in hand borings near the building corners, where digging was possible. We reviewed site and adjacent topography to estimate original grade elevations at or near the proposed building corners (envelope) of the proposed residence. We were not able to excavate at all corners due to the presence of development (concrete driveways, etc.). We estimated grades at these locations. The following illustrates the existing and estimated original elevations at or near the proposed building corners (corners of smallest rectangle that encloses the proposed building).

These estimated elevations are for the original ground surface prior to logging and stripping of area forest duff.

Location	Current Elevation	Original Grade Elevation
NE Corner	39'	~40'
SE Corner	43'	~43'
NW Corner	30.6'	~31'
SW Corner	29.8'	~30'

Current elevations are from a provided figure showing preferred grade measurement locations. All other elevations are approximate.

Overall, the site was locally cut to create space for walls and development. We have a moderate degree of confidence in the elevations of original grade at the locations. This is primarily due to the adjacent site elevations and presence of walls.

Qualifications

Mr. Haberman has over 26 years of experience in Washington State conducting subsurface soil and groundwater investigations, geotechnical reports, and geologic evaluations. During this time period, he has performed original grade evaluations and similar forensic evaluations at properties throughout the Puget Sound region.

Erosion Hazard

The Natural Resources Conservation Services (NRCS) maps for King County indicate that the site is underlain by Kitsap silt loam (15 to 30 percent slopes). Based on our experience, the site soils would have a slight to moderate erosion potential in a disturbed state depending on the slope magnitude.

It is our opinion that soil erosion potential at this project site can be reduced through landscaping and surface water runoff control. Typically, erosion of exposed soils will be most noticeable during periods of rainfall and may be controlled by the use of normal temporary erosion control measures, such as silt fences, hay bales, mulching, control ditches and diversion trenches. The typical wet weather season, with regard to site grading, is from October 31st to April 1st. Erosion control measures should be in place before the onset of wet weather.

Seismic Hazard

The overall subsurface profile corresponds to a Site Class *D* as defined by Table 1613.5.2 of the International Building Code (IBC). A Site Class *D* applies to an overall profile consisting of medium dense to very dense soils within the upper 100 feet. A site class *D* applies if the fundamental period of the structure is under 0.5 seconds. Pin piles will be used to support new structures to reduce the effects of liquefaction and differential settlement.

We referenced the U.S. Geological Survey (USGS) Earthquake Hazards Program Website to obtain values for S_s , S_i , F_a , and F_v . The USGS website includes the most updated published data on seismic conditions. The following tables provide seismic parameters from the USGS web site with referenced parameters from ASCE 7-16 and 7-22.

Seismic Design Parameters (ASCE 7-16)

Site Class	Spectral Acceleration at 0.2 sec. (g)	Spectral Acceleration at 1.0 sec. (g)	Site Coefficients		Design Spectral Response Parameters		Design PGA
			F _a	F _v	S _{DS}	S _{D1}	
D	1.305	0.453	1.0	Null	0.87	Null	0.555

Seismic Design Parameters (ASCE 7-22)

Site Class	Spectral Acceleration at 0.2 sec. (g)	Spectral Acceleration at 1.0 sec. (g)	Site Coefficients		Design Spectral Response Parameters		Design PGA
			F _a	F _v	S _{DS}	S _{D1}	
D	1.46	0.61	-	-	1.05	0.86	0.57

For items listed as “Null” see Section 11.4.8 of the ASCE.

Additional seismic considerations include liquefaction potential and amplification of ground motions by soft/loose soil deposits. The liquefaction potential is highest for loose sand with a high groundwater table.

Soil liquefaction is a state where soil particles lose contact with each other and become suspended in a viscous fluid. This suspension of the soil grains results in a complete loss of strength as the effective stress drops to zero as a result of increased pore pressures. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. However, liquefaction has occurred in soils other than clean sand, such as low plasticity silt. Liquefaction usually occurs under vibratory conditions such as those induced by seismic events.

To evaluate the liquefaction potential of the site, we analyzed the following factors:

- 1) Soil type and plasticity
- 2) Groundwater depth
- 3) Relative soil density
- 4) Initial confining pressure
- 5) Maximum anticipated intensity and duration of ground shaking

The commercially available liquefaction analysis software, LiqSVS was used to evaluate the liquefaction potential and the possible liquefaction induced settlement for the existing site soil conditions. Maximum Considered Earthquake (MCE) was selected in accordance with the ASCE, *International Building Code* (IBC) and the U.S. Geological Survey (USGS) Earthquake Hazards Program website.

For this site, we used a peak ground acceleration of 0.555g and a 7.0M earthquake in the liquefaction analyses.

The analyses yielded total settlement on the order of 6.5 inches with corresponding differential settlement of about 3.25 inches over a 20 foot span. From the analyses, the depth of the liquefiable zone was identified as about 12 to 22 feet below grade in the boring.

Conclusions and Recommendations

General

The site is underlain by variable thicknesses of lake deposits and/or alluvium. Glacial till, outwash, and/or pre-Fraser deposits likely underlies these deposits at variable depths, with the thickness of lake deposits decreasing to the east toward the upland areas.

Due to the potential for settlement (seismic and static), we recommend supporting structures on driven pipe piles extending to refusal below the lake deposits. The depth will vary and likely to decrease to the east and into upslope areas underlain by glacial deposits. There is an option to utilize some shallow foundation systems in the eastern portion of the site. We recommend having the structural engineer include all pin piles with an option for shallow foundation systems east of the line shown on Figure 1, if desired.

Infiltration is generally feasible in the upper sandy alluvium west of the residence. Systems should have clearance above the aquitard and groundwater table with overflow to Lake Washington if allowed. Dispersion devices are also feasible. We can provide additional recommendations once a civil plan has been prepared.

Temporary shoring should consist of soldier pile walls if cuts exceed about 4 feet near property lines. We can provide additional input once more detailed plans are prepared and provided.

Site Preparation

Trees, shrubs and other vegetation should be removed prior to stripping of surficial organic-rich soil and fill. Based on observations from the site investigation program, it is anticipated that the stripping depth will be 6 to 18 inches. Deeper excavations will be necessary in areas of existing foundation systems (where present), larger trees where roots persist, and in any areas underlain by undocumented fill.

The native soils consist of silty-sand with gravel, silt with sand, and poorly graded sands. Most of the native soils may be used as structural fill provided they achieve compaction requirements and are within 3 percent of the optimum moisture. Some of these soils may only be suitable for use as fill during the summer months, as they will be above the optimum moisture levels in their current state. These soils are HIGHLY moisture sensitive and may degrade during periods of wet weather and under equipment traffic.

Imported structural fill should consist of a sand and gravel mixture with a maximum grain size of 3 inches and less than 5 percent fines (material passing the U.S. Standard No. 200 Sieve). Structural fill should be placed in maximum lift thicknesses of 12 inches and should be compacted to a minimum of 95 percent of the modified proctor maximum dry density, as determined by the ASTM D 1557 test method.

Temporary Excavations

Based on our understanding of the project, we anticipate that the grading could include local cuts on the order of approximately 6 feet or less for foundation and most of the utility placement. Temporary excavations should be sloped no steeper than 1.5H:1V (Horizontal:Vertical) in loose native soils and fill, and 1H:1V in medium dense native soils. If an excavation is subject to heavy vibration or surcharge loads, we recommend that the excavations be sloped no steeper than 2H:1V, where room permits.

If groundwater is present, lower inclinations will likely be necessary. Groundwater should be expected in upland areas at shallow depths from about November to June of a typical year. Persistent seepage may be present locally in silt deposits. For cuts of about 4 feet tall or more near property lines, we recommend utilizing soldier pile walls for temporary shoring.

Temporary cuts should be in accordance with the Washington Administrative Code (WAC) Part N, Excavation, Trenching, and Shoring. Temporary slopes should be visually inspected daily by a qualified person during construction activities and the inspections should be documented in daily reports. The contractor is responsible for maintaining the stability of the temporary cut slopes and reducing slope erosion during construction.

Temporary cut slopes should be covered with visqueen to help reduce erosion during wet weather, and the slopes should be closely monitored until the permanent retaining systems or slope configurations are complete. Materials should not be stored or equipment operated within 10 feet of the top of any temporary cut slope.

Soil conditions may not be completely known from the geotechnical investigation. In the case of temporary cuts, the existing soil conditions may not be completely revealed until the excavation work exposes the soil. Typically, as excavation work progresses the maximum inclination of temporary slopes will need to be re-evaluated by the geotechnical engineer so that supplemental recommendations can be made. Soil and groundwater conditions can be highly variable. Scheduling for soil work will need to be adjustable, to deal with unanticipated conditions, so that the project can proceed and required deadlines can be met.

If any variations or undesirable conditions are encountered during construction, we should be notified so that supplemental recommendations can be made. If room constraints or groundwater conditions do not permit temporary slopes to be cut to the maximum angles allowed by the WAC, temporary shoring systems may be required. The contractor should be responsible for developing temporary shoring systems, if needed. We recommend that Cobalt Geosciences and the project structural engineer review temporary shoring designs prior to installation, to verify the suitability of the proposed systems.

Soldier Pile Walls

A soldier pile wall with timber lagging would be suitable to support the proposed excavations where required. We can provide opinions regarding shoring requirements based on location and planned cut depths if a site plan is provided.

Soldier piles typically consist of steel W or H-beams inserted into oversized drilled shafts, which are backfilled with structural concrete, lean mix {Controlled Density Fill (CDF)}, or a combination of lean mix to the base of the excavation and structural concrete below the excavation to anchor the soldier piles.

The shoring system should be monitored for movement during construction. A system of survey points should be established prior to commencing with the excavation activities. Readings should be taken periodically until the permanent wall is in place and these readings should be compared to the original baseline measurements.

Due to the high potential for local caving during drilling operations for the soldier pile holes due to soft soil conditions and shallow groundwater, consideration should be given to using slurry or drilling fluid to reduce the risk of caving of the pile holes during installation. If water is present within the pile hole at the time of soldier pile concrete placement, the concrete should be placed starting at the bottom of the hole with a tremie pipe and the column of concrete should be raised slowly to displace the water.

We recommend that soldier piles have a maximum spacing of eight feet on center. For the expected excavation depths and depending on whether soil nails are used above the wall, one to three rows of tiebacks may be required. To account for arching effects, lateral loading on the lagging can be reduced by 50 percent. Unlagged excavation heights should not exceed six feet. No portion of the excavation should remain unsupported overnight.

Cantilever soldier pile walls for this site may be designed based on an active lateral earth pressure of 40 pcf (equivalent fluid pressure) for static, level conditions provided the wall is unrestrained (not fixed; permitted to move at least 0.2 percent of the wall height). This pressure should be 65 pcf for a 2H:1V cut backslope (if utilized). The pressure will act on the soldier pile width below the base of the excavation as well. All applicable surcharge pressures should be included. Seismic coefficient of 0.2 shall be used. Lateral uniform seismic pressure of 7H is recommended for seismic conditions (may not be required for temporary systems). Lateral surcharge pressure may be calculated by applying a factor of 0.45 to the vertical uniform surcharge behind the wall. For other loading configurations, refer to standards in NAVFAC DM7.02 or contact Cobalt.

In front of the soldier piles, resistive pressure can be estimated using an allowable passive earth pressure of 250 pcf acting over 3 times the soldier pile diameter, neglecting the upper 2 feet below the base of the excavation. A factor of safety of 1.5 has been incorporated into the passive pressure value. A lateral pressure reduction of 50 percent may be used for design of the lagging for a pile spacing of three diameters.

Foundation Design

The western half (approximately) of the site is underlain by alluvial-like deposits which are variably loose. These deposits have liquefaction and static settlement potential. Pin piles are recommended to support most, if not all, of the new structure. We anticipate that some shallow foundation elements could be utilized in the eastern portions of the new buildings, depending on their final locations and elevations. That said, we generally recommend that structures be supported on a consistent foundation system to decrease the risk of differential settlement which can occur if elements do not bear on denser soils with other areas supported by piles.

We have included an option for shallow foundations if some areas are underlain by denser glacial deposits (eastern portions). The foundation plan could include an option to delete pin piles from these areas. The transition from piles to shallow foundations is unknown and would need to be determined during foundation excavations by the geotechnical engineer.

Pin Piles

Pin piles are required to reduce the effect of liquefaction and static settlement on the new structures. The pile spacing will be determined by the project structural engineer during their design work.

We anticipate a pile depth on the order of 25 to 45 feet; however, the final depths will be dependent on the loads required, location of the structure, elevations, coupler type, hammer size, and soil conditions during pile driving. Pin pile depths would likely decrease to the east. Final depths will vary with location and elevation.

Pipe piles should consist of Schedule 40 galvanized steel with mechanical couplers for splices. Battered piles may be necessary to provide lateral support to the structures.

The number of piles required depends on the magnitude of the design load. Allowable axial compression capacities of 6, 10, and 15 tons may be used for the 3-, 4-, and 6-inch diameter pin piles, respectively, with an approximate factor of safety of 2 for piles driven to refusal. Penetration resistance required to achieve the (refusal) capacities will be determined based on the hammer used to install the pile. Tensile capacity of pin piles should be ignored in design calculations.

It is our experience that the driven pipe pile foundations should provide adequate support with total settlements on the order of $\frac{1}{2}$ -inch or less.

For 3-, 4-, and 6-inch pin piles, the following table is a summary of driving refusal criteria for different hammer sizes that are commonly used:

Hammer Model	Hammer Weight (lb) / Blows per minute	3" Pile Refusal Criteria (s/inch penetration)	4" Pile Refusal Criteria (s/inch penetration)	6" Pile Refusal Criteria (s/inch penetration)
Hydraulic TB 325	850 / 900	10	16	
Hydraulic TB 425	1,100 / 900	6	10	20
Hydraulic TB 725X	2,000 / 600	3	4	10

Please note that these refusal criteria were established empirically based on previous load tests on 3-, 4-, and 6-inch pin piles. Contractors may select a different hammer for driving these piles and propose a different driving criterion. In this case, it is the contractor's responsibility to demonstrate to the geotechnical engineer's satisfaction that the design load can be achieved based on their selected equipment and driving criteria.

Load testing of at least 3 percent of the piles should be performed (one pile minimum) if required by the permitting authority. The load test should be performed in 25 percent increments of the design load up to 200 percent. Deflections should be measured with dial gauges to determine suitability.

A passive pressure of 225 pcf may be used in the design, neglecting the upper 12 inches. Any fill used to create the passive resistance should be compacted as structural fill. Battered piles could be considered to increase passive resistance, if required. A typical batter is 1H:6H.

A structural engineer shall perform the structural design of the pile including spacing and reinforcing steel. The structural engineer also should determine the buckling load for the slender piles and make sure that is not exceeded.

Shallow Foundations

The eastern half of the site is likely underlain by denser glacial deposits at relatively shallow depths. It may be possible to support some of the structures on shallow foundations if desired to save cost. While we recommend supporting buildings fully on pin piles, shallow foundations could be suitable in some areas if determined to be adequately dense. We must verify soil bearing during excavation work.

Within the east half (approximately) of the site, proposed structure may be supported on shallow spread footing foundation systems bearing on undisturbed medium dense or firmer native soils or on properly compacted structural fill placed on the suitable native soils. Any undocumented fill and/or loose native soils should be removed and replaced with structural fill below foundation elements.

Structural fill below footings should consist of clean angular rock 5/8 to 4 inches in size. We should verify soil conditions during foundation excavation work.

For shallow foundation support, we recommend widths of at least 16 and 24 inches, respectively, for continuous wall and isolated column footings supporting the proposed structure. Provided that the footings are supported as recommended above, a net allowable bearing pressure of 1,500 pounds per square foot (psf) may be used for design.

A 1/3 increase in the above value may be used for short duration loads, such as those imposed by wind and seismic events. Structural fill placed on bearing, native subgrade should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Footing excavations should be inspected to verify that the foundations will bear on suitable material.

Exterior footings should have a minimum depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, whichever is lower. Interior footings should have a minimum depth of 12 inches below pad subgrade (soil grade) or adjacent exterior grade, whichever is lower.

If constructed as recommended, the total foundation settlement is not expected to exceed 1 inch. Differential settlement, along a 25-foot exterior wall footing, or between adjoining column footings, should be less than 1/2 inch. This translates to an angular distortion of 0.002. Most settlement is expected to occur during construction, as the loads are applied. However, additional post-construction settlement may occur if the foundation soils are flooded or saturated. All footing excavations should be observed by a qualified geotechnical consultant.

Resistance to lateral footing displacement can be determined using an allowable friction factor of 0.35 acting between the base of foundations and the supporting subgrades. Lateral resistance for footings can also be developed using an allowable equivalent fluid passive pressure of 225 pounds per cubic foot (pcf) acting against the appropriate vertical footing faces (neglect the upper 12 inches below grade in exterior areas). The frictional and passive resistance of the soil may be combined without reduction in determining the total lateral resistance.

Care should be taken to prevent wetting or drying of the bearing materials during construction. Any extremely wet or dry materials, or any loose or disturbed materials at the bottom of the footing excavations, should be removed prior to placing concrete. The potential for wetting or drying of the bearing materials can be reduced by pouring concrete as soon as possible after completing the footing excavation and evaluating the bearing surface by the geotechnical engineer or his representative.

Concrete Retaining Walls

The following table, titled **Wall Design Criteria**, presents the recommended soil related design parameters for retaining walls with a level backslope. Contact Cobalt if an alternate retaining wall system is used. This has been included for new cast in place walls.

Wall Design Criteria	
"At-rest" Conditions (Lateral Earth Pressure – EFD ⁺)	60 pcf (Equivalent Fluid Density)
"Active" Conditions (Lateral Earth Pressure – EFD ⁺)	40 pcf (Equivalent Fluid Density)
Seismic Increase for "At-rest" Conditions (Lateral Earth Pressure)	14H* (Uniform Distribution)
Seismic Increase for "Active" Conditions (Lateral Earth Pressure)	7H* (Uniform Distribution)
Passive Earth Pressure on Low Side of Wall (Allowable, includes F.S. = 1.5)	Neglect upper 12 inches, then 225 pcf EFD ⁺
Soil-Footing Coefficient of Sliding Friction (Allowable; includes F.S. = 1.5)	0.35

*H is the height of the wall; Increase based on one in 500 year seismic event (10 percent probability of being exceeded in 50 years),

⁺EFD – Equivalent Fluid Density

The stated lateral earth pressures do not include the effects of hydrostatic pressure generated by water accumulation behind the retaining walls. Uniform horizontal lateral active and at-rest pressures on the retaining walls from vertical surcharges behind the wall may be calculated using active and at-rest lateral earth pressure coefficients of 0.3 and 0.5, respectively. A soil unit weight of 125 pcf may be used to calculate vertical earth surcharges.

To reduce the potential for the buildup of water pressure against the walls, continuous footing drains (with cleanouts) should be provided at the bases of the walls. The footing drains should consist of a minimum 4-inch diameter perforated pipe, sloped to drain, with perforations placed down and enveloped by a minimum 6 inches of pea gravel in all directions.

The backfill adjacent to and extending a lateral distance behind the walls at least 2 feet should consist of free-draining granular material. All free draining backfill should contain less than 3 percent fines (passing the U.S. Standard No. 200 Sieve) based upon the fraction passing the U.S. Standard No. 4 Sieve with at least 30 percent of the material being retained on the U.S. Standard No. 4 Sieve. The primary purpose of the free-draining material is the reduction of hydrostatic pressure. Some potential for the moisture to contact the back face of the wall may exist, even with

treatment, which may require that more extensive waterproofing be specified for walls, which require interior moisture sensitive finishes.

We recommend that the backfill be compacted to at least 90 percent of the maximum dry density based on ASTM Test Method D1557. In place density tests should be performed to verify adequate compaction. Soil compactors place transient surcharges on the backfill. Consequently, only light hand operated equipment is recommended within 3 feet of walls so that excessive stress is not imposed on the walls.

Stormwater Management Feasibility

The site is underlain by alluvium (western portions) and likely Vashon-era deposits (eastern portions). Shallow infiltration trenches or drywells may be feasible in the western portions of the site with overflow to Lake Washington, if allowed. Infiltration is not feasible in the eastern portions of the site.

The testing area was excavated to a testing depth of approximately 5 feet below the ground surface. The design infiltration rate was determined by applying correction factors to the measured infiltration rate as prescribed in Volume III, Section 3.3.6 of the DOE. The measured rate must be reduced through appropriate correction factors for site variability (CF_V), uncertainty of test method (CF_T), and degree of influent control (CF_M) to prevent siltation and bio-buildup.

It should be noted that construction traffic or other disturbance to the target infiltration area could compact the soil, which may decrease the effective infiltration rates. The correction factors and resulting design infiltration rate are also shown in the table below.

Test Number	Test Depth (ft)	Measured Infiltration Rate (in/hr)	Correction Factors			Design Infiltration Rate (in/hr)
			CF_V	CF_T	CF_M	
B-1	5.0	2.5	0.7	0.5	0.9	0.79

Infiltration is feasible in the upper coarse grained deposits above the finer grained soils, peat, and groundwater, which were observed about 6.75 feet below grade. Soils are consistent with Medium Sand per the NRCS textural triangle if a prescriptive sizing is used. We must verify soil conditions during construction.

We can provide additional recommendations once a civil plan with planned grading and building elevations has been prepared. We should verify system locations with respect to property lines, structures, and slope areas.

Slab-on-Grade

We recommend that the upper 12 inches of the native soils within slab areas be re-compacted to at least 95 percent of the modified proctor (ASTM D1557 Test Method). Note that settlement may occur unless piles and grade beams are utilized due to the presence of softer soils with liquefaction potential. Mitigation with geogrid can help reduce the effects of total and differential settlement. We can provide recommendations upon request.

Often, a vapor barrier is considered below concrete slab areas. However, the usage of a vapor barrier could result in curling of the concrete slab at joints. Floor covers sensitive to moisture typically requires the usage of a vapor barrier. A materials or structural engineer should be consulted regarding the detailing of the vapor barrier below concrete slabs. Exterior slabs typically do not utilize vapor barriers.

The American Concrete Institutes ACI 360R-06 Design of Slabs on Grade and ACI 302.1R-04 Guide for Concrete Floor and Slab Construction are recommended references for vapor barrier selection and floor slab detailing.

Slabs on grade may be designed using a coefficient of subgrade reaction of 150 pounds per cubic inch (pci) assuming the slab-on-grade base course is underlain by structural fill placed and compacted as outlined above. A 4- to 6-inch-thick capillary break layer should be placed over the prepared subgrade. This material should consist of pea gravel or 5/8 inch clean angular rock.

A perimeter drainage system is recommended unless interior slab areas are elevated a minimum of 12 inches above adjacent exterior grades. If installed, a perimeter drainage system should consist of a 4-inch diameter perforated drain pipe surrounded by a minimum 6 inches of drain rock wrapped in a non-woven geosynthetic filter fabric to reduce migration of soil particles into the drainage system. The perimeter drainage system should discharge by gravity flow to a suitable stormwater system.

Exterior grades surrounding buildings should be sloped at a minimum of one percent to facilitate surface water flow away from the building and preferably with a relatively impermeable surface cover immediately adjacent to the building.

Erosion and Sediment Control

Erosion and sediment control (ESC) is used to reduce the transportation of eroded sediment to wetlands, streams, lakes, drainage systems, and adjacent properties. Erosion and sediment control measures should be implemented, and these measures should be in general accordance with local regulations. At a minimum, the following basic recommendations should be incorporated into the design of the erosion and sediment control features for the site:

- Schedule the soil, foundation, utility, and other work requiring excavation or the disturbance of the site soils, to take place during the dry season (generally May through September). However, provided precautions are taken using Best Management Practices (BMP's), grading activities can be completed during the wet season (generally October through April).
- All site work should be completed and stabilized as quickly as possible.
- Additional perimeter erosion and sediment control features may be required to reduce the possibility of sediment entering the surface water. This may include additional silt fences, silt fences with a higher Apparent Opening Size (AOS), construction of a berm, or other filtration systems.
- Any runoff generated by dewatering discharge should be treated through construction of a sediment trap if there is sufficient space. If space is limited other filtration methods will need to be incorporated.

Utilities

Utility trenches should be excavated according to accepted engineering practices following OSHA (Occupational Safety and Health Administration) standards, by a contractor experienced in such work. The contractor is responsible for the safety of open trenches. Traffic and vibration adjacent to trench walls should be reduced; cyclic wetting and drying of excavation side slopes should be avoided. Depending upon the location and depth of some utility trenches, groundwater flow into open excavations could be experienced, especially during or shortly following periods of precipitation.

In general, silty and sandy soils were encountered at shallow depths in the explorations at this site. These soils have low cohesion and density and will have a tendency to cave or slough in excavations. Shoring or sloping back trench sidewalls is required within these soils in excavations greater than 4 feet deep.

All utility trench backfill should consist of imported structural fill or suitable on site soils. Utility trench backfill placed in or adjacent to buildings and exterior slabs should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. The upper 5 feet of utility trench backfill placed in pavement areas should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Below 5 feet, utility trench backfill in pavement areas should be compacted to at least 90 percent of the maximum dry density based on ASTM Test Method D1557. Pipe bedding should be in accordance with the pipe manufacturer's recommendations.

The contractor is responsible for removing all water-sensitive soils from the trenches regardless of the backfill location and compaction requirements. Depending on the depth and location of the proposed utilities, we anticipate the need to re-compact existing fill soils below the utility structures and pipes. The contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction procedures.

CONSTRUCTION FIELD REVIEWS

Cobalt Geosciences should be retained to provide part time field review during construction in order to verify that the soil conditions encountered are consistent with our design assumptions and that the intent of our recommendations is being met. This will require field and engineering review to:

- Monitor and test structural fill placement and soil compaction
- Observe bearing capacity at foundation locations, including pin piles
- Observe slab-on-grade preparation
- Observe soil conditions at stormwater system locations
- Monitor foundation drainage placement
- Observe excavation stability

Geotechnical design services should also be anticipated during the subsequent final design phase to support the structural design and address specific issues arising during this phase. Field and engineering review services will also be required during the construction phase in order to provide a Final Letter for the project.

CLOSURE

This report was prepared for the exclusive use of MacPherson Construction and Design and their appointed consultants. Any use of this report or the material contained herein by third parties, or for other than the intended purpose, should first be approved in writing by Cobalt Geosciences, LLC.

The recommendations contained in this report are based on assumed continuity of soils with those of our test holes and assumed structural loads. Cobalt Geosciences should be provided with final architectural and civil drawings when they become available in order that we may review our design recommendations and advise of any revisions, if necessary.

Use of this report is subject to the Statement of General Conditions provided in Appendix A. It is the responsibility of MacPherson Construction and Design who is identified as "the Client" within the Statement of General Conditions, and its agents to review the conditions and to notify Cobalt Geosciences should any of these not be satisfied.

Sincerely,

Cobalt Geosciences, LLC



5/5/2025
Phil Haberman, PE, LG, LEG
Principal

Statement of General Conditions

USE OF THIS REPORT: This report has been prepared for the sole benefit of the Client or its agent and may not be used by any third party without the express written consent of Cobalt Geosciences and the Client. Any use which a third party makes of this report is the responsibility of such third party.

BASIS OF THE REPORT: The information, opinions, and/or recommendations made in this report are in accordance with Cobalt Geosciences present understanding of the site specific project as described by the Client. The applicability of these is restricted to the site conditions encountered at the time of the investigation or study. If the proposed site specific project differs or is modified from what is described in this report or if the site conditions are altered, this report is no longer valid unless Cobalt Geosciences is requested by the Client to review and revise the report to reflect the differing or modified project specifics and/or the altered site conditions.

STANDARD OF CARE: Preparation of this report, and all associated work, was carried out in accordance with the normally accepted standard of care in the state of execution for the specific professional service provided to the Client. No other warranty is made.

INTERPRETATION OF SITE CONDITIONS: Soil, rock, or other material descriptions, and statements regarding their condition, made in this report are based on site conditions encountered by Cobalt Geosciences at the time of the work and at the specific testing and/or sampling locations. Classifications and statements of condition have been made in accordance with normally accepted practices which are judgmental in nature; no specific description should be considered exact, but rather reflective of the anticipated material behavior. Extrapolation of in situ conditions can only be made to some limited extent beyond the sampling or test points. The extent depends on variability of the soil, rock and groundwater conditions as influenced by geological processes, construction activity, and site use.

VARYING OR UNEXPECTED CONDITIONS: Should any site or subsurface conditions be encountered that are different from those described in this report or encountered at the test locations, Cobalt Geosciences must be notified immediately to assess if the varying or unexpected conditions are substantial and if reassessments of the report conclusions or recommendations are required. Cobalt Geosciences will not be responsible to any party for damages incurred as a result of failing to notify Cobalt Geosciences that differing site or sub-surface conditions are present upon becoming aware of such conditions.

PLANNING, DESIGN, OR CONSTRUCTION: Development or design plans and specifications should be reviewed by Cobalt Geosciences, sufficiently ahead of initiating the next project stage (property acquisition, tender, construction, etc), to confirm that this report completely addresses the elaborated project specifics and that the contents of this report have been properly interpreted. Specialty quality assurance services (field observations and testing) during construction are a necessary part of the evaluation of sub-subsurface conditions and site preparation works. Site work relating to the recommendations included in this report should only be carried out in the presence of a qualified geotechnical engineer; Cobalt Geosciences cannot be responsible for site work carried out without being present.




**Approximate Boring
B-1 Location**

King County imap Image

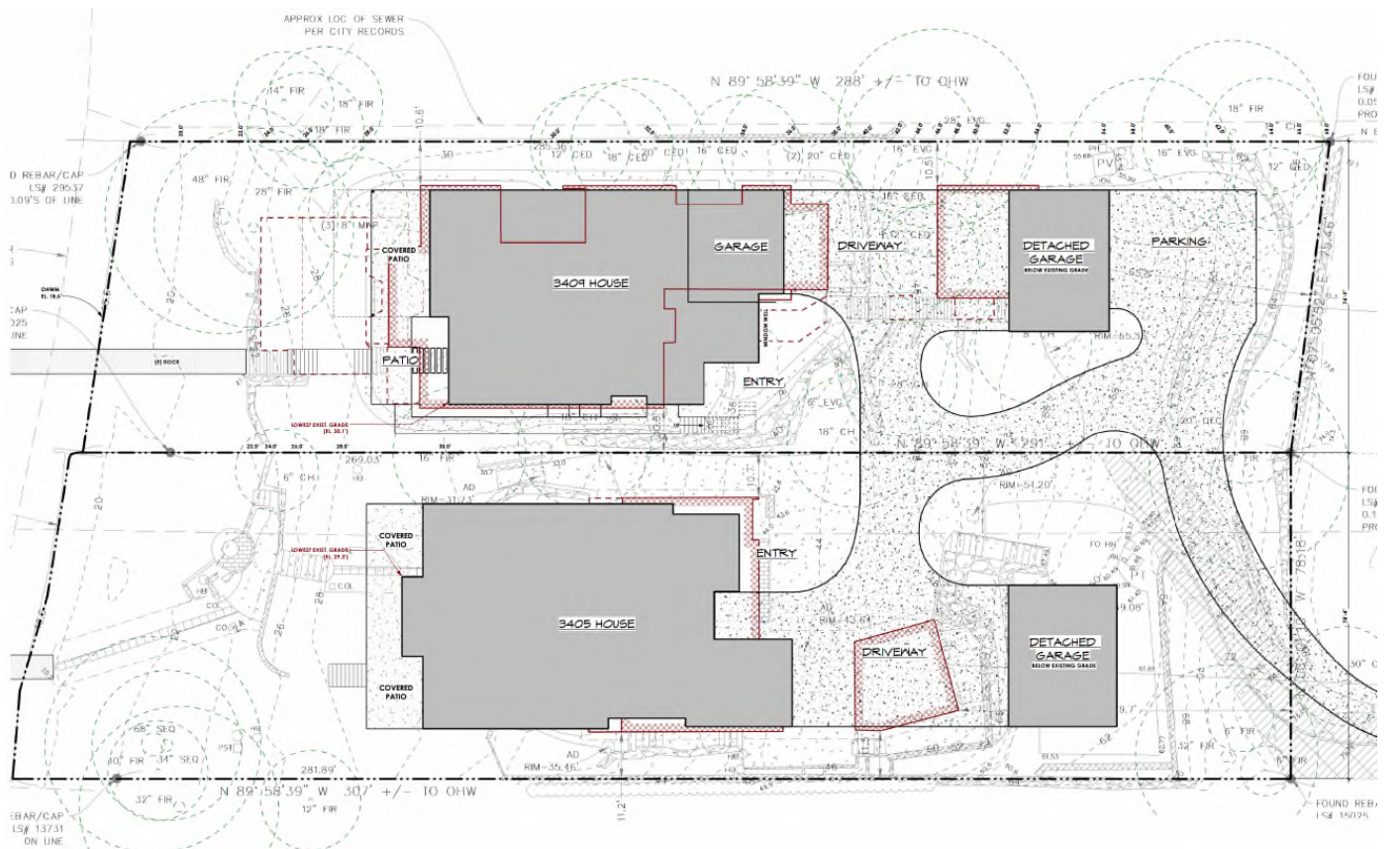
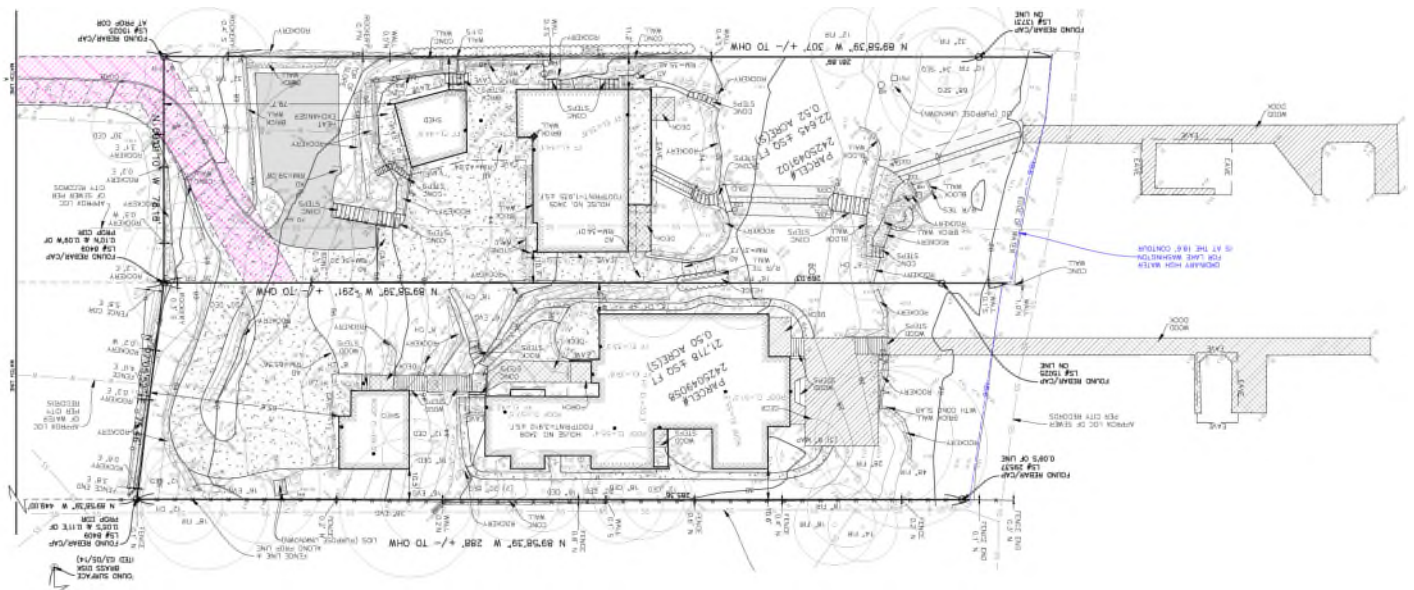


Proposed Residence
 3409 Evergreen Point Road
 Medina, Washington

Site Image

Figure 1

Cobalt Geosciences, LLC
 P.O. Box 82243
 Kenmore, WA 98028
 (206) 331-1097
www.cobaltgeo.com
cobaltgeo@gmail.com



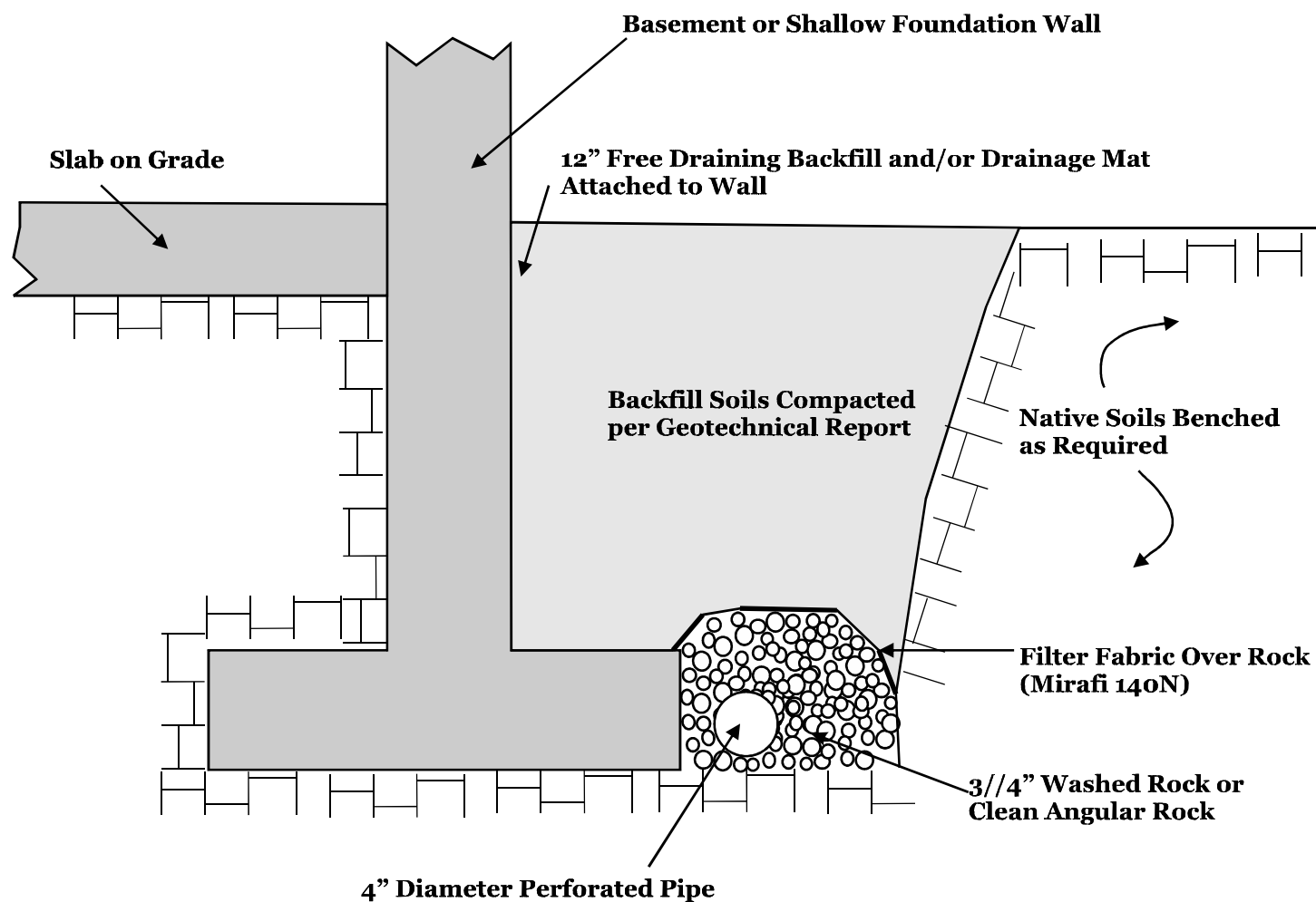
Site plan



Proposed Residence
3409 Evergreen Point Road
Medina, Washington

Site Plan
Figure 2

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cobaltgeo@gmail.com



Not to Scale



Typical Foundation Drain Detail

Attachment

Cobalt Geosciences, LLC
 PO Box 1792
 North Bend, WA 98045
 (206) 331-1097
www.cobaltgeo.com
phil@cobaltgeo.com

Unified Soil Classification System (USCS)

MAJOR DIVISIONS			SYMBOL	TYPICAL DESCRIPTION
COARSE GRAINED SOILS (more than 50% retained on No. 200 sieve)	Gravels (more than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (less than 5% fines)	GW	Well-graded gravels, gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		Gravels with Fines (more than 12% fines)	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (50% or more of coarse fraction passes the No. 4 sieve)	Clean Sands (less than 5% fines)	SW	Well-graded sands, gravelly sands, little or no fines
			SP	Poorly graded sand, gravelly sands, little or no fines
		Sands with Fines (more than 12% fines)	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
	FINE GRAINED SOILS (50% or more passes the No. 200 sieve)	Silts and Clays (liquid limit less than 50)	Inorganic	ML
CL				Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
Organic			OL	Organic silts and organic silty clays of low plasticity
Silts and Clays (liquid limit 50 or more)		Inorganic	MH	Inorganic silts, micaceous or diatomaceous fine sands or silty soils, elastic silt
			CH	Inorganic clays of medium to high plasticity, sandy fat clay, or gravelly fat clay
		Organic	OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor		PT	Peat, humus, swamp soils with high organic content (ASTM D4427)

Classification of Soil Constituents

MAJOR constituents compose more than 50 percent, by weight, of the soil. Major constituents are capitalized (i.e., SAND).

Minor constituents compose 12 to 50 percent of the soil and precede the major constituents (i.e., silty SAND). Minor constituents preceded by "slightly" compose 5 to 12 percent of the soil (i.e., slightly silty SAND).

Trace constituents compose 0 to 5 percent of the soil (i.e., slightly silty SAND, trace gravel).

Relative Density (Coarse Grained Soils)		Consistency (Fine Grained Soils)	
N, SPT, Blows/FT	Relative Density	N, SPT, Blows/FT	Relative Consistency
0 - 4	Very loose	Under 2	Very soft
4 - 10	Loose	2 - 4	Soft
10 - 30	Medium dense	4 - 8	Medium stiff
30 - 50	Dense	8 - 15	Stiff
Over 50	Very dense	15 - 30	Very stiff
		Over 30	Hard

Grain Size Definitions

Description	Sieve Number and/or Size
Fines	< #200 (0.08 mm)
Sand	
-Fine	#200 to #40 (0.08 to 0.4 mm)
-Medium	#40 to #10 (0.4 to 2 mm)
-Coarse	#10 to #4 (2 to 5 mm)
Gravel	
-Fine	#4 to 3/4 inch (5 to 19 mm)
-Coarse	3/4 to 3 inches (19 to 76 mm)
Cobbles	3 to 12 inches (75 to 305 mm)
Boulders	>12 inches (305 mm)

Moisture Content Definitions

Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, from below water table

Soil Classification Chart

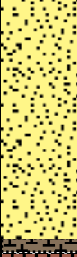
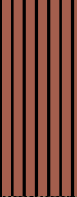
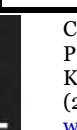
Figure C1



Cobalt Geosciences, LLC
P.O. Box 82243
Kenmore, WA 98028
(206) 331-1097
www.cobaltgeo.com
cobaltgeo@gmail.com

Log of Boring B-1

Date: January 2025	Depth: 31.5'	Initial Groundwater: 12'
Contractor:	Elevation: N/A	Sample Type: Grab
Method: SPT	Logged By: JJ Checked By: PH	Final Groundwater: N/A

Depth (Feet)	Interval	% Recovery	Blows/6"	Graphic Log	USCS Symbol	Material Description	Groundwater	Moisture Content (%)									
								Plastic Limit	Liquid Limit								
								SPT N-Value									
								0	10	20	30	40	50				
			1			Vegetation/Topsoil											
— 2			3		SP/ PT	Loose, medium to coarse grained sand, grayish brown, moist. Interbedded organic material.											
			5														
— 4																	
— 6			2														
			2														
— 8			4														
— 10			1		ML/ PT	Loose, very fine sand to silt, grayish, moist. Interbedded organic material.											
			0														
— 12			1														
— 14			2		SP/ SM	Loose, silty-fine to fine grained sand, grayish to blue-grayish, wet. Interbedded organic material.											
			4														
— 16			4														
— 18																	
— 20			3														
			5		ML	Medium dense to dense, very fine sand to silt, grayish to blue-grayish, moist.											
— 22			12														
— 24																	
— 26			8														
			18														
— 28			35														
— 30			5		SP/ SM	Medium dense, silty-fine to medium grained sand, dark grayish to blue-grayish, moist.											
			8														
— 32			9														
— 34						End of Boring 31.5'											



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(206) 331-1097
www.cobaltgeo.com
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Proposed Residence
3409 Evergreen Point Road
Medina, Washington

Boring Log

SPT BASED LIQUEFACTION ANALYSIS REPORT

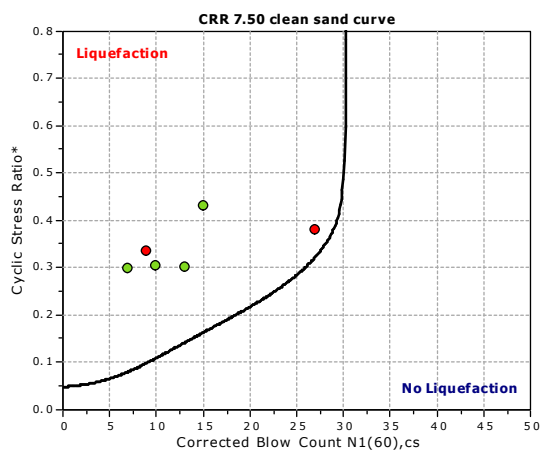
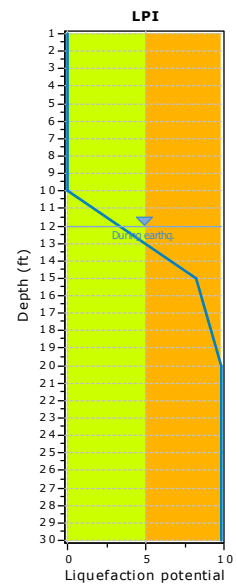
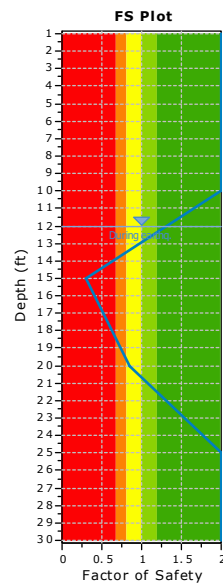
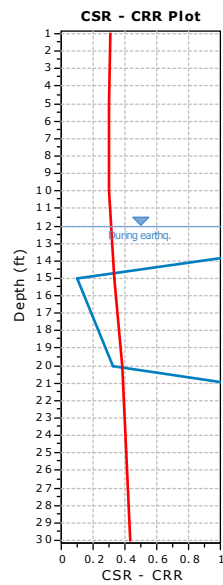
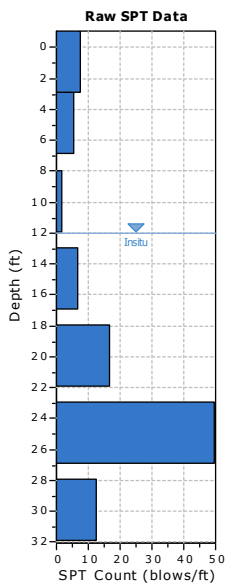
Project title : SFR

SPT Name: SPT #1

Location : Evergreen Point Road

:: Input parameters and analysis properties ::

Analysis method:	NCEER 1998	G.W.T. (in-situ):	12.00 ft
Fines correction method:	NCEER 1998	G.W.T. (earthq.):	12.00 ft
Sampling method:	Standard Sampler	Earthquake magnitude M_w :	7.00
Borehole diameter:	65mm to 115mm	Peak ground acceleration:	0.56 g
Rod length:	3.30 ft	Eq. external load:	0.00 tsf
Hammer energy ratio:	1.00		



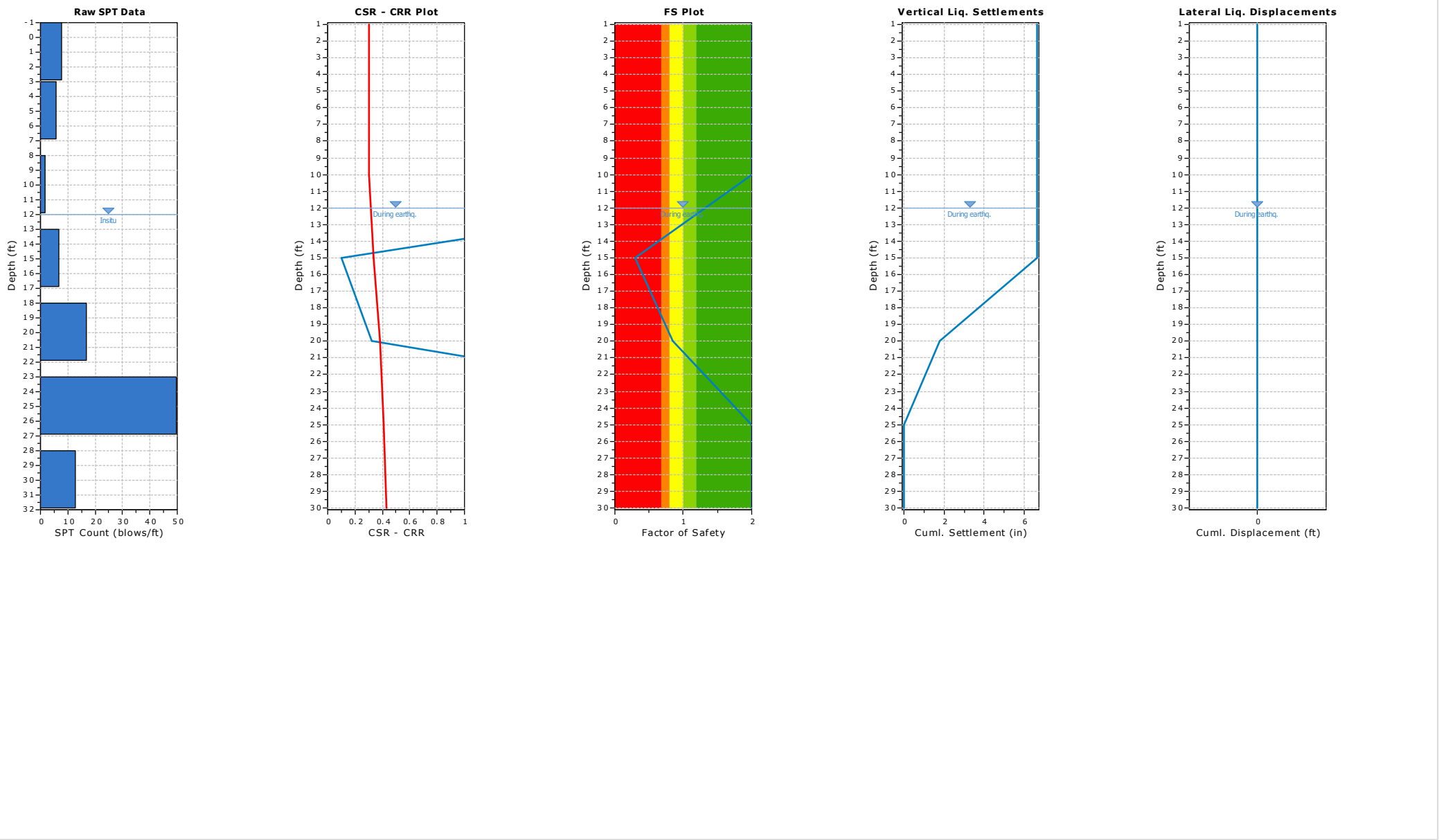
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

:: Overall Liquefaction Assessment Analysis Plots ::



:: Field input data ::

Test Depth (ft)	SPT Field Value (blows)	Fines Content (%)	Unit Weight (pcf)	Infl. Thickness (ft)	Can Liquefy
1.00	8	5.00	105.00	5.00	Yes
5.00	6	70.00	105.00	2.00	Yes
10.00	2	70.00	105.00	6.00	Yes
15.00	7	12.00	110.00	7.00	Yes
20.00	17	70.00	110.00	4.00	Yes
25.00	50	70.00	110.00	4.00	Yes
30.00	13	12.00	110.00	4.00	No

Abbreviations

Depth: Depth at which test was performed (ft)
 SPT Field Value: Number of blows per foot
 Fines Content: Fines content at test depth (%)
 Unit Weight: Unit weight at test depth (pcf)
 Infl. Thickness: Thickness of the soil layer to be considered in settlements analysis (ft)
 Can Liquefy: User defined switch for excluding/including test depth from the analysis procedure

:: Cyclic Resistance Ratio (CRR) calculation data ::

Depth (ft)	SPT Field Value	Unit Weight (pcf)	σ_v (tsf)	u_o (tsf)	σ'_{vo} (tsf)	C_N	C_E	C_B	C_R	C_S	$(N_1)_{60}$	Fines Content (%)	α	β	$(N_1)_{60cs}$	CRR _{7.5}
1.00	8	105.00	0.05	0.00	0.05	1.70	1.00	1.00	0.75	1.00	10	5.00	0.00	1.00	10	4.000
5.00	6	105.00	0.26	0.00	0.26	1.52	1.00	1.00	0.75	1.00	7	70.00	5.00	1.20	13	4.000
10.00	2	105.00	0.53	0.00	0.53	1.30	1.00	1.00	0.85	1.00	2	70.00	5.00	1.20	7	4.000
15.00	7	110.00	0.80	0.09	0.71	1.18	1.00	1.00	0.85	1.00	7	12.00	1.55	1.03	9	0.099
20.00	17	110.00	1.07	0.25	0.83	1.11	1.00	1.00	0.95	1.00	18	70.00	5.00	1.20	27	0.323
25.00	50	110.00	1.35	0.41	0.94	1.05	1.00	1.00	0.95	1.00	50	70.00	5.00	1.20	65	4.000
30.00	13	110.00	1.63	0.56	1.06	1.00	1.00	1.00	1.00	1.00	13	12.00	1.55	1.03	15	4.000

Abbreviations

σ_v : Total stress during SPT test (tsf)
 u_o : Water pore pressure during SPT test (tsf)
 σ'_{vo} : Effective overburden pressure during SPT test (tsf)
 C_N : Overburden correction factor
 C_E : Energy correction factor
 C_B : Borehole diameter correction factor
 C_R : Rod length correction factor
 C_S : Liner correction factor
 $N_{1(60)}$: Corrected N_{SPT} to a 60% energy ratio
 α, β : Clean sand equivalent clean sand formula coefficients
 $N_{1(60)cs}$: Corrected $N_{1(60)}$ value for fines content
 $CRR_{7.5}$: Cyclic resistance ratio for $M=7.5$

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	r_d	α	CSR	MSF	CSR _{eq, M=7.5}	K_{σ}	CSR*	FS
1.00	105.00	0.05	0.00	0.05	1.00	1.00	0.364	1.19	0.305	1.00	0.305	2.000 ●
5.00	105.00	0.26	0.00	0.26	0.99	1.00	0.360	1.19	0.302	1.00	0.302	2.000 ●
10.00	105.00	0.53	0.00	0.53	0.98	1.00	0.356	1.19	0.299	1.00	0.299	2.000 ●
15.00	110.00	0.80	0.09	0.71	0.97	1.00	0.399	1.19	0.335	1.00	0.335	0.297 ●
20.00	110.00	1.07	0.25	0.83	0.96	1.00	0.454	1.19	0.380	1.00	0.380	0.850 ●
25.00	110.00	1.35	0.41	0.94	0.94	1.00	0.490	1.19	0.411	1.00	0.411	2.000 ●
30.00	110.00	1.63	0.56	1.06	0.92	1.00	0.512	1.19	0.429	1.00	0.430	2.000 ●

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	r_d	α	CSR	MSF	$CSR_{eq, M=7.5}$	K_{σ}	CSR*	FS
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Abbreviations

$\sigma_{v,eq}$: Total overburden pressure at test point, during earthquake (tsf)
 $u_{o,eq}$: Water pressure at test point, during earthquake (tsf)
 $\sigma'_{vo,eq}$: Effective overburden pressure, during earthquake (tsf)
 r_d : Nonlinear shear mass factor
 α : Improvement factor due to stone columns
 CSR: Cyclic Stress Ratio (adjusted for improvement)
 MSF: Magnitude Scaling Factor
 $CSR_{eq, M=7.5}$: CSR adjusted for M=7.5
 K_{σ} : Effective overburden stress factor
 CSR*: CSR fully adjusted (user FS applied)***
 FS: Calculated factor of safety against soil liquefaction

*** User FS: 1.00

:: Liquefaction potential according to Iwasaki ::

Depth (ft)	FS	F	wz	Thickness (ft)	I_L
1.00	2.000	0.00	9.85	4.00	0.00
5.00	2.000	0.00	9.24	4.00	0.00
10.00	2.000	0.00	8.48	5.00	0.00
15.00	0.297	0.70	7.71	5.00	8.27
20.00	0.850	0.15	6.95	5.00	1.59
25.00	2.000	0.00	6.19	5.00	0.00
30.00	2.000	0.00	5.43	5.00	0.00

Overall potential I_L : 9.86 $I_L = 0.00$ - No liquefaction I_L between 0.00 and 5 - Liquefaction not probable I_L between 5 and 15 - Liquefaction probable $I_L > 15$ - Liquefaction certain**:: Vertical settlements estimation for dry sands ::**

Depth (ft)	$(N_1)_{60}$	τ_{av}	p	G_{max} (tsf)	a	b	γ	ϵ_{15}	N_c	ϵ_{Nc} (%)	Δh (ft)	ΔS (in)
1.00	10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	0.000
5.00	7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.000
10.00	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.00	0.000

Cumulative settlements: 0.000**Abbreviations**

τ_{av} : Average cyclic shear stress
 p: Average stress
 G_{max} : Maximum shear modulus (tsf)
 a, b : Shear strain formula variables
 γ : Average shear strain
 ϵ_{15} : Volumetric strain after 15 cycles
 N_c : Number of cycles
 ϵ_{Nc} : Volumetric strain for number of cycles N_c (%)
 Δh : Thickness of soil layer (in)
 ΔS : Settlement of soil layer (in)

:: Vertical settlements estimation for saturated sands ::

Depth (ft)	D ₅₀ (in)	q _c /N	e _v (%)	Δh (ft)	s (in)
15.00	0.01	2.10	5.80	7.00	4.872
20.00	0.01	2.10	3.72	4.00	1.785
25.00	0.01	2.10	0.00	4.00	0.000
30.00	0.01	2.10	0.00	4.00	0.000

Cumulative settlements: 6.656**Abbreviations**

D₅₀: Median grain size (in)
q_c/N: Ratio of cone resistance to SPT
e_v: Post liquefaction volumetric strain (%)
Δh: Thickness of soil layer to be considered (ft)
s: Estimated settlement (in)

:: Lateral displacements estimation for saturated sands ::

Depth (ft)	(N ₁) ₆₀	D _r (%)	γ _{max} (%)	d _z (ft)	LDI	LD (ft)
1.00	10	44.27	0.00	5.00	0.000	0.00
5.00	7	37.04	0.00	2.00	0.000	0.00
10.00	2	19.80	0.00	6.00	0.000	0.00
15.00	7	37.04	51.20	7.00	0.000	0.00
20.00	18	59.40	7.36	4.00	0.000	0.00
25.00	50	100.00	0.00	4.00	0.000	0.00
30.00	13	50.48	0.00	4.00	0.000	0.00

Cumulative lateral displacements: 0.00**Abbreviations**

D_r: Relative density (%)
γ_{max}: Maximum amplitude of cyclic shear strain (%)
d_z: Soil layer thickness (ft)
LDI: Lateral displacement index (ft)
LD: Actual estimated displacement (ft)

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501 Evergreen Point Road, Medina WA 98039
425.233.6400 (ph) www.medina-wa.gov

Exhibit 16
P-25-018 & P-25-019

February 5, 2026
Project No. US0042641.3640

Legacy PM Realty
123 108th Ave NE
Bellevue, Washington 98004

Attention: Jiawei Qi

Subject: **Review of Comments Response Letter**
Medina File P-25-019
Proposed Residence
3409 Evergreen Point Road
Medina, Washington

Dear Jiawei Qi:

At the request of the Development Services department of the City of Medina (City), WSP USA Inc. (WSP), has reviewed the following documents for the property located at 3409 Evergreen Point Road, Medina Washington (project site):

- Geotechnical Evaluation, Revision 1, dated May 5, 2025, Updated January 13, 2026, by Cobalt Geosciences (Cobalt).

RESPONSES TO COMMENT RESPONSE

WSP reviewed Cobalt's, Geotechnical Evaluation, Revision 1 which provided responses to review comments contained within our Third-Party Geotechnical Review letter dated September 2, 2025. Each of our fourteen comments were individually addressed within the revised report. Based on our review of the responses, it is our opinion that the concerns, comments and recommendations WSP had presented were adequately addressed by the responses with the exception of Comment 1.

Comment 1 notes a discrepancy regarding the planned excavation depths. The Site and Project Description has been updated by Cobalt to reflect cuts up to 15 feet; however, the Temporary Excavations section continues to reference excavations of "6 feet or less." Please reconcile this inconsistency in the report.

Additionally, review of the slope stability model indicates the dynamic factor of safety is 1.179, which is slightly below the MMC 16.67.070.1.3 minimum requirement of 1.2. However, in WSP's professional opinion, the calculated value is reasonably representative of a factor of safety of approximately 1.2; therefore, WSP takes no exception.

Based on revisions made to the project plans and the responses provided, it is our opinion the geotechnical report and supporting documents provided us adequately meet the requirements and intent of Medina Shoreline Master Program for a project within a Geologically Hazardous Area as defined by Chapter 16.67.070 of the Medina Municipal Code (MMC). The scope of our review was limited to verifying compliance with the relevant sections of MMC 16.67, 16.50.040, 16.50.070, and 16.50.090.

While WSP recommends revising the report to resolve the noted discrepancy, we do not believe additional review will be required once the correction is made.

CLOSURE

It should be noted that WSP's scope of work for this project was limited to a review of the documents supplied to us. WSP recommends Cobalt Geosciences Inc. be allowed to review the current project plans, site survey, and provide construction inspection services during earthwork activities to ensure their recommendations are being incorporated and to monitor site conditions during construction.

If you have any questions, please do not hesitate to contact us at your convenience.

Sincerely,

WSP USA Inc.



Kayla Campbell, PE
Associate Consultant, Geotechnical Engineer



William J. Lockard, LEG
Assistant Vice President, Engineering Geologist

CC: Rebecca Bennett, Development Services Coordinator, City of Medina
Phil Haberman, PE, LG, LEG, Cobalt Geosciences

KC/WJL:al

[https://wsp.onlinenam.sharepoint.com/sites/us-city-of-medina-tl/shared documents/6. deliverables/us0042641.3640/001-lr-3409 evergreen point road/rev1/rev-1_geotechnical reviewletter_P-25-019.docx](https://wsp.onlinenam.sharepoint.com/sites/us-city-of-medina-tl/shared%20documents/6.%20deliverables/us0042641.3640/001-lr-3409%20evergreen%20point%20road/rev1/rev-1_geotechnical%20reviewletter_P-25-019.docx)