



# Northshore Utility District

## Memo

**To:** Andrew Bauer  
**From:** Tom Alexieff TA  
**CC:** File D1619  
**Date:** July 20, 2016  
**Re:** The Lodge at Saint Edward

This memo is a follow-up to a previous memo sent to Trevina Wang - Program Manager, Daniels Real Estate dated June 23, 2016 adding additional clarification to the conditions.

The initial conditions are as follows with additional clarification in bold:

1. Reservations for future as-constructed water easement for future water loop if necessary to accommodate future additional improvements or if change of use of the site warrants the need for a second water connection and redundancy of the water system. It is understood that The Lodge at Saint Edward will lease an area of the state park property and that coordination with the state for obtaining an easement would be necessary.

**This is only for future reference and notice to the Washington State Parks and Recreation Commission.**

2. Language in the Developer Extension Agreement (DEA) that if further development beyond what is currently being proposed occurred that required a second or redundant water supply due to policy change, City ordinance change, fire department requirement or other condition required for fire protection as a result of development the cost would be borne by the developer.

**Will be included in the DEA and no additional clarification added at this time.**

3. Add an additional valve between the Bastyr University site and the proposed Lodge site for isolation of the two sites in case of a main break and to keep Bastyr in service.

**The location will be determined and included with the water plans submitted to the District for review.**

4. Add two fire hydrants at locations to be determined in order to provide jumper ports for hard to get to sections of water main for providing temporary service.

**The locations will be determined and included with the water plans submitted to the District for review.**

(Recipient's Name)  
(Topic)

5. Requirements for standby fire storage/pumps for building evacuation designed by fire sprinkler designer and approved by Northshore Fire Department.

**Develop a life safety plan per the requirements of the Northshore Fire Department. This requirement will be further discussed with the Fire Department and the developer's fire protection engineer. See attached review comments from Jeff LaFlam dated July 19, 2016.**

6. Improvements to double check detector assemblies for fire protection to meet current District standards.

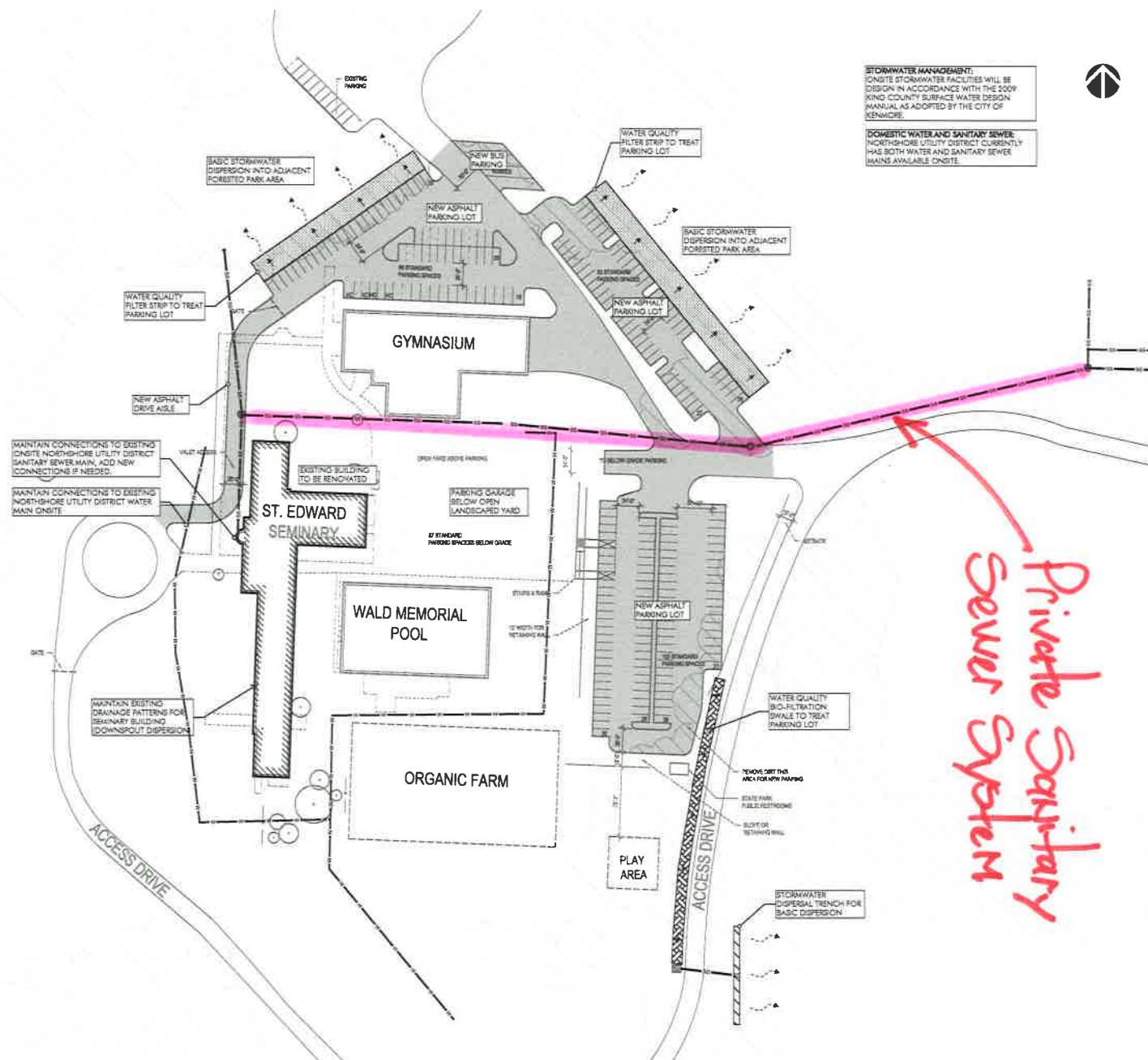
**This requirement is due to the existing assemblies not being to current District standards. These improvements will be included with the water plans submitted to the District for review.**

7. Review of existing private sanitary sewer system to evaluate its condition, pipe size, slope, etc. and to determine if it can be rehabilitated using CIPP method or if it will require replacement. This system will then become a District facility requiring a sewer easement.

**The approximate limits of sewer rehabilitation or replacement is shown on the attached. Until the line has been video inspected, the condition is unknown. It was constructed in 1958 and likely has not been maintained since it's a private system. These improvements will be included with the sewer plans submitted to the District for review.**

8. DEA as required for sewer and water improvements associated with the development.

**This is standard policy for the sewer and water related work that is proposed.**



**STORMWATER MANAGEMENT:**  
 ON-SITE STORMWATER FACILITIES WILL BE DESIGNED IN ACCORDANCE WITH THE 2009 KING COUNTY SURFACE WATER DESIGN MANUAL AS ADOPTED BY THE CITY OF KENMORE.

**DOMESTIC WATER AND SANITARY SEWER:**  
 NORTHSHORE UTILITY DISTRICT CURRENTLY HAS BOTH WATER AND SANITARY SEWER MAINS AVAILABLE ON-SITE.

MAINTAIN CONNECTIONS TO EXISTING ON-SITE NORTHSHORE UTILITY DISTRICT SANITARY SEWER MAIN. ADD NEW CONNECTIONS IF NEEDED.

MAINTAIN CONNECTIONS TO EXISTING NORTHSHORE UTILITY DISTRICT WATER MAIN ON-SITE.

MAINTAIN EXISTING DRAINAGE PATTERNS FOR SEMINARY BUILDING (DOWNSPOUT DISPERSION)

*Private Sanitary Sewer System*

**COUGHLIN  
 PORTER  
 LUNDEEN**

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A CONSULTING  
 STRUCTURAL AND CIVIL  
 ENGINEERING CORPORATION

**PARKING LOT EXPANSION**  
 14445 Juanita Drive NE  
 Kenmore, WA 98028

CONSTRUCTION	
DATE	10-25-24
BY	10-08-24

PRELIMINARY  
 CIVIL SITE  
 PLAN

PROJECT NO.:  
 PROJECT MGR.:  
 DRAWN BY:  
 CHECKED BY:

C-1

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**KING COUNTY FIRE PROTECTION DISTRICT NO.16**

**7220 NE 181<sup>st</sup> Street  
KENMORE, WA 98028**

**BUSINESS: 425-354-1780    FAX: 425-354-1781**

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To: Andrew Bauer, Planner  
From: Jeff LaFlam, Fire Marshal  
Date: July 19, 2016  
Re: CSP16-0077, The Lodge at St. Edward

**Review Comments:**

The following are the comments/conditions from my review of the preliminary plans and documents for the proposed change of use and renovation of the former seminary building at St. Edward's State Park into a lodge-type hotel with 80 – 100 guest rooms, meeting rooms, wellness spa and a restaurant:

1. Provide the results of the research and field examination of the water supply piping to the existing seminary building. The report should include the age and condition of the pipe together with any recommended modifications that would improve the dependability of the water supply.
2. Develop a life safety plan for the new lodge. The plan should be developed by a fire protection engineer and the initial draft of the plan should be submitted for review prior to any work being started on the building.

Jeff LaFlam  
Fire Marshal