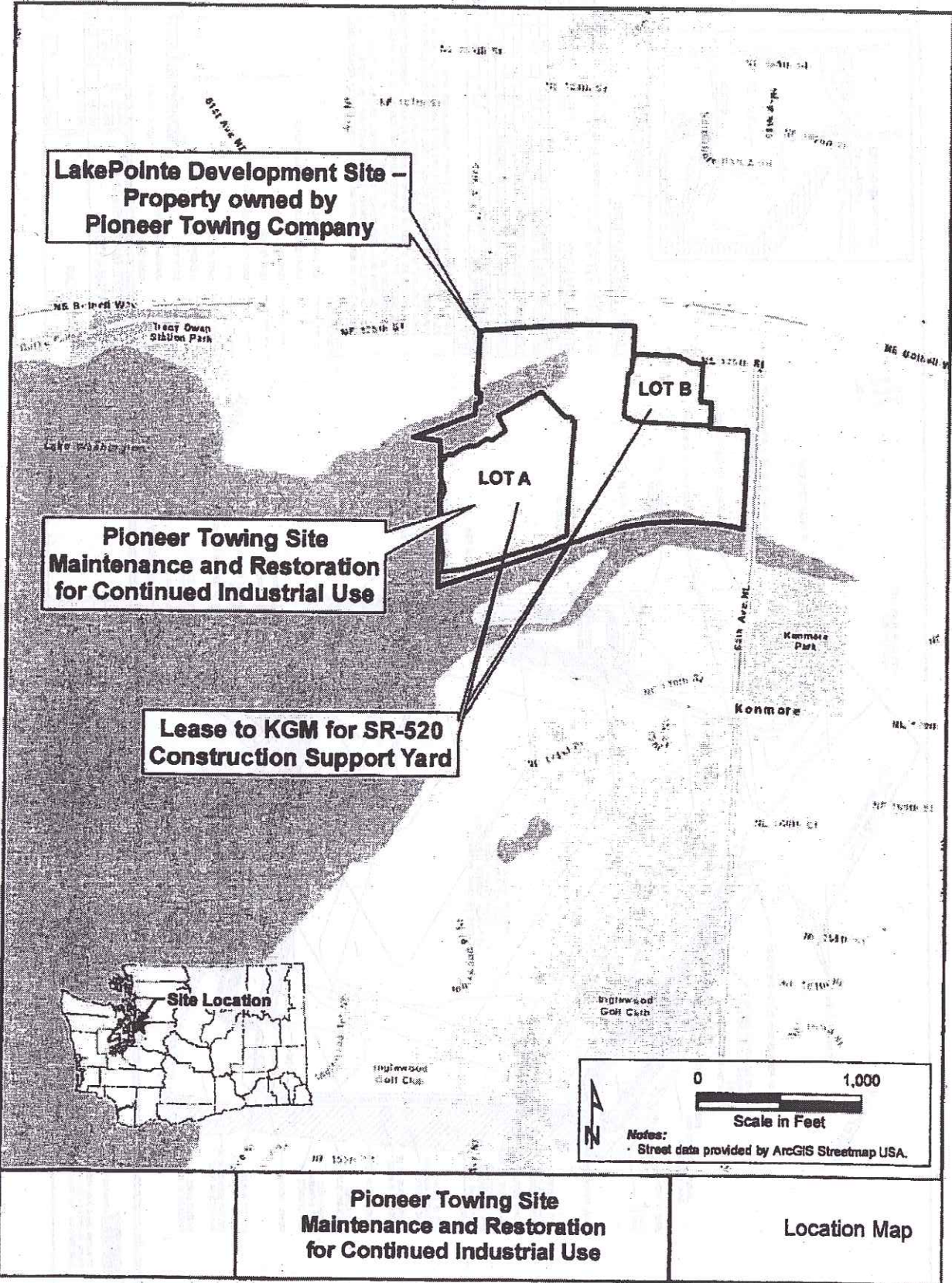
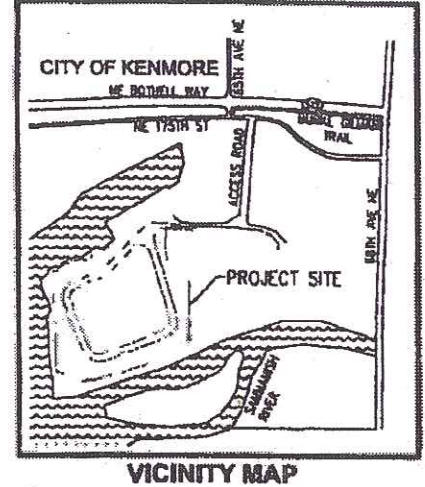
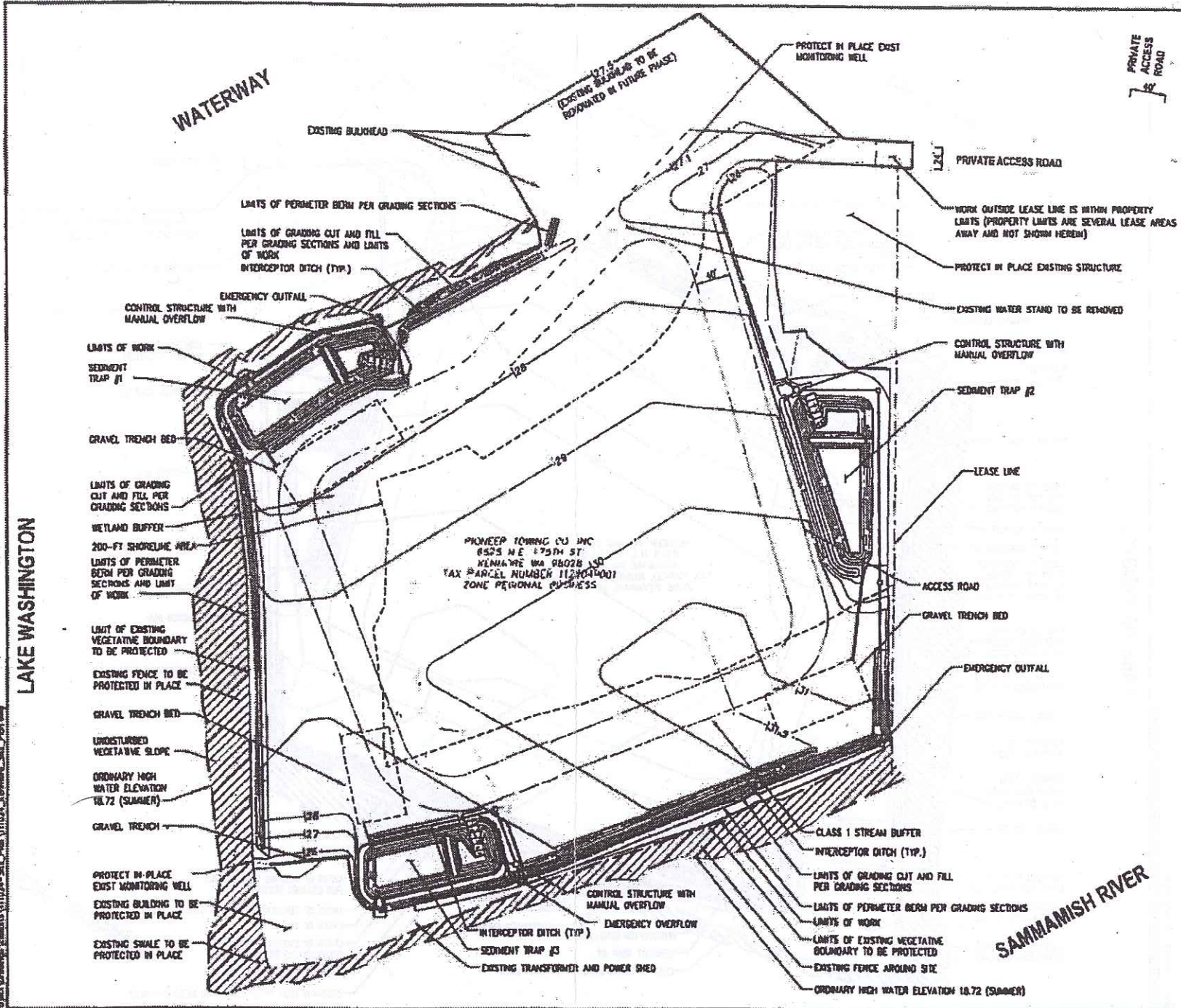


AA



10/23/2011 11:58 AM  
 kpfll  
 101 Stewart Street, Suite 400  
 Seattle, Washington 98101  
 (206) 382-0800 Fax (206) 382-0500



**LEGAL DESCRIPTION:**  
 LOT 4 KENMORE IRLA (BLA2003-110 REC #20040318000001 SD IRLA BEING FOR CL. 1 & 2 & 5 STR 11-28-4 TOW 2ND CL SH LOS LY SLY OF NE 175TH ST

**SITE SUMMARY:**

	IMPERVIOUS (ACRES)	PERVIOUS (ACRES)	TOTAL (ACRES)
EXISTING SITE EXTENDING TO ORDINARY HIGH WATER <sup>1</sup>	13.35	1.41	14.76
EXISTING POLLUTION GENERATING SURFACES	12.86	0.00	12.86
EXISTING NON-POLLUTION GENERATING SURFACES	0.39	1.41	1.80
PROPOSED NEW AND REPLACED POLLUTION GENERATING SURFACES	12.38	0.00	12.38
TOTAL TARGETED FLOW CONTROL SURFACES PERCENT TREATED (SEE NOTE 4)	12.38	0.00	12.38
	100%	0%	100%

- NOTES:**
- ENTIRE SITE IS LOCATED WITHIN THE CITY OF KENMORE GEOLOGIC HAZARD AREA.
  - SEDIMENT TRAPS AND ASSOCIATED GRAVEL BEDS HAVE BEEN SIZED TO CONTAIN AND INFILTRATE ALL STORMWATER UP TO AND INCLUDING THE 100-YEAR STORM. MANUALLY OPERATED EMERGENCY OUTFALLS WILL ONLY BE OPERATED IN CASE OF A FLOODING CONDITION.
  - ENTIRE PROPOSED SITE IS ASSUMED TO BE IMPERVIOUS FOR PURPOSES OF STORMWATER TREATMENT SIZING HOWEVER, THE EXISTING AND PROPOSED GRAVEL SURFACING WILL ALLOW FOR INFILTRATION AND IS CONSIDERED AS SUCH FOR FLOW CONTROL OVERTS.
  - 80% OF THE TOTAL 14.03 ACRES CLEARED AS LAND DISTURBING ACTIVITIES. THE EXISTING SITE IS ONLY 14.03 ACRES BUT FOR THE PURPOSES OF WATER QUALITY AND FLOW CONTROL, ALL AREAS SHOWN IN THE PLANS HEREIN HAVE BEEN TABULATED TO VALIDATE TARGETED TREATMENT AREAS.

**LEGEND:**

- 200' SHORELINE AREA
- 150-FT CLASS 1 STREAM AND WETLAND BUFFER
- LEASE LINE
- LIMITS OF WORK
- EXIST VEGETATIVE BOUNDARY
- GRW
- LIMITS OF FILL
- INTERCEPTOR DITCH
- STORM LINE
- CONTROL STRUCTURE
- CATCH BASIN

SCALE: 1"=80'

NOT FOR CONSTRUCTION

**kpfll Consulting Engineers**  
 101 Stewart Street, Suite 400  
 Seattle, Washington 98101  
 (206) 382-0800 Fax (206) 382-0500

NO.	DATE	BY	REVISION

**PIONEER TOWING SITE MAINTENANCE AND RESTORATION**

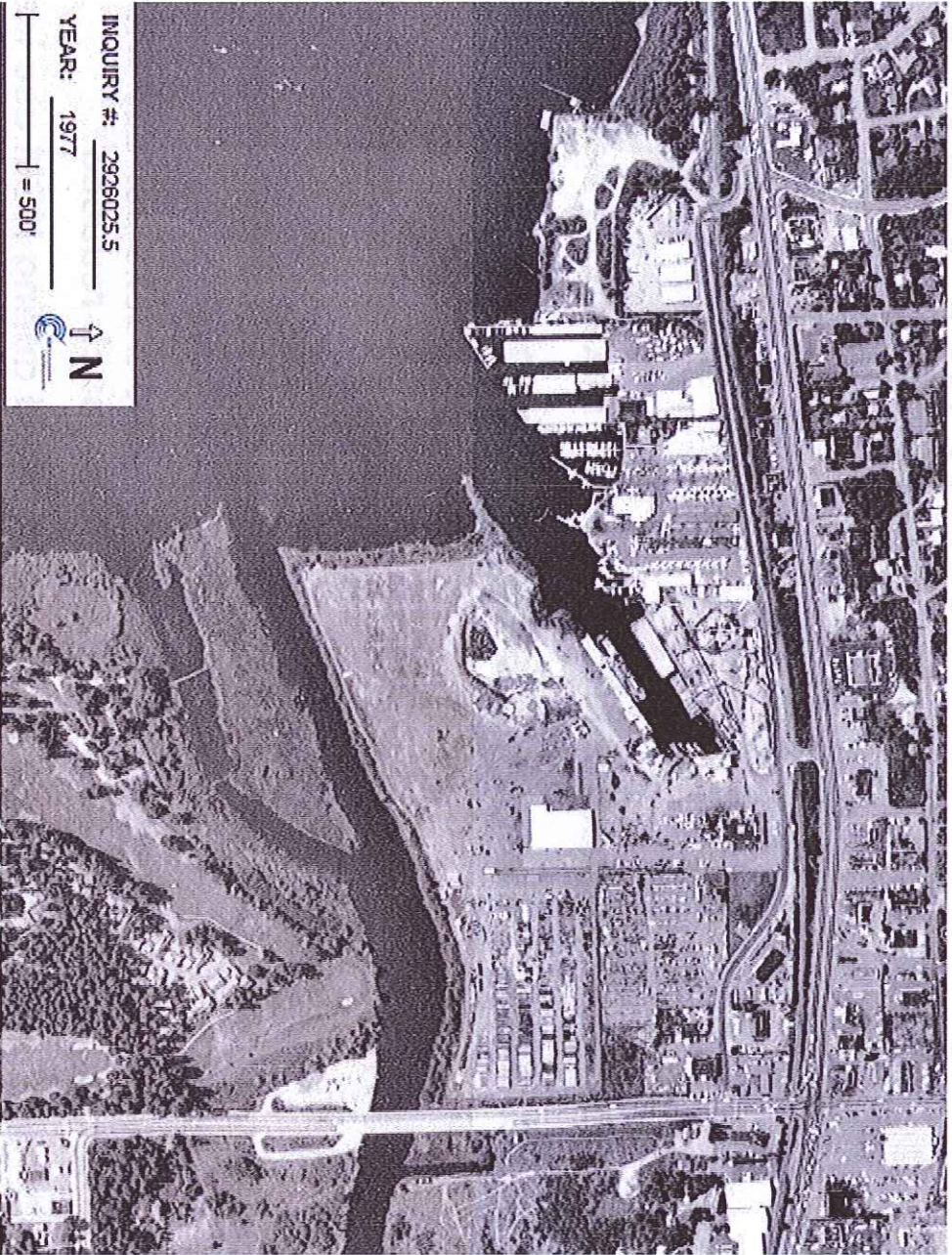
**SITE PLAN**

DRAWN: EV	PROJECT NO: 111081
DESIGN: JR	SCALE: 60
CHECKED: DO	DATE: OCT 23, 2011
DRAWING NO	
SHEET NO. 1	OF 1

## **Pioneer Towing - Industrial Use at the Property**

- Site has been industrial yard since mid 1970s
- For very similar purposes: manufacturing, storage, concrete work
  - CalPortland, Waterfront Construction, Lakeshore Marine
- Similar wharf usage – transport of construction materials and manufactured products
- Employment, truck traffic and barge traffic was at a recent peak in 2007-2008
  - Significant concurrent use by CalPortland and Waterfront Construction
  - 3-4 total barges per day and approx. 200 trucks per day with concrete and aggregates. 2009-2010 business much reduced
  - Total barge and truck traffic anticipated during KGM use less than in the 2007-2008 time period.

1977



INQUIRY #: 2926025.5

YEAR: 1977

= 500'



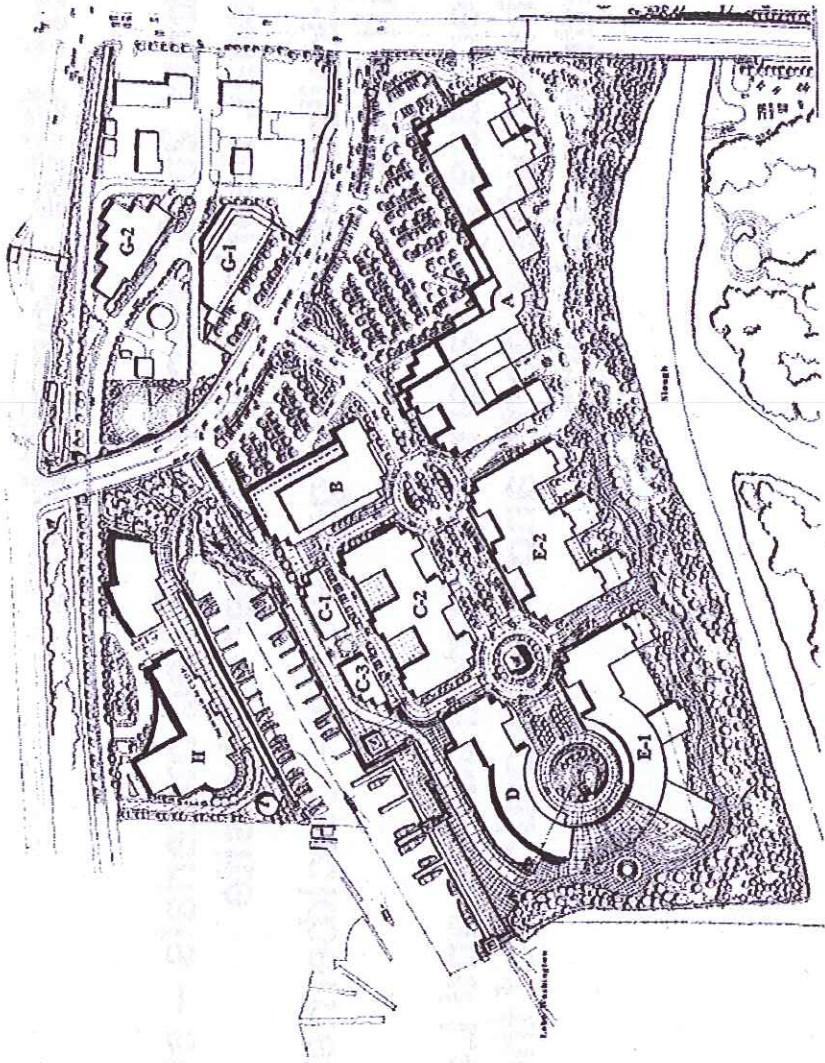
# Early 1990s



1998



Pioneer Towing Company, Inc.



# Lakepointe Development is Permitted (EIS and Development Permits) Delayed by Economy

Pioneer Towing Company, Inc.

LAKEPOINTE DEVELOPMENT PROJECT

## **Current Site Conditions**

- In about 2000, placed stockpiled materials – soil, dredged material, debris, in the center of the site
- Stockpiled areas have grown up – blackberries, weeds, small trees
- Recent use by Waterfront Construction and Lakeshore Marine at wharf, north and west portions of the site on the existing gravel surface





Pioneer Towing Company, Inc.

2024-2025 Annual Report



Pioneer Towing Company, Inc.

and Towing Company, Inc.





Pioneer Towing Company, Inc.

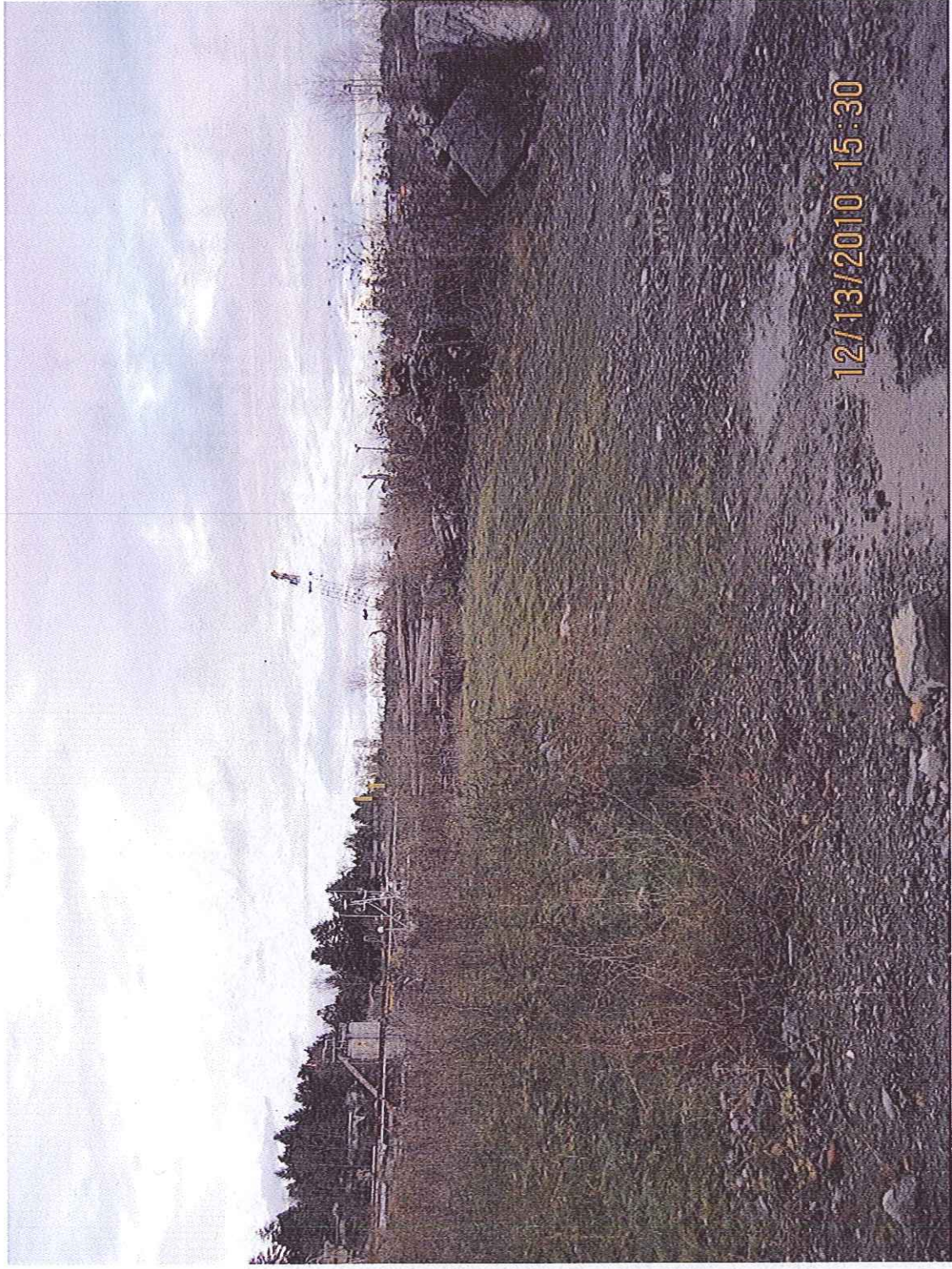
Pioneer Towing Company, Inc.



Pioneer Towing Company, Inc.



Pioneer Towing Company, Inc.



Pioneer Towing Company, Inc.

12/13/2010 15:30



Pioneer Towing Company, Inc.



## **Site Maintenance and Restoration to Prepare for Lease**

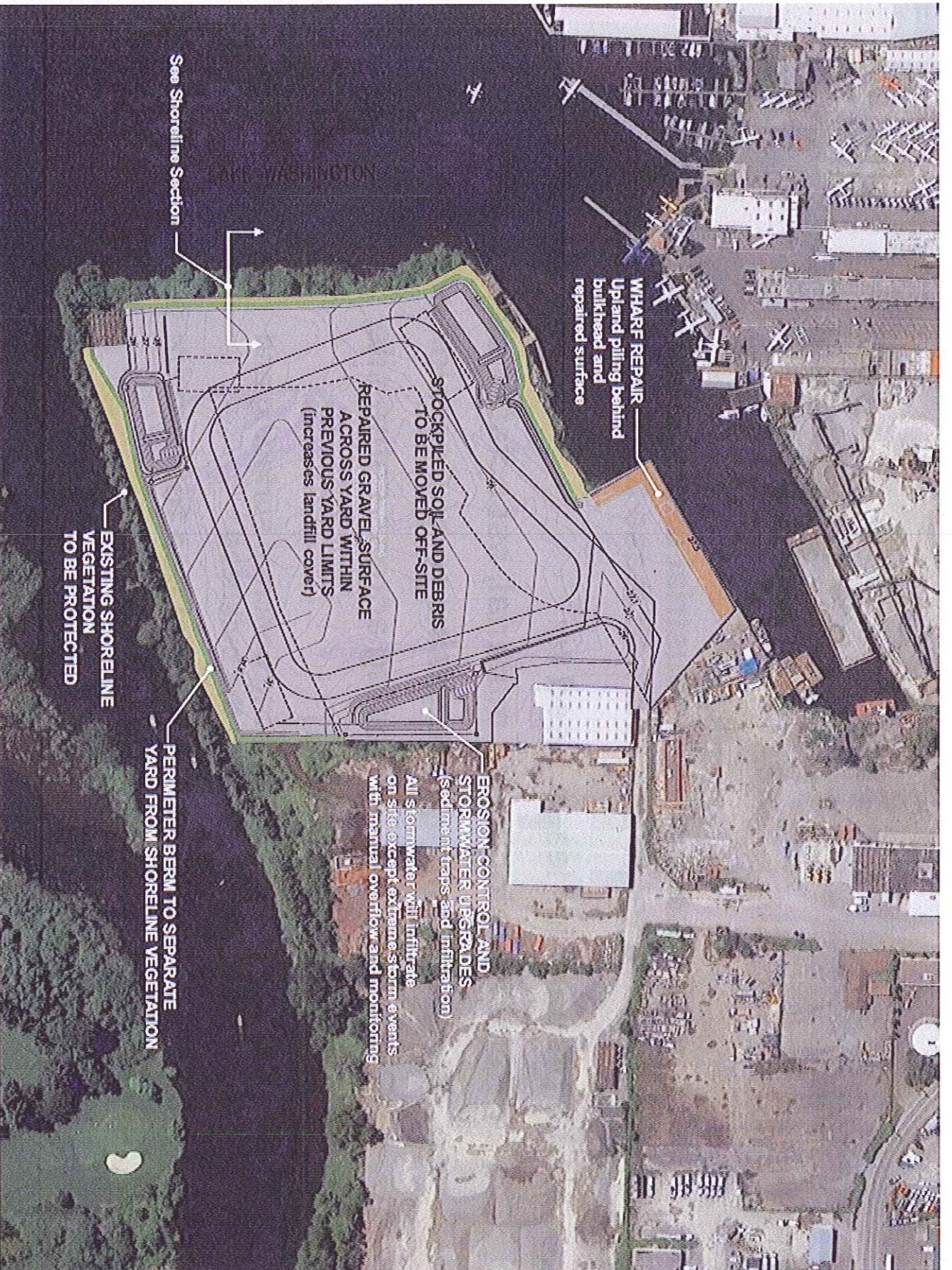
Multiple requests from industrial users to lease the property – would have to do this work to lease to anyone

To prepare for lease, need to:

- Relocate stockpiled material, associated clear & grub
- Re-grade and update drainage and erosion controls
- Replace gravel surfacing across entire site
- Repair existing wharf
  - No in-water work – fixing concrete surfacing and strengthening behind the bulkhead

Lease for continued industrial use for interim period before Lakepointe development

Lease to KGM is for a 3-year period



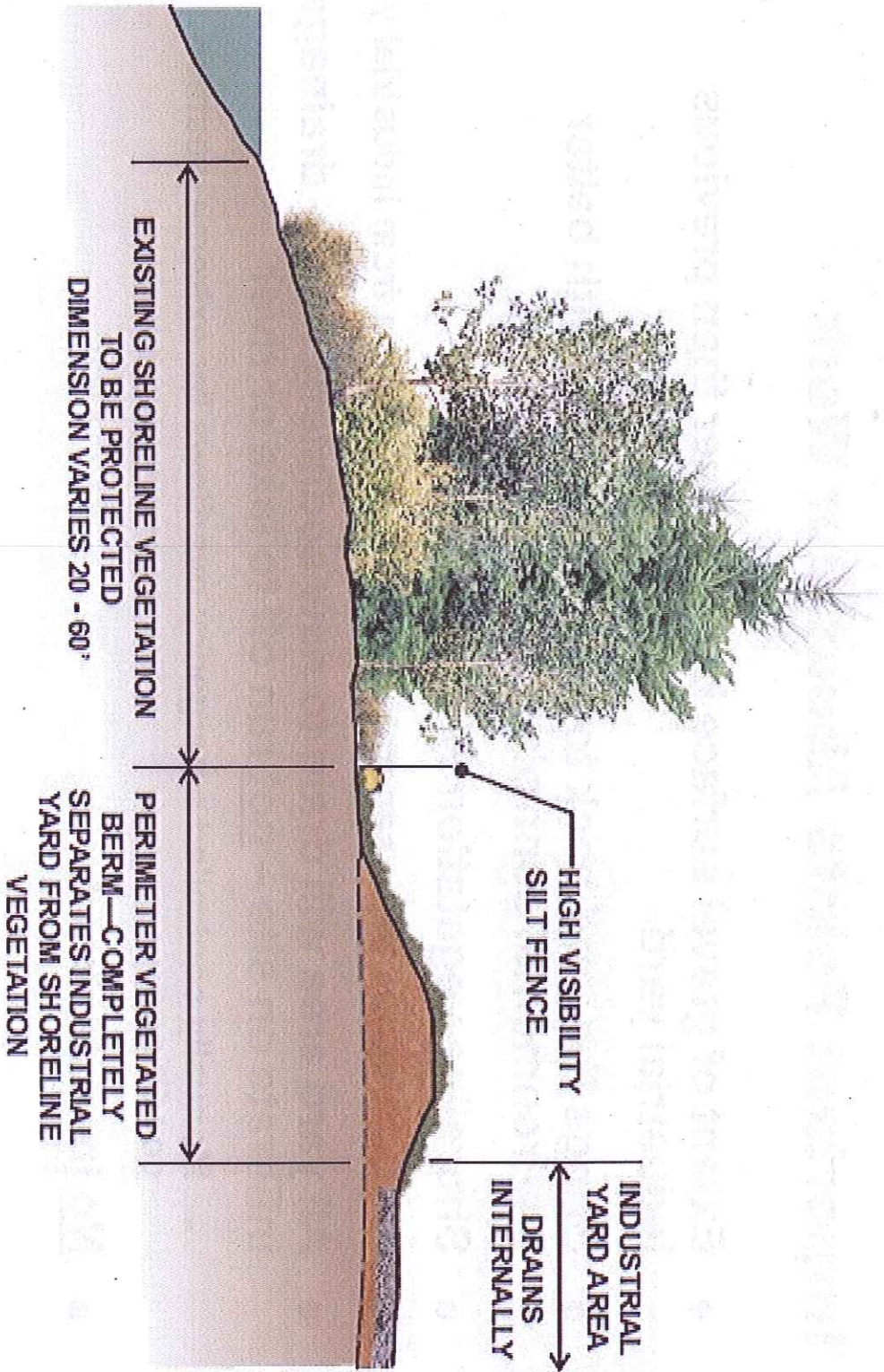
Pioneer Towing Company, Inc.

# Site Plan - Maintenance and Restoration

## **Important Points About Our Work**

- **Extent of gravel surface is not bigger than previous industrial yard**
- **Brings the yard back to how it was, but with better environmental controls**
- **Shoreline vegetation will be protected**
  - Continuous berm separate shoreline vegetation from industrial yard
- **All yard area will drain to new sediment traps - drainage will infiltrate on site – not run off to lake or river**
  - Manually controlled emergency overflows for extreme weather conditions
- **No in-water work**

# Shoreline Cross Section



## **Permitting the Pioneer Towing Work**

- **We (Pioneer Towing) will permit this work with the City**
- **SEPA checklist, shoreline exemption for maintenance and repair work**
- **Grading Permit**
- **Building Permit for wharf repairs**
- **Construction Stormwater General Permit from Ecology**
- **Work meets requirements of Ecology Consent Decree for Continued Industrial Use**
  - **Industrial use and access restrictions**
  - **Upgraded erosion controls**
  - **Continued groundwater monitoring**

