

BLUELINE

June 2, 2015

Agnes Kowacz
Associate Planner
City of Woodinville
17301 133rd Ave NE
Woodinville WA 98072

RE: Parkwood Terrace (Church Subdivision)
13457 NE 205th St, Woodinville WA 98072
PPA14001, SEP14017
Blueline Job No. 14-175

Ms. Kowacz:

This letter is in response to your review of the Parkwood Terrace (Church Subdivision) Project dated April 22, 2015. The plans have been revised per your requested revisions. Below is a list of each comment with our responses in bold.

Planning:

Critical Areas:

1. In order to demonstrate that a reduced buffer is appropriate, the following must be included in the report consistent with WMC 21.24.380(1):
 - a. Detailed information on the proposed mitigation. An explanation on how the mitigation is consistent with WMC 21.24.400 should be included. Specifically, the report should address the present conditions, the level of function that is being provided (in terms of habitat, shade, water quality, etc.), and how the functions will improve with the enhancement. Please address each function individually.

6.2.1 Proposed Buffer Enhancement

Compensation for the proposed buffer reduction of approximately 8,300 square feet would be provided by enhancement of the retained 50-foot buffer (more than 13,100 square feet) in accordance with City of Woodinville Code (WMC 21.24.400) by removing existing structures, access drive, 1,245 square-foot of impervious surface, and non-native plant communities and planting a mixture of native trees, shrubs, and ground covers (Figures 3 and 4). The buffer enhancement is intended to restore native forest community adjacent to the stream that currently flows through degraded lawn. Successful implementation of the enhancement plan would over time result in enhanced functioning of the stream buffer for protection of stream functions, such as protection of water quality, wildlife habitat, and recruitment of organic matter, compared with current degraded conditions of the buffer.

Water Quality

The existing condition of the buffer allows untreated stormwater runoff to flow directly into the stream from driveways, roofs and managed lawn areas. The proposed buffer enhancement would remove the impervious surface and replace lawn with native plant communities that would intercept stormwater runoff and slow the rate at which water reaches the stream and promote infiltration, thus improving water quality.

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Wildlife Habitat

The existing 75-foot buffer does not provide functional habitat to wildlife. The outermost 25 feet is comprised of managed lawn, driveway, and storage buildings. Removal of the impervious surfaces and replanting of the inner 50 feet of buffer area will provide wildlife habitat where none currently exists.

Shade

The planting of 130 trees within the retained and enhanced buffer will provide additional shading to the stream. Under current conditions, there are five trees providing shade to the stream. Each of the existing trees would be retained. The inclusion of deciduous trees within the buffer will provide organic matter to the stream as leaves fall each autumn.

Stream Channel

No work is proposed in the stream channel, thus no impact to the habitat is anticipated. The establishment of a well vegetated buffer will stabilize the stream bank and alleviate any erosion that may have occurred under existing conditions.

- b. An analysis of the mitigation demonstrating that it will provide a net improvement in overall stream and buffer function and value.
Section 6.2, page 15 describes how each function will be enhanced and how that is a net improvement from the current condition.
- c. Section 6.2.3; the monitoring metrics should be increased from 85% to 90%, and 75% to 80%.
See Section 6.2.3 page 18 and Figure 4 for revised performance standard monitoring percentages
- d. Section 6.2.1; Please provide the quantities of plants. Douglas Firs and Western Red Arborvitaes shall be 6 feet in height at planting and Big Leaf Maples shall be 2 inches in caliper. The enhancement plan shall also reflect these revisions. Please include the spacing requirements on the plan.
See Figure 4 for plant quantities and plant size specifications.

Trees and Landscaping:

- 2. Please revise the Arborist report based on our discussion, providing 30 tree credit for lots less than 7,200 square feet and 60 tree credit for lots greater than 7,200 square feet.
Arborist Report has been updated to reflect the correct calculations.

SEPA:

- 3. The City's code categorizes streams based on the presence of fish. Through the City's substantive SEPA authority, stream protection and enhancement must be addressed using the stream's classification through best available science. Under WAC 222-16-031, the stream meets the classification of a Type F stream, which assumes fish habitat based on several environmental factors. As discussed previously, the city has developed several options to provide enhanced protection based on best available science. Please discuss these options with the City and select an option. Alternatively, please provide a suitable alternative that provides equal or greater protection.
 - a. The city's current buffer requirement is 75 feet, however, the applicant is proposing a buffer reduction of 50 feet. The applicant shall pay into the city's mitigation fund for the cost of enhancing the last 25 feet of buffer. This fee shall be 150% of the cost and labor.
The client will pay into the city's mitigation fund. Please find the enclosed bond quantity worksheet and provide next steps.
 - b. Replace the existing culvert that is a fish passage barrier with a culvert through which fish could pass through.
Client has chosen Option A.

- c. Provide more robust enhancement/mitigation including but not limited to woody debris, denser vegetation, appropriate soils/gravel, 10 year monitoring plan, etc.

Client has chosen Option A.

Public Works:

Please see attached memos dated April 1, 2015 from Ryan Miller.

1. DEC14011: The deviation regarding how the separation between the driveway and the side property line is measured has been denied for the entire subdivision. Deviation from this standard may be evaluated on a lot by lot basis.

A revised variance has been submitted under a separate cover and agreed upon in concept by Public Works. We are awaiting a formal approval for this document concurrent with this submittal.

Agency(s) Comments:

Please review the attached comments from the following agencies:

1. Muckleshoot Indian Tribe- comments are forthcoming.
Per Agnes, no comments have been received.

Please call or email me with any questions or concerns at (425) 216-4051 ex 225 or gtamble@thebluelinegroup.com.

Sincerely,

THE BLUELINE GROUP



Geoff Tamble
Principal

Enclosures



BLUELINE

June 2, 2015

Ryan Miller
Engineer I
City of Woodinville
17301 133rd Ave NE
Woodinville WA 98072

RE: Parkwood Terrace (Church Subdivision)
13457 NE 205th St, Woodinville WA 98072
PPA14001, SEP14017
Blueline Job No. 14-175

Mr. Miller:

This letter is in response to your review of the Parkwood Terrace (Church Subdivision) Project dated April 1, 2015. The plans have been revised per your requested revisions. Below is a list of each comment with our responses in bold.

Public Works:

1. The City is concerned with a section of the walk to school route south of the proposed plat for high school students. The City would like to have a paved walkway on the stretches where there is currently no sidewalk. **The applicant is proposing a 5' wide 2" HMA over 4" CSTC walkway to be installed for approximately 330' along the frontages of parcels 0326059090 and 0326059066 at least 3' from the edge of the existing traveled way (fog line). The city is proposing to install no parking signs along this same section.**
2. Please submit a supplemental plan showing an SU Design Vehicle as well as the firetruck hook & ladder turning through the plat road. Please also label the plat road and cul-de-sac radii. The City is concerned with the radius being too tight and may require this to be increased depending on the turning exhibits. **The transportation engineer completed the auto-turn analysis using the largest vehicle specs that were provided from the city (see attached exhibit). Based on this auto-turn exhibit as well as the proposed driveway locations, roadway widths and curb radii, we will be proposing no parking on the west and south side of the internal plat roadway along with the entire perimeter of the cul-de-sac.**

Public Works:

3. The block retaining wall in the northwest corner is over 4-ft in height and therefore must meet setback requirements. Additional dedication may allow the block wall to be placed within the public right of way. **Additional ROW is now dedicated which was previously included in the NGPA tract, so that the portions of the wall over 4' in height are located within the ROW.**
3. The current storm filter configuration does not capture water from NE 205th St. The storm filter will need to be relocated to the intersection of NE 205th St and 136th Ave NE. The storm filter will also need to be sized to accept all water flow from NE 205th St and 136th Ave NE, Due to the location of the crown this appears to just be half of each existing street. **The stormfilter location is set such that it treats an area equal to the developed site area. A portion of the area tributary to the stormfilter is untreated upstream area, that will be 'swapped' for an equal portion of site area not able to drain to the stormfilter, per Section 1.2.8.2.C of the 2009 KCSWDM. This was discussed and agreed to with Ryan Miller and Tom Hanson.**

5. Each section of the vaults will require its own 5x10 removable locking grate.
 - a. The location for this removable locking grate will need to accommodate a vactor truck drive up within 15 ft. of the opening.
Noted. Details of the vault and access will be provided during final engineering as discussed with Ryan Miller and will be designed per 2009 KCSWDM.
 - b. At the end of each section there will need to be a manhole opening. I currently see the need for two on the west end of the vault. A third may be required depending on the location of the 2nd removable locking grate.
Noted. Details of the vault and access will be provided during final engineering as discussed with Ryan Miller and will be designed per 2009 KCSWDM and per figure 5.3.3.A of the 2009 KCSWDM.
6. The tree type for street trees shall be the Red Sunset Maple.
Landscape Plan has been updated.
7. Add a detail for root barriers for all street trees located adjacent to the roadway.
Landscape Plan has been updated.
8. The landscaping plans need to be updated to reflect the extended planter along NE 205th St.
Landscape Plan has been updated.
9. Permanent irrigation is required for all landscape areas in the public right of way.
Irrigation plans are enclosed.
10. Show the addition of erosion, sediment, and energy dissipating measures for the new culvert crossing 136th Ave NE.
Outfall protection will be addressed at final engineering per discussion with Ryan Miller.
11. Provide a railing detail for the back edge of the sidewalk between NE 205th St and Tract 996. The plans show a block wall from 2-ft in height to 8-ft at its highest point.
Railing detail will be provided on the construction plans.

Please call or email me with any questions or concerns at (425) 216-4051 x225 or gtamble@thebluelinegroup.com.

Sincerely,

THE BLUELINE GROUP



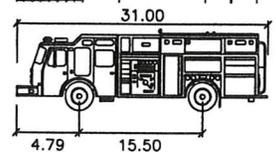
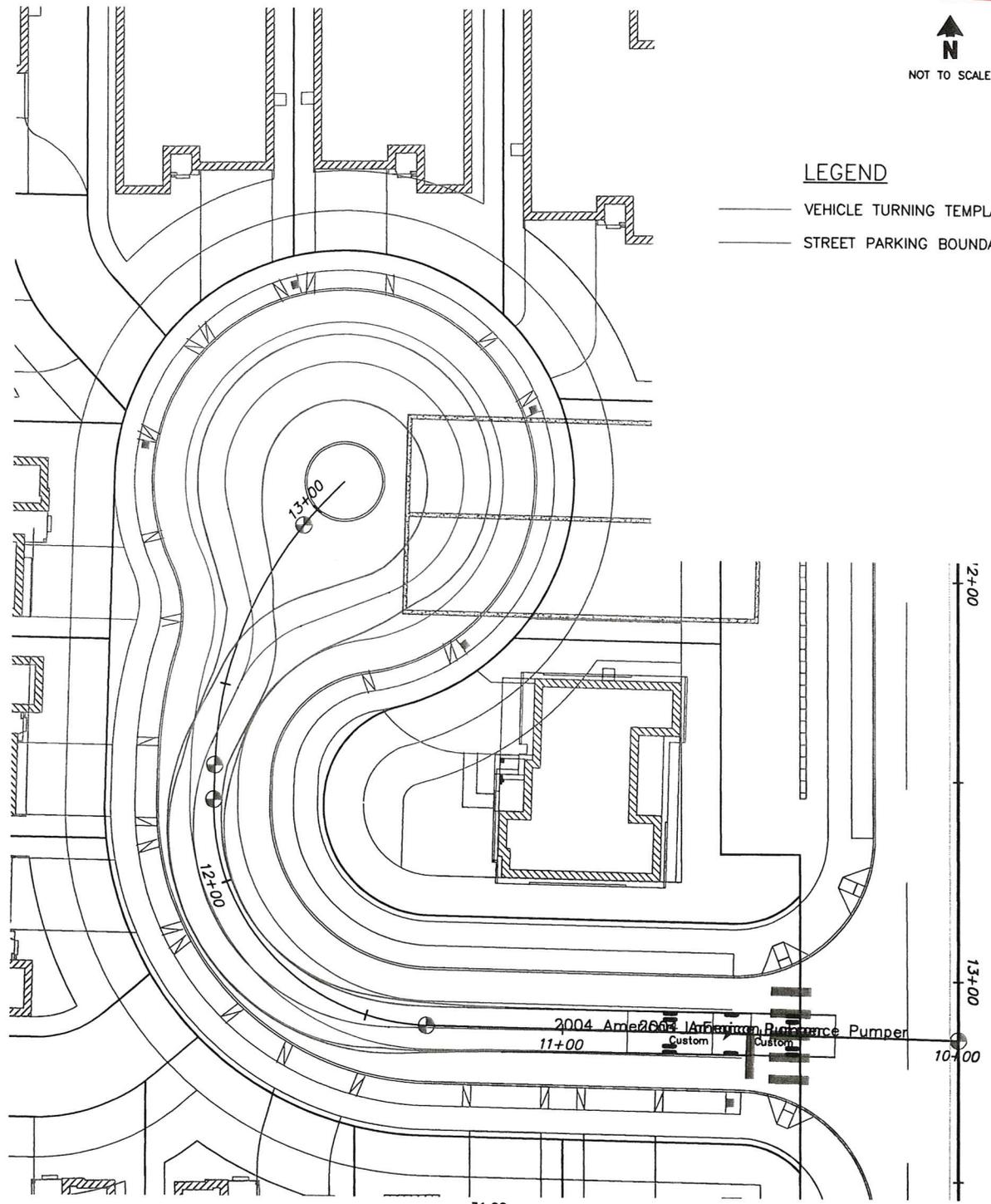
Geoff Tamble, PE
Principal

Enclosures



LEGEND

- VEHICLE TURNING TEMPLATE
- STREET PARKING BOUNDARY



2004 American LaFrance Pumper
 Width : 10.50
 Track : 10.50
 Lock to Lock Time : 6.0
 Steering Angle : 31.1

Firetruck Autoturn - 2004 American LaFrance Pumper

FIGURE 1