

From: MICHAEL SHILLEY <michael.j.shilley@q.com>
To: <municipaljailsepa@seattle.gov>
Date: 1/27/2009 4:56 PM
Subject: NEW JAIL LOCATION

Dear SEPA, You have probably had many letters conveying the environmental problems this Highland Park location will pose, they certainly are MANY. My main concern will be the HUGE impact all the transportation that will be needed to move people from the courthouse to Highland Park. The solution to all the problems is to locate this as close to the Court House as possible. We help save the environment and keep the offenders off OUR streets and close to all the amenities now available in downtown, ie. bail bonds, transportation, eateries and Law enforcement.

The support facilities are all downtown, we do not need more people in the Highland Park neighborhood. Please make the only wise choice, to locate this in the chosen Downtown location.

My name is Michael.J.Shilley I am Block watch captain for the 7900 Blk. of 7th. Ave SW. in our block meetings here I can only describe the feeling of my neighbors as "MAD AS HELL" and I can envision many taking to the streets to protest this unwise location being used.

Thank you, sincerely Michael.J.Shilley. 206.762.7111

From: "Katherine McLean" <katherinemclean@comcast.net>
To: <MunicipalJailSEPA@Seattle.gov>
CC: <halh@ci.woodinville.wa.us>, <bsternoff@ci.kirkland.wa.us>, <kathy.lambert@kingcounty.gov>, <inzone@comcast.net>
Date: 1/27/2009 5:11 PM
Subject: Comments on EIS/SEPA January 6th meeting

Comments

Municipal Jail Site

13225 N.E. 126th Place

Unincorporated King County

EIS/SEPA scoping meeting January 6th 2009.

January 27th 2009

Regarding the proposed Municipal Jail Site in Unincorporated King County we wish to make the following comments: These comments focus on the areas immediately adjacent to the proposed site and the potential environmental impact on them and fall into two basic categories, the Natural Environmental and the Developed Environment

Immediately to the north of the proposed site is a property owned by Mark Takisaki of Seattle. In December of 2007, The 5.96 acre property at 13220 N.E.126th Place was reclassified from Industrial (I: potential R-12) to R-12.(Residential. 12 dwelling units per acre. Part of the description of this parcel is as follows:

The site terrain consists of a sort of side-tilted saddle, with a moderate to steep general slope downward to the south to the N.E. 126th Place frontage. The majorities of the eastern and western portions of the property are encumbered by critical areas of wetlands and two streams and their regulatory buffer area.

A walking tour of this property confirms this description and in addition shows several areas that would extend the current description as during the winter months, they become saturated with run off water settling in depressions in the terrain. The stream descends to the road and falls into the open ditch running along the north side of N.E. 126th Place. It is collected in a drainage system directly in front to the entrance of the Waste Management Site. From that point on it is undetermined as to whether the water runs under the proposed Municipal Jail site. We suggest that this stream feeds into the Samamish River Basin and any redevelopment of the jail site should meet the standard and comply with the City of Woodinville's Samamish River Basin Action Plan.

Department of Development and Environmental Services prepared a preliminary report on the property at 13220 N.E. 126th Place. Since this property is a mere 50 feet north of the proposed jail site we suggest that the criteria applied to that property should be examined in relation the proposed redevelopment of the Waste Management site into what would be the significantly different and denser development. The report and additional comments follow;

NATURAL ENVIRONMENT:

1. Topography: From south to north, the site slopes moderately to steeply up from NE 126thPlace. A ridge with steeply sloping contours to the north, south, east and west is located in the middle of the property. To the north of said ridge is a wide, flat area. The site then slopes steeply up to the neighboring residential properties on the ridge.

The north part of the slope is extremely steep and presents a significant landslide hazard area.

1.

2. Soils: Per King County Soil Survey, 1973: A majority of the site is designated as (AgD) Alderwood gravelly sandy loam, 15-30 percent slopes. Runoff is medium, and the erosion hazard severe. The slippage potential is moderate. Some AgC, Alderwood gravelly sandy loam, 6-15 percent slopes are also found on the site.

3. Sensitive Areas: The subject property contains several sensitive environmental features notably wetlands and associated streams on the east and west sides of the property and steep slopes in the central and northern portions of the site

This wetland area extends north to the border of the residential properties on the bench above the slope as one stream and slope wetland system. We submit that this entire area, from the north ridge to the ditch along 126th and beyond to the Samamish Basin is a critical area which may be negatively impacted by the redevelopment of the proposed jail site. It would appear that the wetlands could reasonably be found to have a classification of a major category Slope Wetland providing a function of draining a high landslide hazard slope area as well as featuring the headwater and lower slope depression wetland functions of flood control during exceptional run off.

Redevelopment of the proposed jail site could have a negative impact on the function of the drainage system provided by the stream, higher wetland and the lower depression wetland features which help contain large run offs during heavy rains, thus impacting the slope stability. Any impact on the lower slope could have a disastrous impact on the higher slopes thus increasing the landslide hazard many times, placing the residential areas at

the top of the ridge in danger. As weather continues to change and storms and precipitation continue to impact the area, the slope stream has become an integral part of the post storm run off. The potential impact of the jail site redevelopment to this sensitive area is a paramount concern.

In the GMA (RCW 36.70A.172) it states that cities and counties need to "protect the functions and values of critical areas." The beneficial uses, or values, of wetlands in terms of functions is removing nutrients and reducing flooding. The other value of "biological integrity" is defined in terms of the habitat functions. This means that any characterization of functions needs to include both the potential and the opportunity aspects of the functions. For example, a wetland with good (undisturbed) connections to other wetlands or natural areas (i.e. with a high opportunity) will provide better habitat than the same wetland surrounded by a residential or urban area.

4. Vegetation: The site vegetation includes grass and low lying in the open areas of the site (in the southeast/northwest), and dense deciduous and evergreen trees in the southwest and northeast portions of the property.

A study of the vegetation will confirm the depression features of the slope wetlands on both the lower slope as well as the higher.

5. Wildlife: Small birds and animals may inhabit or frequent the site; however, no threatened or endangered species are known to exist on or near the property.

In fact the area teems with birds many of them migratory and is an area frequented by deer. The Audubon Society would provide information and confirmation of the use of the wetland by the migratory bird population. This would be negatively affected by a reduction of the wetland and the redevelopment of the Waste Management site to a Municipal jail requiring a greater use of lights.

We submit these comments and ask that the study of the impact of the redevelopment of the Waste management site at 13225 126th Place N.E on the wetland areas to the north of the site be part of the EIS/SEPA study.

DEVELOPED ENVIRONMENT

Since the property at 13220 N.E. 126th Place has been rezoned for development as residential, multi-family, we submit that the development of a 640 bed Municipal jail no more than 50 feet from this residential site would be completely incompatible with the rezoned land as well as the surrounding light industrial business environment. Additionally, a jail would require a special use permit to be sited on industrial land.

Compatibility with the surrounding land use, both residential and business is an issue.

21A.06.1195 Special use permit. Special use permit: a permit granted by the County to locate a regional land use at a particular location, subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses.

In the Washington State SEPA Checklist [State Environmental Protection Agency], Section 8. Land and Shoreline Use. I. the proponent is required to list:

Proposed measures to ensure the proposal is compatible with existing land uses and plans, if any:

There is nothing entrepreneurial about a jail

In speaking with many of the business community on N. E. 126th Place it is evident that the surrounding business community is deeply concerned about the plan for a municipal jail in their midst. It was noted by many that clearly, a 640 bed jail with 70 plus inmates released into the neighborhood daily was going to present a problem to the businesses and could very well cause businesses to leave the area. A jail will also be a cause of missed opportunities for business development of the area as businesses bypass the area in favor of a better location.. This proposed jail is completely incompatible with the surrounding business environment. Additional remarks:

* It seems that no measures were taken by the NEC to inform businesses in the area that the Waste management site was being considered as a 640 bed Municipal Jail. There was no notification of the first meeting or the EIS/SEPA meeting.

* Placing a jail within a corridor of automotive industry ranging from repair to high-end car sales is viewed as completely irresponsible. Small business in the immediate area expressed great concern for both their security and the loss of business due to the proximity of the jail. Describing the area as a "target rich environment" for released "misdemeanants" with felony records for car theft or "vehicle prowls", many wondered if the concerns of operating business, large or small, next door to a 640 bed jail were being addressed by anyone.

* Totem Ridge Business Park business owners expressed the current need for security owing to the fact that police protection is almost non-existent. Many have staff working alone much of the day and frequently at night. They expressed concern as to the inadvisability of forcing business operate in an increasingly insecure environment even as King County provides a reduced level of police protection due to budget cuts. These concerns may have many looking for a better location.

* Traffic concerns regarding the use of NE126th Place as access to these many businesses, need to be addressed.

The business park on the west side of 132nd Ave N.E. expressed grave concerns for both traffic and safety issues. None had received any NEC notification of the proposed jail. All were concerned and one business had recently signed a lease which they now regret.

We submit that as a part of the EIS/SEPS study, the impact of a jail on the surrounding businesses be undertaken. This is an important part of the tax base for Unincorporated King County and in particular the Kingsgate/TotemLake neighborhood. It will play a large part in the annexation plans for the area.

Thank you

Katherine McLean

Kingsgate.