



March 11, 2025

**TO:** Stacy Graves, Project/Program Manager, Permitting Division

**FM:** Kelsey Hopkins, P.E., Engineer, Habitat Restoration Unit

**RE:** Construction Hours Variance Request  
Delano Demolition Debris Removal - Project No. 1147970

King County Water and Land Resources Division (WLRD) is requesting a Construction Hours Variance to work outside of normal hours of operation per King County Code (KCC) 12.86.520. The following information is provided in support of this request.

**Project:** Delano Demolition Debris Removal (Project No. 1147079)

**Applicant:** Kelsey Hopkins  
Engineer II, Habitat Restoration Unit  
Water and Land Resources Division  
King County Department of Natural Resources and Parks  
Mailstop: KSC-NR-6300  
201 S Jackson Street, Suite 6300  
Seattle, WA 98104

**Contact:** Kelsey Hopkins  
Engineer II, Habitat Restoration Unit  
Water and Land Resources Division  
King County Department of Natural Resources and Parks  
Mailstop: KSC-NR-6300  
201 S Jackson Street, Suite 6300  
Seattle, WA 98104

**Project Location:** The project site is located at 11905, 11909, & 11913 SW 266<sup>th</sup> LN, Vashon, WA 98070 in T22N, R02E, S25. The project location spans three parcels (252202-9080, 252202-9087, and 252202-9088) on the Southwest side of Vashon Island near Quartermaster Harbor. See attached Vicinity Map.

**Project Description:** Due to repeated vandalism, trespassing, and other attractive nuisance issues, demolition of seven above ground structures on the project parcels occurred in October 2024. Unfortunately, heavy equipment access to the site is constrained by road stability and integrity and turning radius on SW 266th Lane, the only access to the site. Therefore, all demolition debris was stockpiled/staged, covered, and secured and now needs to be removed via barge. The planned Work will include using a barge located in Quartermaster Harbor to remove the debris previously stockpiled from the demolition in uplands areas.

**Construction Schedule:** It is anticipated that the contractor will complete this work over a period of three (3) weeks between August 1, 2025 and September 30, 2025. It is assumed that the contractor will work a six (6) day week, Monday through Saturday.



**Variance Requested:** WLRD is requesting a construction hours variance to work from 5:00 a.m. to 10:00 p.m. for three (3) weeks between August 1, 2025 and September 30, 2025.

**Justification for Variance:** Because this site is only accessible from the shoreline, the construction schedule will be heavily dependent on the tides. It is anticipated that some work will need to occur during high tide windows outside of the standard 7:00 a.m. to 7:00 p.m. weekday and 9:00 a.m. to 7:00 p.m. weekend construction work windows. These high tide windows will occur during nautical twilight. Although start and end times of nautical twilight will vary over the course of construction, it generally starts at 5:00 a.m. and ends at 10:00 p.m. between August 1, 2025 and September 30, 2025. Working during high tide windows will minimize environmental impacts to Puget Sound and will improve and maintain project construction efficiency by:

- Decreasing total working days
- Minimizing project construction costs

There are two single-family homes within 500-feet of the project site. Trees surrounding the project parcels are anticipated to provide some noise attenuation for these properties.

**Anticipated Construction Equipment for Variance:** Equipment to be used includes, but is not limited to, the following: barge-mounted crane, excavator, small materials barge/vessel, tugboat, construction lights, pickup truck, and other miscellaneous construction equipment. An Equipment Table is attached at the end of this document.

**Mitigation Measures:** The Hydraulic Project Approval is expected to be issued under the Habitat Recovery Pilot Program making the project exempt from SEPA and local permits. However, per KCC 16.82.105(B)(6), WLRD proposes measures to minimize noise impacts to avoid health and safety hazards to the community caused by work outside of normal hours of operation; these measures include:

- Specific mitigation measures listed in the attached Equipment Table will be implemented to the extent feasible.
- All vehicles will be equipped with non-pure tone back-up warning devices to the extent allowed or required by the Washington State Department of Labor and Industries; the contractor may use back-up observers in lieu of back-up warning devices for all equipment except dump trucks in compliance with WAC 296-155-610 and 296-155-615.
- Truck tailgates will be secured to prevent excessive noise from banging.
- All equipment used during the normal working hours and after hours will be properly muffled and will comply with all applicable local, state, and federal regulations.
- Engines and motors will be turned off when not in use.
- Music, loud voices, radios, and other amplifying equipment will not be used in a manner that is heard outside the immediate work area.
- A copy of the Construction Noise Variance will be kept on the project site at all times.
- Notices will be mailed to addresses within 500 feet of the work area to notify affected residents and businesses at least 14 days prior to starting work.
- Permitting Division will be notified a minimum of three days prior to the start of work.



- WLRD will maintain an accurate record of the day's work on this project via the Inspector's Daily Report.
- Contact information during construction for the project is as follows:

Kelsey Hopkins, Project Representative  
206-477-6257, [Kelsey.Hopkins@kingcounty.gov](mailto:Kelsey.Hopkins@kingcounty.gov)

Thank you for your assistance with this project. If there are any questions, please contact me at 206-477-6257 or [Kelsey.Hopkins@kingcounty.gov](mailto:Kelsey.Hopkins@kingcounty.gov).

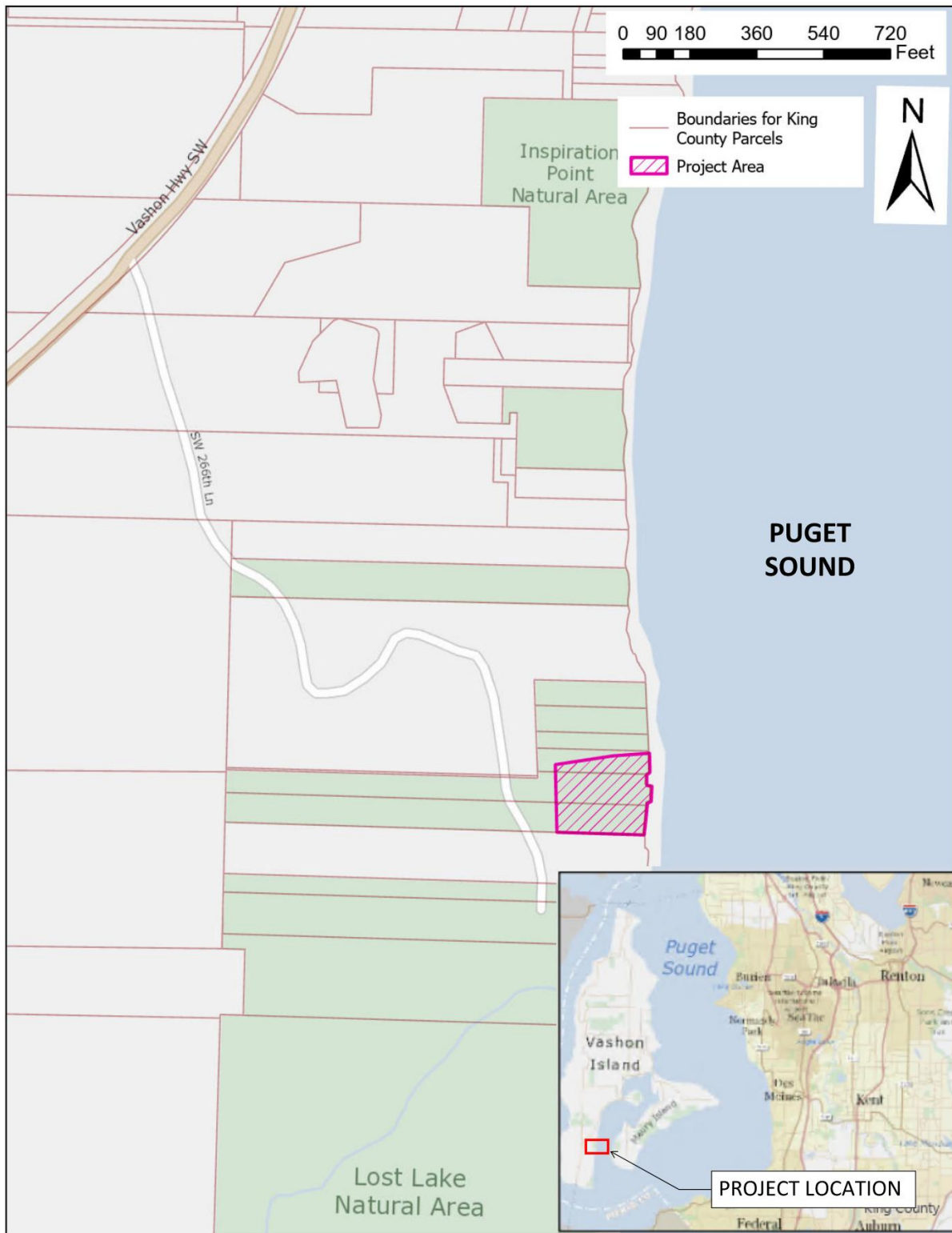


Figure 1: Vicinity Map

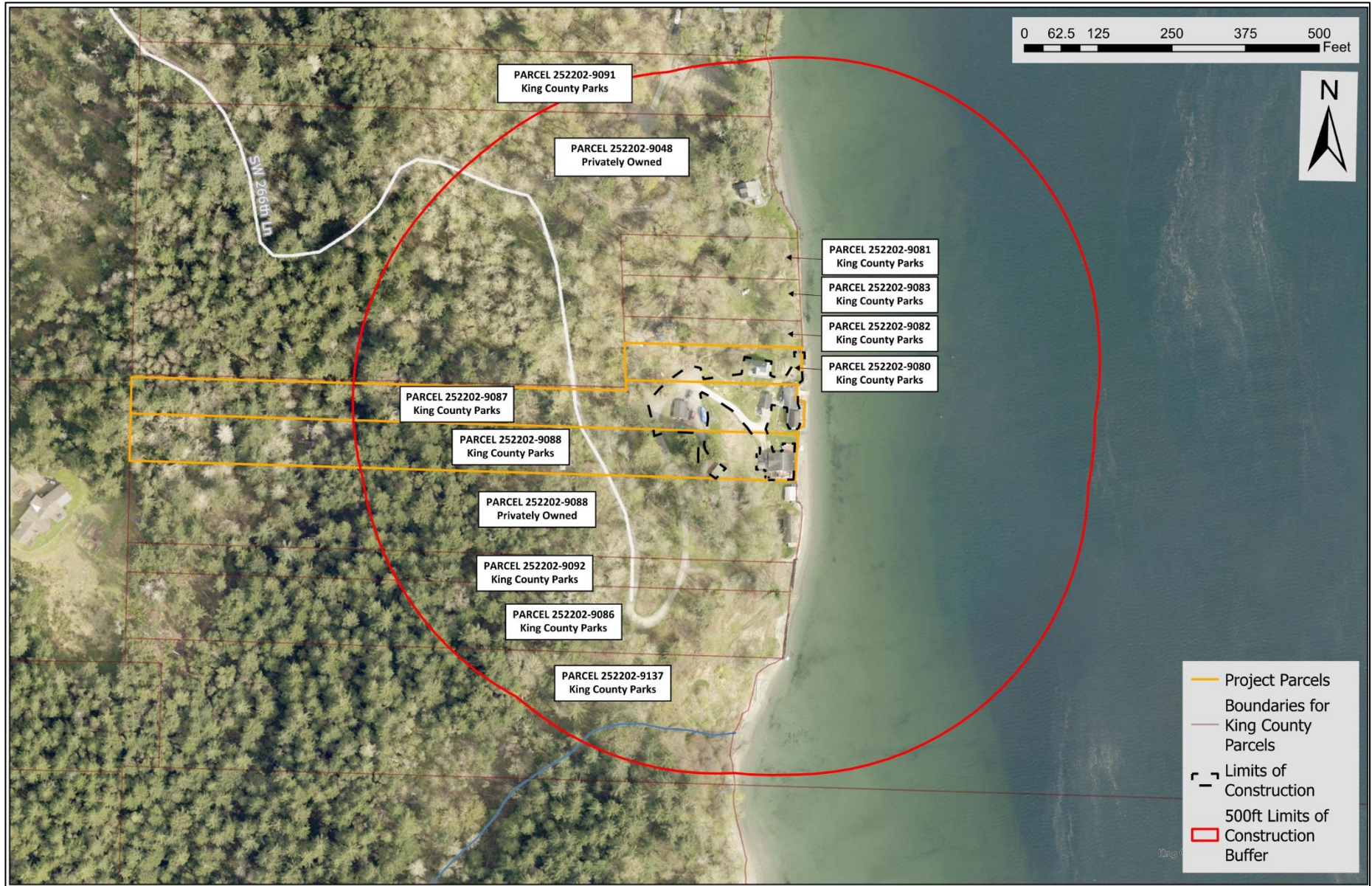


Figure 2: Impacted Parcels Map



Equipment Table

Equipment	Sound Level (dBA) <sup>a</sup>				Mitigation Measures
	At 50 ft	At 100 ft	At 200 ft	At 400 ft	
Crane	79	73	67	61	Slow moving mobile operation. Minimize use of any alarms.
Excavator	87	81	75	69	Mobile operation. Construction equipment sounds will be in short duration and minimized with non-pure tone backup warning.
Tugboat <sup>b</sup>	87	81	75	69	Slow moving mobile operation. Minimize use of any alarms or backup warning sounds.
Small Materials Barge/Vessel <sup>b</sup>	72	66	60	54	Slow moving mobile operation. Minimize use of any alarms or backup warning sounds.
Construction Lights	63	57	51	45	Existing lighting will be supplemented as needed with portable lights and generators that will be low to the ground and directed downward. House-side shields can be added as needed.
Pickup Truck	75	69	63	57	Contractor will use the designated parking area on the project site and will avoid parking and idling vehicles next to residences.
Other Misc. Construction Equipment	66-101	60-95	54-89	48-83	Contractor will use standard safety measures and Best Management Practices with use of all other construction equipment.

<sup>a</sup> Based on published noise levels ( $L_{max}$  at 50 ft) for common construction equipment and soft-site noise attenuation (WSDOT Biological Preparation Manual, 2020 Update)

<sup>b</sup> Based on published noise levels ( $L_{max}$  at 50 ft) for Dredging and Barging Operations (U.S. EPA Sound Level Impact Assessment Report, 2006)