



**City of Seattle**  
Edward B. Murray, Mayor

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**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3012644  
**Applicant Name:** Garry Moore  
**Address of Proposal:** 2321 N. Northlake Way

**SUMMARY OF PROPOSED ACTION**

Shoreline Substantial Development Application to allow a 165 sq. ft. extension to an existing pier in an environmentally critical area.\*

The following approvals are required:

**Shoreline Substantial Development Permit:** For development in the Urban Maritime Shoreline Environment.

**Shoreline Conditional Use:** For expansion of a yacht club use in an Urban Maritime Shoreline Environment.

**SEPA - Environmental Determination - Chapter 25.05 SMC**

**SEPA DETERMINATION:**  Exempt  DNS  MDNS  EIS

DNS with conditions\*

DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

*\*The calculation for the increase in overwater coverage was corrected and updated during project review. The total increase in overwater coverage proposed for this project is 753.5 square feet.*

**BACKGROUND AND PROPOSAL DESCRIPTION**

The subject site is located at 2321 N Northlake Way on the north shore of Lake Union. The property is zoned Industrial Buffer. The dry land and submerged portion of the site is located within the Urban Maritime (UM) Shoreline Environment.

The applicant proposes to construct an extension to an existing pier totaling 753.5 square feet (SF) of new overwater coverage. No change in use from the established yacht club use is proposed, however the larger pier does constitute an expansion of the yacht club use.

### Public Comment

The public comment period began on January 23, 2012 and ended on February 21, 2012. A second public notice was provided to include a shoreline conditional use component. This notice began on April 26, 2012 and ended on May 25, 2012.

## **ANALYSIS - SHORELINE SUBSTANTIAL DEVELOPMENT**

The entire proposed project area is within the Shoreline District and the Urban Maritime (UM) Shoreline Environment. The Shoreline Master Program (SMP), Chapter 23.60 of the Seattle Municipal Code, regulates use and development in the City's Shoreline District in order to implement the policy and provisions of the Shoreline Management Act of 1971 and the Shoreline Goals and Policies.

The SMP requires that a shoreline permit be obtained prior to the undertaking of any substantial development within a Shoreline Environment. SMC 23.60.030 includes criteria for evaluating a shoreline permit. A substantial development permit shall be issued only when the development proposed is consistent with:

- A. The policies and procedures of Chapter 90.58 RCW;
- B. The regulations of this Chapter; and
- C. The provisions of Chapter 173-27 WAC

Conditions may be attached to the approval of a permit as necessary to assure consistency of the proposed development with the Seattle Shoreline Master Program and Shoreline Management Act.

### **A. THE POLICIES AND PROCEDURES OF CHAPTER 90.58.RCW**

The State of Washington Shoreline policies (RCW Chapter 90.58) provide for the control of pollution and prevention of damage to the natural environment, and for the protection of the resources and ecology of the shoreline over the long term. It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. The Shoreline Management Act of 1971 provides definitions and concepts, and gives primary responsibility for initiating and administering the regulatory program of the Act to local governments. The Department of Ecology is to primarily act in a supportive and review capacity, with primary emphasis on insuring compliance with the policy and provisions of the Act. As a result of this Act, the City of Seattle adopted a local shoreline master program, codified in the Seattle Municipal Code at Chapter 23.60 that also incorporates the provisions of Chapter 173.27 WAC. Development on the shorelines of the State is not to be undertaken unless it is consistent with the policies and provisions of the Act, and with the local master program.

The policies of the Act regarding preferences for uses in the Shoreline District are articulated in RCW 90.58.020. These use preferences include the preference for development that "increase(s) recreational opportunities for the public in the shoreline."

The proposal is for an extension to the existing pier at an established yacht club along the shoreline of Lake Union that will allow recreational boating activities in the public waters of Lake Union and beyond. This proposal is consistent with the policies of the RCW Chapter 90.58.

## **B. THE REGULATIONS OF CHAPTER 23.60**

Chapter 23.60 of the Seattle Municipal Code is known as the “Seattle Shoreline Master Program.” In evaluating requests for substantial development permits, the Director must determine that a proposed use meets the approval criteria set forth in SMC 23.60.030. Development standards of the shoreline environment and underlying zone must be considered as well as any conditioning that may be necessary to protect and enhance the shorelines area (SMC 23.60.064). In order to obtain a shoreline substantial development permit, the applicant must show that the proposal is consistent with the shoreline policies established in SMC 23.60.004, and meet development standards for all shoreline environments established in SMC 23.60.152 as well as the criteria and development standards for the shoreline environment in which the site is located.

Each of these elements is evaluated below in the order they are listed in the Shoreline Master Program. The shoreline designation for the area of this project within the Shoreline District is the Urban Maritime (UM) Shoreline Environment.

### SMC 23.60.004 - Shoreline Policies

The purpose of the UM Shoreline Environment as described in SMC 23.60.220.C.9 is to preserve areas for water-dependent and water-related uses while still providing some views of the water from adjacent streets and upland residential streets. Public access shall be second in priority to water-dependent uses unless provided on street ends, parks or other public lands.

The established yacht club use is consistent with these goals.

In the City of Seattle’s Comprehensive Plan, Goal LUG 44 promotes development that provides for “the optimum amount of public access – both physical and visual – to the shorelines of Seattle.” LU258 promotes development that results in an “increase opportunity for the public to enjoy water-dependent recreation including boating, fishing, swimming, diving and enjoyment of views.” LU260 promotes development that provides for “recreational boating facilities including terminals, moorage and service facilities on publicly owned land and encourage(s) the provision of such facilities on private property, if the environmental impact is acceptable.” LU269 describes area objectives for different shoreline locations throughout Seattle, including Lake Union (the location of this proposal and use), and promotes development that retains “the working character of Lake Union by reserving those areas of the lake’s shorelines that are suitable for water-dependent uses for the use of marine businesses” and “prohibit new residential uses on industrial shorelines.”

The proposed pier extension will allow opportunities for people to access and enjoy the shoreline environment of Lake Union and beyond, which is consistent with the goals and policies mentioned above. The proposed design of the project includes measures to mitigate for the increased in overwater coverage that will result from the project.

SMC 23.60.064 - Procedures for Obtaining Shoreline Substantial Development Permit

This application has followed the procedural requirements for a Master Use Permit as specified in subsection A of SMC 23.60.064. This section also provides authority for conditioning of shoreline substantial development permits as necessary to carry out the spirit and purpose of and assure compliance with the Seattle Shoreline Code, Chapter 23.60, and with RCW 90.58.020.

SMC 23.60.064.C. In evaluating whether a development that requires a substantial development permit, conditional use permit, variance permit or special use authorization meets the applicable criteria, the Director shall determine that:

1. *The proposed use is not prohibited in the shoreline environment(s) and underlying zone(s) in which it would be located.*

The proposed project is not a prohibited use in the Urban Maritime Shoreline Environment. The proposed use for this project is the same as the current use (yacht club). The project use is consistent with yacht club use allowed as a conditional use in the UM Environment pursuant to SMC 23.60.724 (see shoreline conditional use analysis below). The yacht club use is not prohibited in the underlying Industrial Buffer (IB) zone either.

2. *The development meets all applicable development standards of both the shoreline environment and underlying zone.*

The conformance of the project with the general development standards and development standards in the shoreline environment in which the project is located is discussed below.

3. *If the development or use requires a conditional use, variance, or special use approval, the project meets the criteria for the same established in Section 23.60.034, 23.60.036 or 23.60.032, respectively.*

The proposal does require a shoreline conditional use for an expansion of the yacht club use, pursuant to SMC 23.60.724.A, as analyzed below.

Analysis of Shoreline Conditional Use Criteria

The UM Shoreline Environment allows a yacht club use as a shoreline conditional use (SMC 23.60.724.A) subject to the criteria for conditional use approval that are described in WAC 173-27-160.

WAC 173-27-160 provides that uses which are classified or set forth in the applicable master program as conditional uses may be authorized provided that the applicant demonstrates all of the following:

- A. *That the proposed use is consistent with the policies of RCW 90.58.020 and the master program;*

RCW 90.58.020 states in part, that in the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally. Uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state's

shoreline. Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single family residences and their appurtenant structures, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state.

The existing yacht club use is consistent with the preference of uses such as marinas, piers and services that allow the public to enjoy the shorelines and its amenities. The new pier structure will be fully grated to allow the maximum light transmittal, which will help minimize impacts to migrating salmon. To further mitigate for the project impacts resulting from the increase in overwater coverage, the applicant has proposed removal of skirting on existing concrete pier and replacement of solid decking with grated decking (approximately 394 square feet), as shown on Sheet 3 of submitted plans.

*A. That the proposed use will not interfere with the normal public use of public shorelines;*

The proposed expansion of the existing yacht club use will allow additional boaters to utilize the yacht club and will not interfere with existing public use and enjoyment of the shorelines of the area.

*B. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;*

The proposal is compatible with the existing yacht club use at the site and other water-dependent and water-related uses in the vicinity of this location, as well as other allowed uses in the UM Shoreline Environment. The conditional use required for the yacht club use is analyzed here. The discussion above addresses the proposed uses with respect to the City's Comprehensive Plan and the goals for the UM Shoreline Environment.

*C. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and*

The proposed pier extension will result in an increase in overwater coverage at this location, which can result in negative impacts to migrating salmonids due to increased risk of predation. The application includes a mitigation plan to address the negative impacts of the new overwater coverage (i.e., removal of skirting on existing pier and replacement of existing solid decking with grated decking at portion of pier closest to shoreline, as well as use of grating for new pier decking as shown on Sheet 3 of submitted plans) and therefore the overall project will cause no significant adverse effects to the shoreline environment. Best Management Practices to be implemented during construction will address potential temporary impacts to the shoreline environment caused by work in the water and near the shoreline.

*E. That the public interest suffers no substantial detrimental effect.*

The proposed pier expansion is consistent with the existing yacht club use at this location and will provide a service to recreational boaters using the shoreline environment. These uses will have no substantial detrimental effect to the public interest.

*In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area.*

The yacht club use at this location has already been established and the proposed expansion of this use in the form of a larger pier is consistent with the development standards in SMC 23.60.724.A 1 and 2, as addressed by applicant in letters dated May 12, 2014, and June 9, 2014, in response to correction notices from DPD during project review.

Given the project's consistency with these standards that function to limit the extent and impact of the yacht club use in the UM Environment, as well as the mitigation provided in this project for the habitat impacts, if similar additional permits were granted in the shoreline environment and similar additional mitigation were proposed with those permits there would not be a substantial adverse effect to the shoreline environment.

*Uses that are specifically prohibited by the master program may not be authorized pursuant to either subsection (1) or (2) of this section.*

The proposed conditional use portion of this project is not prohibited and is subject to conditional use approval pursuant to SMC 23.60.724.A.

#### Decision – Shoreline Conditional Use Approval

The proposed shoreline conditional use approval to allow an expansion of the existing yacht club use in the UM Shoreline Environment is **CONDITIONALLY GRANTED**.

#### **Shoreline Development Standards**

The project is located in the Urban Maritime Shoreline Environment. Pursuant to the Seattle Shoreline Master Plan, the proposed action is subject to the:

1. general development standards (SMC 23.60.152);
2. development standards for uses in the UM Shoreline Environment (SMC 23.60.720).

#### **1. SMC 23.60.152 - General Development Standards for all Shoreline Environments**

General standards for all uses and development in all shoreline environments are established in SMC Section 23.60.152. Generally, these standards require that all shoreline activity be designed, constructed, and operated in an environmentally sound manner consistent with the Shoreline Master Program and with best management practices for the specific use or activity, in order to have minimal impact on the shoreline environment. The following general development standards are relevant to the proposed project:

- *The location, design, construction and management of all shoreline developments and uses shall protect the quality and quantity of surface and ground water on and adjacent to the lot and shall adhere to the guidelines, policies, standards and regulations of applicable water quality management programs and regulatory agencies. Best management practices such as paving and berming of drum storage areas, fugitive dust controls and other good housekeeping measures to prevent contamination of land or water shall be required.*

- *Solid and liquid wastes and untreated effluents shall not enter any bodies of water or be discharged onto the land.*
- *The release of oil, chemicals or other hazardous materials onto or into the water shall be prohibited. Equipment for the transportation, storage, handling or application of such materials shall be maintained in a safe and leakproof condition. If there is evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.*
- *All shoreline developments and uses shall minimize any increases in surface runoff, and control, treat and release surface water runoff so that receiving water quality and shore properties and features are not adversely affected. Control measures may include, but are not limited to, dikes, catch basins or settling ponds, interceptor drains and planted buffers.*
- *All shoreline developments and uses shall utilize permeable surfacing where practicable to minimize surface water accumulation and runoff.*
- *All shoreline developments and uses shall control erosion during project construction and operation.*
- *All shoreline developments and uses shall be located, designed, constructed and managed to avoid disturbance, minimize adverse impacts and protect fish and wildlife habitat conservation areas including, but not limited to, spawning, nesting, rearing and habitat areas, commercial and recreational shellfish areas, kelp and eel grass beds, and migratory routes. Where avoidance of adverse impacts is not practicable, project mitigation measures relating the type, quantity and extent of mitigation to the protection of species and habitat functions may be approved by the Director in consultation with state resource management agencies and federally recognized tribes.*
- *All shoreline developments and uses shall be located, designed, constructed and managed in a manner that minimizes adverse impacts to surrounding land and water uses and is compatible with the affected area.*
- *All shoreline development shall be located, constructed and operated so as not to be a hazard to public health and safety.*
- *All development activities shall be located and designed to minimize or prevent the need for shoreline defense and stabilization measures and flood protection works such as bulkheads, other bank stabilization, landfills, levees, dikes, groins, jetties or substantial site regrades.*
- *All debris, overburden and other waste materials from construction shall be disposed of in such a way as to prevent their entry by erosion from drainage, high water, or other means into any water body.*

This project is proposed to occur in the aquatic and shoreline environment of Lake Union that provides habitat for Chinook salmon. The project site serves as a migration corridor as well as potentially rearing area for juvenile Chinook salmon from the Cedar River and other water bodies in Water Resource Inventory Area 8. Additionally, predators of juvenile Chinook are known to inhabit areas under overwater structures and may use these areas as cover while preying on juvenile Chinook. Overwater coverage reduces the amount and quality of natural habitat of juvenile Chinook salmon and provides habitat for predator species of juvenile Chinook. In order to mitigate for the increase in overwater coverage, the applicant proposes to remove the timber skirting along the existing pier (approximately 347 liner feet); grate an existing pier section for natural light penetration (349 square feet), and grate the proposed new pier area to minimize the impacts of the new pier (as shown in more detail on Sheet 3 of submitted plan set for project). Best Management Practices will be employed during construction to protect the aquatic habitat.

As proposed and as conditioned below, the project complies with the above shoreline development standards.

#### SMC 23.60.720 - Development Standards in the UM Environment

The development standards set forth in the Urban Maritime Shoreline Environment relate to height, maximum size limits, lot coverage, view corridors, regulated public access, and location of uses (SMC 23.60.720). The proposed development has been reviewed and is consistent with these development standards.

#### **C. The Provisions of Chapter 173-27 WAC**

WAC 173-27 establishes basic rules for the permit system to be adopted by local governments, pursuant to the language of RCW 90.58. It provides the framework for permits to be administered by local governments, including time requirements of permits, revisions to permits, notice of application, formats for permits, and provisions for review by the state's Department of Ecology (DOE). Since the Seattle Shoreline Master Program has been approved by DOE, consistency with the criteria and procedures of SMC Chapter 23.60 is also consistent with WAC 173-14 and RCW 90.58. As discussed in the foregoing analysis, the proposal is consistent with the criteria for a shoreline substantial development permit and may be approved.

#### **DECISION - SHORELINE SUBSTANTIAL DEVELOPMENT**

The Shoreline Substantial Development and the Shoreline Conditional Use are **CONDITIONALLY GRANTED**. Conditions are listed at the end of this report.

#### **ANALYSIS - SEPA**

Disclosure of the potential impacts from this project was made in the Environmental Checklist dated January 10, 2012. The information in the SEPA checklist, supplemental information in the file, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, "*Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. Under such limitations or circumstances (SMC 25.05.665 D) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate. Short-term and long-term adverse impacts are anticipated from the proposal.

#### **Short-term Impacts**

The following temporary or construction-related impacts are expected: temporary increase in noise levels, increase in water turbidity levels, increased levels of fugitive dust and fumes from the construction equipment, disturbance of shorelines and displacement of some fish wildlife species due to increased water turbidity levels and increased noise from the construction

activities. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC 25.05.794). Although not significant, these impacts are adverse and, in some cases, mitigation may be warranted.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Seattle Noise Ordinance (construction noise); and State Air Quality Codes administered by the Puget Sound Air Pollution Control Agency (air quality). In addition Federal and State regulations and permitting authority (Section 10 Permit, 404 Permit from the Army Corps and HPA permit from Washington Department of Fish and Wildlife) are effective to control short-term impacts on water quality. Compliance with these codes and/or ordinances will lessen the environmental impacts of the proposed project.

The proposed construction work is limited to the installation of a pier, removal of skirting and replacement of existing decking with grated decking. However, with the proposed work taking place in and adjacent to Lake Union, there is potential for debris and other deleterious material to enter the water during this proposed work. Best management practices (BMPs) should be employed to decrease the probability of debris or other deleterious material from entering the water during the proposed work. A boom should be deployed around the construction area to contain any debris that enters the water during construction. At a minimum the floating debris that enters the water during construction should be collected once per day. This material should be contained on site and then disposed of at the appropriate upland facility. General in water construction activity will be restricted to in-water work windows established by the Washington Department of Fish and Wildlife and documented in the Hydraulic Project Approval for this project.

Construction material and equipment pose some potential danger of water and near shore contamination and shoreline erosion. The contamination from spills could lead to both water quality and aquatic habitat damage. In order to be prepared to provide a fast and effective response to spills or other actions which cause new contaminants to be introduced into the shoreline environment, it is necessary to condition the project to require that prior to commencing construction an emergency containment plan and procedures be developed and all necessary equipment be stocked on the site. It is also warranted to require the use of BMPs to minimize erosion along the shoreline caused by storage and staging construction material in this area.

No further SEPA conditioning of potential short-term impacts appears to be warranted.

### Long Term Impacts

Long-term or use related impacts are also anticipated from the increase in overwater coverage. These long-term impacts are potentially significant without mitigation; therefore, merit a detailed discussion of the impacts and the required mitigation.

### Plants and Animals

Chinook salmon, a species listed as threatened under the Endangered Species Act (ESA) in March 1999, are known to inhabit Lake Union including the proposed project area. Under the City of Seattle's Environmental Policies and Procedures 25.05.675 N (2) it states in part: *A high priority shall also be given to meeting the needs of state and federal threatened, endangered, and sensitive species of both plants and animals.*

This project is proposed to take place in Lake Union which is part of the migration corridor of Chinook salmon from the Cedar River and the other water bodies in Water Resource Inventory Area 8.

Clearly identified long-term impacts on juvenile Chinook salmon and the aquatic environment include the increase in over-water coverage of 753sq. ft. Overwater coverage creates shading that provides hiding places for predators and forces juvenile salmon away from the near shore, where they are more susceptible to predation by larger fish; therefore, this decreases their survivability.

As provided by SMC 25.05.350 A, when making a threshold determination the lead agency may consider mitigation measures that the agency or applicant will implement. If the proposed measures mitigate the impacts that would allow the lead agency to issue a Determination of Non- Significance (DNS). These mitigation measures can be in the form of clarification of the proposal, changes to the proposal, or the project may be conditioned to include the mitigation measures. The applicant has included mitigation measures in the project to offset the impacts of the proposed work. DPD has imposed conditions on this project. These mitigation measures and conditions (as shown in more detail in submitted plan set for project) are listed below.

- Removal of skirting along existing pier (approximately 347 linear feet).
- The proposed pier will be grated to increase light penetration to water below.
- A section of existing solid pier decking will be replaced with grated decking (approximately 349 square feet over water).

Collectively, these mitigation measures are believed to adequately mitigate for the expected impacts on juvenile salmon habitat as well as nearshore habitat for other species utilizing this area of Lake Union. Collectively these measures will reduce dark areas under the pier, which should in turn allow the juvenile salmon to remain in the shallow water during their migration and reduce the juvenile Chinooks' vulnerability to predation in the Lake Union environment.

### **DECISION - SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have significant adverse impacts upon the environment. An EIS is not required under RCW 43.21C.030. (2) (c).
- [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).

## **CONDITIONS – SEPA and Shorelines**

### *During Construction*

1. Appropriate best management practices (BMPs) shall be employed to prevent debris and deleterious material from entering the Lake Washington Ship Canal during the proposed in- and adjacent to water. BMPs should include the deployment of a boom surrounding the construction area. The boom should remain in place for the duration of the proposed work.
2. Care shall be taken by the owner(s), builder(s), or responsible party(s) to prevent toxic materials, petrochemicals and other pollutants from entering surface water during the proposed work. A spill prevention and response plan and material should be kept at the site for quick response to any toxic spills, such as fuel, at the site.
3. Construction personnel should be trained in the plans and procedures for the prevention, containment and clean-up of toxic material.

### *Prior to Building Permit Final*

4. Proposed mitigation plan shall be implemented as shown on Sheet 3 of submitted plans for this project. An existing pier section shall be redecked with grated decking (approximately 394 square feet over water) ; skirting along existing pier shall be removed (approximately 347 linear feet); and new pier shall be fully grated for natural light penetration to water below.

Signature: (signature on file) Date: January 26, 2015  
Ben Perkowski, Land Use Planner  
Department of Planning and Development

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## **IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT**

### Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by DPD within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at [prc@seattle.gov](mailto:prc@seattle.gov) or to our message line at 206-684-8467.