



King County

DEPARTMENT OF LOCAL SERVICES
PERMITTING DIVISION
KING COUNTY, WASHINGTON

PRELIMINARY REPORT TO THE HEARING EXAMINER
June 13, 2019- PUBLIC HEARING AT 10:00 AM
Permitting Division-Snoqualmie Room
35030 SE Douglas Street Suite 210
Snoqualmie, WA 980065-9266

PRESTOM MILL
PROPOSED REZONE ORDINANCE NO: 2019-0217

GENERAL INFORMATION:

Request: To remove P-suffix conditions no longer applicable to the properties forming the old Preston Mill site. The P-suffix conditions were enacted through the update of the Snoqualmie Valley Community Plan in 1989. The P-suffix conditions proposed to be removed from the two Preston Mill parcels are SV-P12, SV-P17, and SV-P21.

Location: 30818 Preston-Fall City Road SE
Parcels: 689330-0620 and 3324079013

Proponent: King County Department of Natural Resources and Parks (KCDNRP)
Attn: T.J. Davis
201 South Jackson Street
KSC-NR 0700
Seattle, WA 980104

File Number: LUT418-0001

SEPA: Mitigated Determination of Nonsignificance (MDNS)
Issued

County Staff: Fereshteh Dehkordi, Project Manager
(206) 477-375
fereshteh.dehkordi@kingcounty.gov

Request: Rezone to NB and F

Existing Zone: NB-P and F-P- Removing P-Suffix conditions

Section/Township/Range: SW - 33 - 24 - 7

B. SUMMARY OF PROPOSED ACTION:

To remove P-suffix conditions applied to two of the parcels forming the Preston Mill site. These P-suffix conditions are SV-P12, SV-P17 and SV-P021. The underlying zoning of the parcels F and NB will remain the same. All three parcels forming the Preston Mill site were purchased by the King County DNRP, Parks Division to be developed into a passive public recreational park. Only the two parcels encumbered by P-suffix conditions will be redeveloped for this purpose. The 3rd parcel across the river will remain undeveloped. A grading permit under the King County File GRDE19-0042 has been submitted by King County Parks and is currently under review.

C. HISTORY/BACKGROUND:

The Preston Mill site consists of three parcels, two of which are assigned property specific conditions (P-Suffix). The 3rd parcel is across the river and is zoned Rural Area (RA-5) with no P suffix conditions. The subject parcels are predominately zoned Forestry (F) with the exception of a small portion of tax parcel 689330-0620 near the road that is zoned Neighborhood Business (NB). The purpose of this rezone request is to remove the development conditions under the p-suffix SV-P12, SV-P17 and SV-P21 which are no longer relevant to the subject parcels.

Preston Mill was established in 1886 and had been a focus for the community of Preston since its establishment. Presence of the mill encouraged construction of homes, a church and small stores nearby to serve the growing immigrant community in the area. Other small scale industrial and commercial uses were established in the vicinity and led to the formation of the Preston Town community by 1897. Today Preston is considered a historic unincorporated town offering residential and recreational opportunities in the region. The mill which had been in operation since 1886 closed operation by early 1990s.

The Snoqualmie Community Plan was prepared in mid 1980s and approved by the King County Council in 1989. The Plan's goal for the Preston community was to maintain the historic operation of the Mill and keep the rural and historic character of the area through establishment of property specific conditions known as P-suffix conditions. Three development conditions were assigned to the two parcels within the mill site.

The following is text of the property specific conditions applied to the mill site and some of the surrounding properties:

SV-P12- The following conditions apply to the NB zone portion of tax Lot 06893300620.

The only use allowed at this site is a small convenience store not to exceed 3,000 square feet of gross floor area.

Natural Vegetation shall be retained whenever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where NB zone properties abut rural and or resource lands.

Commercial Screening Matrix

Commercial Property Zoning

Adjacent Property Zoning NB Neighborhood Business RB Regional Business I Industrial

RA (Rural Area)_Type I Buffer30' Depth Type I Buffer30' Depth Type I Buffer 50' Depth

F (Forest) A (Agricultural) Type I Buffer30' Depth Type I Buffer 50' Depth Type I Buffer50' Depth.

SV -P17- This condition applies to both parcels 06893300620 and 3324079013:

The purpose of this zoning is to permit the Preston Mill to continue to operate as a legal land use. Current operations at the mill are considered to be primary processing and as such are outright permitted uses under the F zone. A Conditional Use Permit would be required for uses beyond primary processing activities, such as film drying.

SV-P21- These conditions apply to both parcels 06893300620 and 3324079013:

In addition to meeting the rural industry development standards under K.C.C. 21A.14, the following P-suffix conditions apply to the subject property:

A. Access

A new controlled access road from Upper Preston Road shall be required. All Industrial, commercial and residential uses shall directly connect off-street

parking to the access road to avoid additional congestion along SE High Point Way/Preston Fall City Road.

Pedestrian access to open space, trails and residential neighborhoods shall be provided where feasible.

B. Buffers

Landscape buffers shall exceed the requirements of 21A.16 by 50 percent to provide additional buffering between land uses and the transition to the Preston rural neighborhood. Buffer types shall include the following:

All new development or re-development shall provide a landscaped buffer between each separate building site and adjoining uses and scenic vistas. Type 1 landscaping shall be required between the Raging River and residential or commercial development, and between residential development and commercial uses.

Easements shall be provided for all trail segments identified in the Village Trail Plan component of the Village Development Plan. Pedestrian access to the trails of the village trails plan and the Raging River shall be provided where feasible. All new development or re-development shall provide a landscaped, natural buffer along the trail easements identified in the Village Trail Plan. Landscape design shall be designed in cooperation with the Division of Parks and Recreation to promote uniform corridor development of the trail system.

Any new development or re-development shall be required to complete their portion of the Reforestation Program component of the Village Development Plan. New development or re-development shall preserve and restore natural vegetation of the hillsides and woodlands that stretch along Upper Preston Road, SE High Point Way/Preston Fall City Road and the Sodeman Creek/Raging River corridor to visually buffer the mill site from the major roadways into Preston.

C. Building Scale

All new development or re-development shall be of a scale, modulation, materials and color that will transition with the surrounding land uses including the Old Preston Store, village open space, trails and rural residential neighborhoods.

D. Permitted Uses

Permitted uses within the Community Business zone in the subject property shall exclude normally permitted uses that incorporate extensive outdoor storage and auto related uses. Retail sale of wood from the Preston Mill and related products is encouraged. Mixed use of these properties to develop housing of a scale and density compatible with the surrounding village is also encouraged.

Permitted uses within any Industrial zoned portions of the subject property shall limit institutional, commercial, office and other non-industrial uses to those necessary for the convenience of industrial activities. Heavier industrial uses; uses providing substantial waste by-products or wastewater discharge; or paper, chemical and allied products manufacturing uses shall be prohibited. The Preston Mill shall be encouraged to remain as the principle use.

E. Environment

Stormwater discharges to salmonid habitat and wetlands shall match predeveloped flow durations between the 2- year and the 100-year events.

Any stormwater discharges shall provide source control best management practices and treatment facilities to maintain water quality of the receiving waters. Treatment facilities shall remove a minimum of 90 percent of the total suspended solids.

The Snoqualmie Valley Community Plan was repealed in 1997, however the zoning designation of parcels and associated Property specific conditions remain in effect.

The request for the rezone application was received by the Permitting Division on August 14, 2018. The proposed rezone application under consideration is to maintain the underlying zoning designation of the parcels and remove irrelevant development conditions.

The property was purchased in 1997, by the King County Department of Natural Resources, Division of Parks and Recreation with the intention of converting the mill site into a passive recreational public park. The proposal will be connected to the Preston Community property via a pedestrian walkway reconstructed under the Preston Fall City Road.

The property is currently vacant and is maintained by the King County Division of Parks and Recreation. All mill equipment has been removed. What is left of the old mill are a mill pond and four remaining historic structures, most of them in poor condition. There is a gravel parking area near the site entrance which will be paved for the park use.

The proposed improvements and park amenities will concentrate in the already cleared area previously used as mill yard and consists of a lawn area, a picnic shelter, a restroom, crushed stone paths and walkways, and a pedestrian path connecting the park to the Preston Community Center via the existing tunnel under the Preston –Fall City Road. The historic structures will be fenced off and restored to the extent possible to be used as interpretive relics of the site's history and culture. Most proposed improvements will be outside the 165-foot buffer of Raging River. The proposal includes mitigation to wetland buffers.

The King County Department of Natural Resources- Parks and Recreation Division as a lead agency pursuant WAC 197-11-340(2) under the State Environmental Policy Act (SEPA), issued a Determination of Non-Significance on April 5, 2019. The lead agency has concluded that the proposal does not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required. An appeal/comment deadline of April 19, 2019 was provided. No appeal or comments from the public were received.

D. NATURAL ENVIRONMENT:

Topography: The total site area is 15.3 acres. The developed part of the site is flat and the rest of the site contains gently rolling terrain.

Critical Areas: A Critical Area Study was prepared by J.S. Jones and Associates, Inc. dated May 12, 2017. The study identified the critical areas on the site. The site borders the Raging River. Soderman Creek crosses the site from north to south, flowing into the Raging River. Several wetlands including the mill pond were identified and determined to function as one connected wetland system. This wetland system is rated as a Category II Wetland with a 120-foot buffer. The majority of the site is encumbered by critical areas and associated buffers. Some of the past site improvements and mill activities occurred within the now designated wetland and stream buffers. A portion of the site near the river is classified as Channel Migration Zone (CMZ). All proposed improvements except the nature trail is outside of the CMZ. The proposed nature trail will be reviewed under the grading permit for compliance with CMZ requirements.

Vegetation: The portion of the site used for mill activity is cleared and consists of lawn. Those portions of the site along the river and south of the site are forested.

Wildlife: The raging River and its 300-foot wide buffer along its shore on both sides is designated as a wildlife corridor. The Wildlife habitat Assessment for the site was prepared by Sewall Wetland Consulting Inc. dated July 25, 2018. Several species of salmon are found in the Raging River and the site is identified to have potential use by Gray Wolves as indicated by the Washington Department of Fish and Wildlife (WDFW) Priority Habitat Mapping website. The Gray Wolf is a federally listed endangered species. Although the report did not note observation of any state or federally listed species, several species noted in the report could potentially utilize the raging River and Soderman Creek through the park site.

Surface Water: The proposed redevelopment of the site will be subject to the King County Surface Water Design Manual standards for capturing runoff, discharge and water quality. The requirements for compliance with these standards will be reviewed and implemented during the review and approval of the grading permit, GRDE19-0042.

Shoreline: A portion of the site is within the Raging River Shoreline Conservancy designation. Parks are allowed in conservancy designation. Any portion of the proposed development if within the shoreline boundary may require a shoreline substantial development permit. This will be determined during the review of the grading permit.

E. SITE & NEIGHBORHOOD CHARACTERISTICS:

The site is located on the south edge of the old historic town of Preston. The majority of the properties to the north and east are zoned Rural Area (RA-2.5) and have been developed with small size residential lots. A small Neighborhood Business (NB) designation covers the north corner of the site and the parcel adjacent to it. There is an area zoned Industrial (I) less than half a mile from the site and up the Preston-Fall City Road and near the I-90 on-ramp. This area is developed with light industrial uses. There is a small NB zone near the I-90 on-ramp providing neighborhood businesses to the area residents. Interstate-90 runs to the south of the site. Raging River borders the site on the southeast. See Attachment C.

Properties immediately north across the road and east of the site consist of telephone utility office, King County Fire District Office and Preston Community Center while the majority of the properties on the east are in residential use.

F. TRANSPORTATION:

The site has a direct access to Preston-Fall City Road from the existing gravel parking. Preston-Fall City Road connects to I-90 less than ½ mile northwest of the site. For the improvements of the park, the site plan must show compliance with the sight distance requirements at the entrance. This will be verified under the grading permit review. Additional clearing or grading maybe required to achieve compliance with the King County Road and Construction standards.

G. PUBLIC SERVICES:

The proposed rezone will not extend any public services such as public water and sewer into rural areas. No impact to other services such as schools or police is anticipated. The need for emergency services such as fire will remain at the same level as the current operation.

H. COMPREHENSIVE PLAN:

The site and its surrounding environment are located in the Rural designated area of King County. The primary comprehensive Plan designation of the parcels is Open Space. The rural landscape is characterized by extensive forests and farm lands, free-flowing rivers and streams that provide high-quality habitat for fish and wildlife, and a mixture of housing types along with small commercial enterprises and business hubs. Preserving rural King County plays a key role in ensuring a continuing variety of landscapes, maintaining the diverse communities and supporting the evolving rural economic opportunities for the county and its residents. The following Comprehensive Plan Policies are relevant:

KCCPP R-204 Farming and forestry are vital to the preservation of rural King County and should be encouraged throughout the Rural Area. King County should encourage the retention of existing and establishment of new rural resource-based uses, with appropriate site management that protects habitat resources. King County's regulation of farming, keeping of livestock, and forestry in the Rural Area should be consistent with these guiding

- b. Development regulations for resource-based activities should be tailored to support the resource use and its level of impact;

COMMENT: The majority of the site is zoned Forestry (F) except for a small corner on the northeast which is zoned Neighborhood Business (NB). The underlying zoning designation of the parcels will remain, allowing for uses consistent with the comprehensive plan and zoning designations. The removal of development conditions no longer applicable due to close out of the mill will allow for redevelopment of the site as a public park consistent with the comprehensive plan designation of the site as open space.

KCCPP S-316 Provisions for historic resource preservation, restoration and education should be incorporated with open space or recreation areas in site development plans whenever compatible and possible.

COMMENT: The old Preston Mill site is designated as a King County Historic site. An Archeological Monitoring of Geotechnical Investigations report dated October 17, 2018 was prepared for the site and reviewed by the King County Historic Preservation Program. There is an attempt to restore and preserve at least one of the existing historic structures and use it as interpretive and educational display of the historic and cultural heritage of the site. The Historic Preservation Program office has no objection to redevelopment of the site as a public park and recommends that areas that were not previously investigated where excavation will extend below fill, be surveyed with shovel/auger probes.

KCCPP S-748 Recreational development is allowed in the shoreline jurisdiction and must be consistent with the shoreline environment designation in which the property is located.

KCCPP S-749 King County shall plan to provide public recreational uses on county-owned shoreline, consistent with the goals of this chapter.

COMMENT: A portion of the site is within the Raging River Shoreline boundary. The shoreline designation is Conservancy. The proposal is for establishment of a public park with nature trails within the shoreline boundary. The Raging River is a significant natural resource. A public park and nature trails on its shores will provide an excellent recreational opportunity for area residents.

KCCP-107 King County shall provide local parks, trails and other open spaces in the Rural Area. Local parks, trails and other open spaces that complement the regional system should be provided in each community in Rural Areas to meet local recreation needs and enhance environmental and visual quality.

COMMENT: The proposal is consistent with the above referenced policy. The site borders the Raging River and its natural environment and has been a focal point for the community since the 1880s. Redevelopment of the site as a public park will preserve both the natural and cultural history of the site.

KCCPP-102 King County shall be a regional leader in the provision of a regional open space system consisting of parks, regional trails, natural areas, working resource lands, and flood hazard management lands. The regional network of open spaces provides benefits to all county residents including: recreation facilities, conservation of natural and working resource lands, improving air and water quality, flood hazard management and related programs and services, thereby contributing to the physical, mental and emotional well-being of county residents. P-103 King County will preserve wildlife corridors, riparian habitat, contiguous forest land, as well as open space areas separating Urban Areas from Rural Areas and Natural Resource Lands as part of its open space system.

COMMENT: The two parcels together with the parcel on the other side of the river have been purchased by King County Parks for development of a public park. The site will be connected with

the Preston Community Center across the road, forming a continuous public space for enjoyment and recreational use of the area residents and visitors.

SNOQUALMIE COMMUNITY PLAN:

There are three development conditions impacting the subject site. These development conditions were established as part of the zoning designation of the parcels and through the adoption of the Snoqualmie Community Planning and Area zoning in mid 1980s. The P-suffix conditions are SV-P-12, SV-P17 and SV-P21.

SV-P12 - applies to the small portion of the site as well as three other parcels adjacent to the site on the northeast. This condition limits the use of the area to a small convenience store and requires retention of natural vegetation for screening.

COMMENT: The Snoqualmie Community Plan was repealed in 1997. The underlying NB zone will remain unchanged. This development condition will remain the same for the adjoining NB parcels. Removal of this condition and development of the site as a park will not prevent establishment of a future convenience store in the area. Any future development will require compliance with the updated landscaping requirement of the zoning code. Removal of this P-suffix condition from the park parcel is not inconsistent with the original goal of the Snoqualmie Plan in preserving the historic community of Preston.

SV-P17 – This condition applies to both parcels which includes the Forest portion of the split zoned parcel. This condition was placed to assure continues use of the mill as a legal use.

COMMENT: This condition no longer applies since the mill was closed in 1997 and the property was since purchased by King County Parks. The underlying zoning designation of the site is Forestry and will remain as such. Parks are allowed in F zones.

SV-P21- This condition also applies to both parcels and was adopted to assure continuous operation and improvement of the mill as a legal use. This condition prescribed specific development conditions such as access, building scale, storm water, environmental considerations and other permitted uses associated with the mill operation.

COMMENT: These specific development conditions are moot since the mill ceased operation and the property was purchased by King County. The County has since adopted more stringent and comprehensive storm water and critical areas standards which will apply to the redevelopment of this site as a public park for passive recreation.

KING COUNTY CODE PROVISIONS:

KCC21A.44.060 *Zone reclassification. A zone reclassification shall be granted only if the applicant demonstrates that the proposal complies with the criteria for approval specified in K.C.C. Title 20.22.140 and 20.22.150 and is consistent with the Comprehensive Plan and applicable community and functional plans.*

KCC20.22.150- *Examiner duties – zone reclassification. When the examiner issues a recommendation regarding an application for a zone reclassification of property, the recommendation shall include findings on whether the application meets both of the following: The proposed rezone is consistent with the King County Comprehensive Plan:*

- A. The proposed rezone is consistent with the King County Comprehensive Plan; and*
- B.1. The property is potentially zoned for the reclassification being requested;*
 - 2. An adopted subarea plan, subarea study or area zoning specifies that the property shall be subsequently considered through an individual reclassification application; or*
 - 3. The requested reclassification is based on changed conditions. (emphasis added)(Ord. 18427 § 8, 2016: Ord. 18230 § 33, 2016: Ord. 16950 § 12, 2010: Ord. 16263 § 9, 2008: Ord.*

15243 § 2, 2005: Ord. 14047 § 12, 2001: Ord. 4461 § 10, 1979. Formerly K.C.C. 20.24.190).

COMMENT: This rezone process is intended to remove outdated development conditions and does not reclassify the zoning designation of the parcels. The request to remove the development conditions is based on changed conditions. The proposal is consistent with the Comprehensive Plan policies and should meet development standards imposed by adopted codes.

OTHER CONSIDERATIONS:

The subject Rezone Notice of Application describing the proposal was posted on the subject property on September 14, 2018 and published in the Seattle Times on September 12, 2018 and in the Issaquah/Sammamish local newspaper on September 14, 2018. The public notice describing the proposed project was mailed to property owners within a 500-foot radius of the subject property on September 14, 2018. The Notice of SEPA threshold determination was also published by the King County Parks and was mailed to appropriate agencies on April 5, 2019.

COMMENT: No letter from the public opposing the proposal was received.

CONCLUSIONS:

- A. The application and supporting documentation provide a sufficient level of information to insure that the proposed removal of the development conditions will not harm the surrounding environment and the proposed development of the property into a passive recreational public park will meet the goals and policies of the King County Comprehensive Plan, and it can comply with the King County regulations and standards.
- B. The proposed redevelopment of the property is in the public interest and will provide recreational opportunities both locally and regionally. Removal of the development conditions crafted for the previous use of the site as an industrial mill is no longer in the public interest and should be removed.
- C. The proposed development of the site as a passive recreation park is a less intensive use than an industrial use. The site's environmental resources will be preserved by restoration and enhancement of its wetland and aquatic areas and their associated buffers. The proposed park will remain as an open space for perpetuity for the enjoyment of King County residents.

RECOMMENDATION: **APPROVE** the proposed rezone request (KC File LUT418-0001), subject to the following conditions (Attachment B):

- 1. The site shall be developed as a public park for passive recreation. The proposed redevelopment of the park will be reviewed under the grading permit, KC File GRDE19-0042 and shall comply with all applicable development standards.
- 2. King County Grading Permit File GRDE18-0042 shall be approved prior to any site preparation activities. The proposed redevelopment of the park shall comply with applicable provisions of the King County Surface Water Design Manual, the King County Road Design and Construction Standards, the King County Critical Areas Standards (KCC21A.24), and the Clearing and Grading Standards (KCC16.82).
- 3. The site contains both aquatic and wetland areas. The wetland and aquatic areas shall be protected. The proposed redevelopment of the site shall comply with the Critical Areas standards. To the extent practical, the wetland and aquatic area buffers impacted previously shall be restored or compensated for. A mitigation plan shall be prepared and approved through the review of the current grading permit.

4. To the extent practical, the historic structure(s) as identified on the site plan shall be restored and used as an interpretive gallery. Interpretive and educational signs about the history of the site shall be placed in appropriate locations for public information.
5. Areas not previously investigated as part of archeological survey of the site, shall be surveyed with shovel/auger probes prior to any excavation where excavations will be deeper than 4 feet. The site excavation shall be monitored during the archeological survey.

Attachment A: Parties of Record

Attachment B: Site Plan

Attachment C: Zoning Map

ATTACHMENT A

TRANSMITTED TO ALL PARTIES OF RECORD FOR LUT418-0001:

Charlie Scott, Jones and Jones, Consultant
Steve Bottheim, Environmental Scientist III - Geologist, KCDLS-Permitting Division
Fereshteh Dehkordi, PPMIII, KCDLS-Permitting Division
Laura Casey, Environmental Scientist III - Ecologist, KCDLS-Permitting Division
Amanda Reeck Engineer, KCDLS- Permitting Division

REZONE APPLICATION FOR PRESTON MILL PARK

PRESTON, WA
JULY 2018

PROPERTY LOCATION

30818 Preston-Fall City Road SE, Preston (King County) WA
SW ¼ of NW ¼ & NW ¼, SW ¼ of Section 33, Township 24 N., Range 7 E., W.M.
King County Tax Parcels 332407-9013 and 689330-0620

OWNER

King County Department of Natural Resources and Parks,
Division of Parks & Recreation
201 South Jackson Street, KSC-NR 0700
Seattle, WA 98104
Contact: T.J. Davis, CPG Project Manager
Tel: 206 229-3965
Email: T.J.Davis@kingcounty.gov

ARCHITECT | ENGINEER

Architects and Landscape Architects:
Jones & Jones
Architects & Landscape Architects Ltd.
105 South Main Street, Suite 300
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Tel. 206.624.5702
Fax 206.624.5923
Contact: Charlie Scott

Engineer:
Encompass Engineering and Surveying
165 NE Juniper Street, Suite 201
Issaquah, WA 98027
Tel: 425 392-0250

EXISTING ZONING CLASSIFICATION

Tax parcel 689330-0620 existing zone classification: NB-P, F-P, with Development
Conditions SV-P12, SV-P17, SV-P21
Tax Parcel 332407-9013 existing zone classification: F-P, with Development
Conditions SV-P17, SV-P21

PROPOSED ZONING CLASSIFICATION

Tax Parcel 689330-0620 proposed zone classification: F, with no development (or
P-suffix) conditions
Tax Parcel 332407-9013 proposed zone classification: F, with no development (or
P-suffix) conditions

ACREAGE

Tax Parcel 689330-0620 acreage: 7.323 acres
Tax Parcel 332407-9013 acreage: 8.0 acres

PROPOSED METHOD OF SEWAGE DISPOSAL

On-site Sewage System as permitted by King County Board of Health

WATER SOURCE

King County Water District 123

FIRE DISTRICT

King County Fire Protection District No. 10

SCHOOL DISTRICT

Issaquah #411

LEGAL DESCRIPTION

Legal Description for Tax Parcel 689330-0620 (Northern portion of park property):

LOTS 2, 3, 4, AND 5, BLOCK 9 OF FIRST ADDITION TO PRESTON, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 12 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHEASTERLY 40 FEET OF
SAID LOT 5; AND EXCEPT THAT PORTION OF LOT 5 CONVEYED TO KING COUNTY BY DEED RECORDED UNDER
RECORDING NUMBER 9203101720.

TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING SOUTHERLY AND
SOUTHERSTERLY OF THE NORTHERLY MARGIN OF STATE HIGHWAY NO.2 (ALSO KNOWN AS PRESTON-FALL
CITY ROAD), AS CONVEYED UNDER DEED NUMBER 809849.

A TRACT OF LAND MARKED AS MILL YARDS ON THE PLAT OF FIRST ADDITION TO PRESTON, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 32, EXCEPT IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR HIGHWAY PURPOSES UNDER RECORDING
NUMBER 1695748;

AND EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON FOR THE HIGHWAY PURPOSES BY
KING COUNTY SUPERIOR COURT CAUSE NO. 760260.

Legal Description for Tax Parcel 332407-9013 (Southern portion of park property):

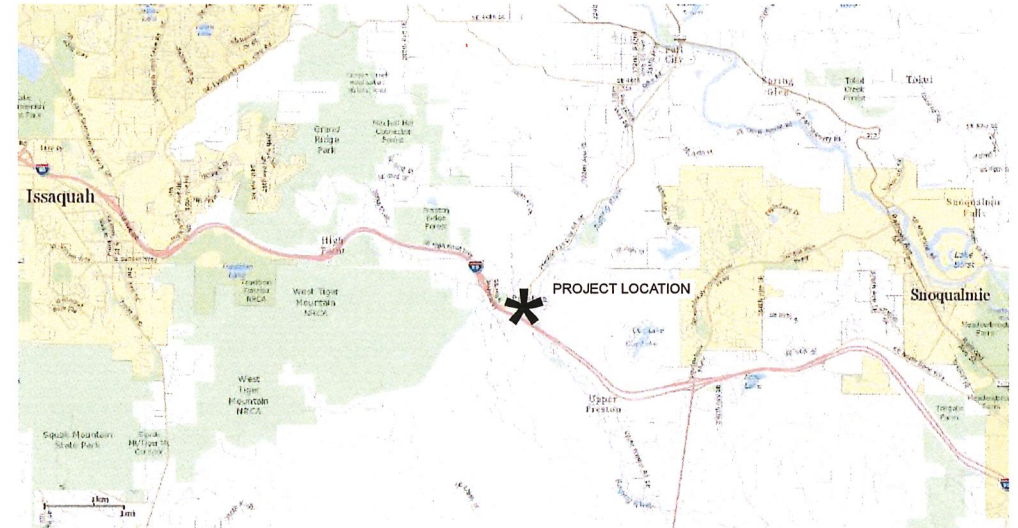
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 24
NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE CENTERLINE OF
RAGING RIVER AND NORTHERLY AND EASTERLY OF THE NORTHEASTERLY LINE OF STATE ROAD 90, AS
CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 760262.

GENERAL PURPOSE OF THE PROJECT

The project involves improvements to a public park offering passive recreation,
natural resources conservation, and historical interpretation.

EXPLANATION OF FEATURES PERTAINING TO USES AND OTHER PERTINENT MATTERS

Per the enclosed Site Plan, park improvements will be concentrated in a large cleared area that exists in the northwest
portion of the site. Improvements will include a lawn area (which mostly exists now), a small restroom building, a picnic
shelter, crushed stone paths, a narrow nature trail near the Raging River, an improved crushed stone parking area, and a
pedestrian path connection between the park and the Preston Community Center via an existing tunnel/bridge in
Preston-Fall City Road. Two small dilapidated former lumber mill buildings will be demolished and two larger abandoned
mill buildings will be partially repaired to house old mill equipment and interpretive exhibits. Non-native invasive plants will
be removed from wetlands, wetland buffers and riparian areas, and appropriate native plant species will be extensively
planted in these areas and throughout the site to improve wildlife habitat, scenery, drainage and natural ecosystem function.



VICINITY MAP

ATTACHMENT 6
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PRESTON
MILL
PARK

JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

ARCHITECTS AND
LANDSCAPE ARCHITECTS, LTD.
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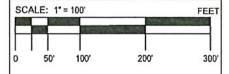
SCHEMATIC
DESIGN

DATE: JULY 2018

REVISIONS:

CONTEXT PLAN

- BOUNDARY LINES AND ZONING FOR ADJACENT PROPERTIES
- MAJOR ADJACENT TOPOGRAPHIC FEATURES
- EXISTING STRUCTURES WITHIN 100' OF PARK BOUNDARIES
- ADJACENT PUBLIC RIGHT-OF-WAYS














DRAWN BY: JTK
CHECKED BY: CGS
JOB NO.: 30020.107

SHEET NO.:
All drawings and material appearing herein are the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the written consent of Jones & Jones.

ATTACHMENT B
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J:\Preston Mill Historical Park\GIS\CAD\J\Jones\Sheet\CS01 - Context.dwg, 7/27/2018 6:52 PM

LEGEND

-  STEEP SLOPES
-  EROSION HAZARDS
-  WETLANDS
-  WETLAND BUFFERS
-  100 YEAR FLOOD PLAN
-  CONSERVANCY SHORELINE DESIGNATION
-  ORDINARY HIGH WATER MARK
-  WILDLIFE HABITAT NETWORK
-  PROPERTY LINE
-  CONTOUR
-  EXISTING ABANDONED BUILDING

EXISTING IMPERVIOUS SURFACE AREA

IN WETLAND BUFFERS
 ROOF: 7001 SF
 CRUSHED STONE: 17432 SF
 CONCRETE SLABS: 2914 SF
 TOTAL: 27347 SF

OUTSIDE OF WETLAND BUFFERS
 CRUSHED STONE DRIVE AND PARKING: 10013 SF



PRESTON MILL PARK

JONES & JONES
 ARCHITECTS
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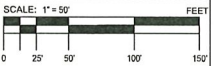
SCHEMATIC DESIGN

DATE: JULY 2018

REVISIONS:

CRITICAL AREAS PLAN

EROSION HAZARDS, 100 YEAR FLOOD PLAN, WETLANDS, WETLAND BUFFERS, WILDLIFE HABITAT NETWORK, STEEP SLOPES, AQUATIC AREAS



DRAWN BY: JTK
 CHECKED BY: DGS
 JOB NO.: 30920.107

SHEET NO.:
 All drawings and material appearing herein are the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the written consent of Jones & Jones.

ATTACHMENT B

3 OF 6 PAGE

REZONE APPLICATION FOR PRESTON MILL PARK

PRESTON, WA
JULY 2018



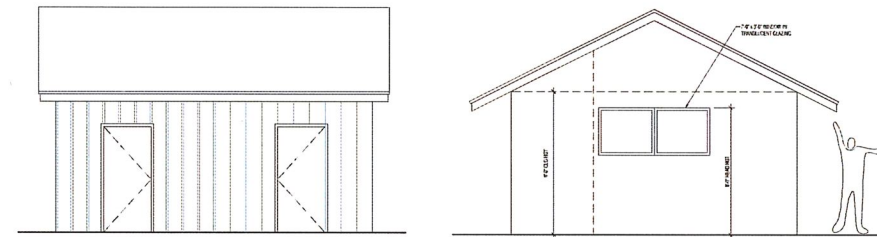
EXISTING KILN BUILDING



SIMULATION OF REPAIRED KILN BUILDING TO BE MAINTAINED AS HISTORIC RELIC WITHOUT INTERIOR ACCESS AND USE



EXISTING SMALL SHED BUILDING



ELEVATION OF PROPOSED RESTROOM BUILDING (APPROX. 18'X20')



SIMULATION OF PROPOSED RESTROOM BUILDING (TO REPLACE SMALL SHED BUILDING)

EXISTING AND PROPOSED STRUCTURES

REZONE APPLICATION FOR PRESTON MILL PARK

PRESTON, WA
JULY 2018



EXISTING MILL SHED BUILDING (TO BE REMOVED)



SIMULATION OF PROPOSED PICNIC SHELTER (APPROX. 35' DIAMETER X 18' HIGH)



EXISTING BRIDGE/TUNNEL IN PRESTON-FALL CITY ROAD



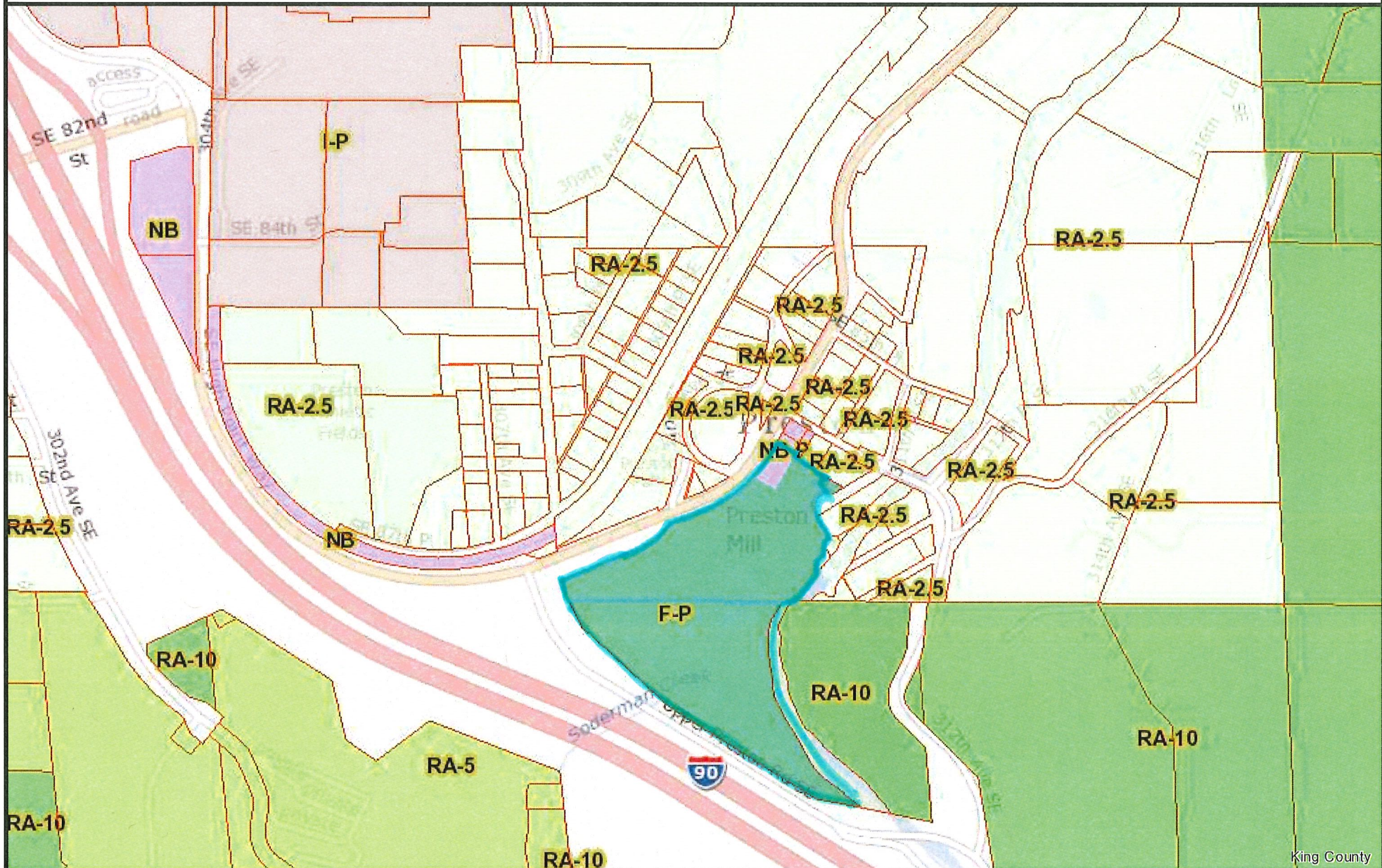
**SIMULATION OF PROPOSED INTERPRETIVE SHELTER BUILDING (APPROX. 24'X48')
TO REPLACE MILL SHED BUILDING**



**SIMULATIONS OF PEDESTRIAN PATH THROUGH BRIDGE/TUNNEL
TO LINK PARK WITH PRESTON COMMUNITY CENTER**



King County iMap



ATTACHMENT C
PAGE 1 OF 1 PAGE

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Date: 5/28/2019

Notes:

Zoning Designation

