



Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA
98072

Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

**Staff Report to Hearing Examiner
The Reserve at Woodinville**

Date of Report: August 10, 2016
Date of Hearing: August 17, 2016

File Number: SCU16002(Shoreline Conditional Use Permit), SDP16001 (Shoreline Substantial Development Permit)

Project Description: Land use approval to construct two warehouse buildings with a combined footprint of 199,700 square feet and 195-stall parking lot in the Industrial Zone. Construction includes grading and drainage improvements, street improvements, tree removal, landscaping installation, and shoreline enhancement and restoration. The site is within the shoreline jurisdiction and is subject to review under the Shoreline Master Program. SEPA review is required for buildings exceeding 4,000 square feet and construction of more than 20 parking stalls.

Applicant: Matt Buchanan; Panattoni Development Co.
900 SW 16th Street, Suite 330
Renton, WA 98057
206-838-3847; mbuchanan@patnattoni.com

Contact: Bob Fadden; Lance Mueller and Associates Architects
130 Lakeside, Suite 250
Seattle, WA 98122
206-325-2553 x108; bfadden@mlmueller.com

Property Owner: BD Real Estate LLC
PO Box 53290
Bellevue, WA 98015

Location of Proposal: 15902 Woodinville-Redmond Road
Woodinville, WA 98072

Staff Recommendation: Recommend approval of the shoreline conditional use permit and shoreline substantial development permit, subject to conditions.

Staff Contact: Amanda Almgren, Associate Planner
425-877-2285; amandaa@ci.woodinville.wa.us

PROJECT INFORMATION

Location:	15902 Woodinville-Redmond Road Woodinville, WA 98072
Legal Description:	Parcel No. 1526059053: PCL B WOODINVILLE BLA #13001 REC #20131021900003 SD BLA LYING WLY OF SAMMAMISH RIVER AND ELY OF SR #2 HOLLYWOOD-REDMOND RD & NP RR R/W-NORTH BEND BRANCH NW 1/4 15-26-05 Parcel No. 1526059068: PCL C WOODINVILLE BLA #13001 REC #20131021900003 SD BLA LYING WLY OF SAMMAMISH RIVER AND ELY OF SR #2 HOLLYWOOD-REDMOND RD & NP RR R/W-NORTH BEND BRANCH NW 1/4 15-26-05
Property Size:	Parcel No. 1526059053: 11.89 acres Parcel No. 1526059068: 0.46 acre
Current Zoning:	Industrial (I)
Comprehensive Plan Designation:	Industrial (I)
Shoreline Designation:	Conservancy and Urban Conservancy.
Site/Area Description:	The property is approximately 12.35 acres located in the Industrial area between the Sammamish River and Woodinville-Redmond Rd NE. Access is from Woodinville-Redmond Road NE.
Available Utilities:	Water: Woodinville Water District Sewer: Woodinville Water District Electricity: Puget Sound Energy Natural Gas: Puget Sound Energy Telephone/Cable: Frontier and Comcast
Fire Service:	Woodinville Fire and Rescue
Surrounding Land Uses/Zoning:	North: Industrial South: Industrial East: Sammamish River West: Industrial, King County Parks

BACKGROUND AND PROJECT DESCRIPTION

The applicant is seeking approval for construction of two warehouse buildings totaling 199,700 square feet and 195-stall parking lot in the Industrial Zone. Construction includes grading and drainage improvements, street improvements, tree removal, landscaping installation, and shoreline enhancement and restoration. The site is within the shoreline jurisdiction and is subject to review under the Shoreline Master Program.

The subject property was previously developed with several industrial buildings. The property is bordered by the Sammamish River to the east and State Route (SR) 202 to the west. Commercial, warehousing, and other industrial buildings are located to the north and south.

Proposed work occurs within 200 feet of the ordinary high water mark (OHWM) of the Sammamish River. The applicant has requested a reduction from the 150-foot buffer requirement. The applicant has proposed restoring and preserving the 100-foot stream buffer through removal of invasive species, native plantings, maintenance and monitoring. Approximately 110,000 square feet of the property is within the 100-foot shoreline buffer.

NOTICE AND PUBLIC COMMENT

The applicant submitted an application for a Shoreline Conditional Use Permit, Shoreline Substantial Development Permit, Land Use Approval, Critical Area Alteration, Design Review and SEPA determination on January 21, 2016, with additional information submitted February 4, 2016. The application was determined complete on February 8, 2016.

A Notice of Application was issued on February 15, 2016, pursuant to WMC 17.11.010(1)(b) (Exhibit 28). Pursuant to WAC 173-27-110(2)(e) and WMC 17.11.010(1)(c), a 30-day comment period was utilized ending on March 16, 2016. Notice was provided in accordance with the provisions of Title 17 WMC, including publishing in the Woodinville Weekly; mailing the notice to property owners within 500 feet of the project and interested agencies; and posting the notice at the site and at the official locations for City Notices.

A SEPA Determination of Nonsignificance was issued on July 5, 2016 for the project, pursuant to WMC 17.11.025 (Exhibit 29). The comment period ended on July 20, 2016 and was determined final.

A Notice of Public Hearing was issued on August 1, 2016, more than 15 days before the scheduled public hearing pursuant to WMC 17.11.030(3)(a) (Exhibit 28). The notice was mailed to property owners pursuant to WMC 17.11.040(4), interested parties, published in the Woodinville Weekly, posted on-site and other official public notice locations. The decision of the Hearing Examiner will be submitted to the Department of Ecology, pursuant to RCW 90.58.140, for review and approval of Shoreline Conditional Use Permits.

One comment was received during the public comment period. Karen Walter of Muckleshoot Indian Tribe provided several comments regarding stream and riparian health, mitigation requirements and water quality for salmon habitat. The reduced 100-foot stream buffer should be more fully vegetated, the width should be justified and non-vegetated areas minimized. The vegetated buffer should include a long-term maintenance and preservation plan to ensure that the mitigation area will be protected in perpetuity. Thermal conditions should be improved on this area of the Sammamish River for adult salmon.

COMPREHENSIVE PLAN

The Comprehensive Plan encourages northwest woodland character design, promotes pedestrian friendliness and traffic linkages, requires protection and preservation of critical areas, and requires adequate infrastructure for development within the City limits. Pursuant to WMC 17.13.010, the proposal complies with the intended goals, objectives, and policies of the Comprehensive Plan. The following Comprehensive Plan Policies apply to this project:

Goal E-1: To preserve and enhance aquatic and wildlife habitat.

Policy E-1.1: Identify and ensure the protection of fish and wildlife habitat conservation areas.

Policy E-1.2: Protect the functions and values of critical areas, including wetlands, streams, and lakes.

Policy E-1.10: Implement Woodinville's Shoreline Master Program to promote no-net-loss of shoreline ecological function, preferred uses, and public access. The Shoreline Master Program is part of this Comprehensive Plan and is hereby incorporated by reference.

Goal E-3: To protect and improve water quality and management of water quantity.

Policy E-3.3: Promote the enhancement or restoration of shorelines and waterways as adjacent development activities occur.

Goal LU-9: Establish a land use pattern that provides a broad range of commercial services and employment opportunities that serve the needs of residential neighborhoods, workplaces, and the greater Woodinville community.

Policy LU-9.3: Provide an active and diverse industrial area that promotes economic growth.

SHORELINE MASTER PROGRAM

The Shoreline Master Program (SMP) encourages shoreline protection and restoration, compatible uses, public access, economic development, and recreational opportunities. The goals and policies for development along Woodinville's shoreline are set forth in Chapter 3 of the SMP. Figure 5-2 of the SMP designates this property as within the Conservancy Management Zone and Urban Conservancy zone. The following SMP goals and policies apply to this project:

Goal SU-1.1: To provide a management system which will plan for and foster all reasonable and appropriate uses [RCW 90.58.020] and provide guidance to property owners for appropriate uses and their locations.

Policy SU-1.1 When assigning environmental designations, determining permitted uses within the different designations and use categories, and reviewing individual applications, 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 conditions of the shorelines of the state, in those limited instances when authorized, shall be given priority for:

1. Development that will provide an opportunity for substantial numbers of people to enjoy the shorelines of the state.
2. Shoreline recreation uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to the shorelines of the state.
3. Shoreline and fish restoration activities including scientific research.
4. Industrial and commercial developments that are particularly dependent on their location or use of the shorelines of the state, or which provide significant public access opportunities.

Goal SU-1.5: Ensure that all uses on the shoreline will protect and improve water quality by property design of drainage, sewer connections and other measures made necessary by particular uses and locations.

Goal SED-2: To provide for and encourage economic activity and development of water-dependent uses and/or water-related uses in appropriate shoreline locations, which create the most positive impact on the environment and take into consideration the capacities of the area's natural resources, public services, and public facilities.

Policy SED-2.1 Ensure that industrial and commercial structures and site developments are in harmony with general design criteria to be established for the riverfront and river valley landscape in this Master Program, the Woodinville Comprehensive Plan, and development regulations.

Goal PA-1: To provide for an adequate amount of public access, both physical and visual, to the shorelines as part of a total system, consistent with the Woodinville Comprehensive Plan's Parks, Recreation and Open Space element, and the needs of other shoreline uses.

Policy PA-1.2 Private development on the shoreline shall provide as much visual and physical access as possible in line with reasonable needs for privacy.

Goal CIR-1: To plan and develop a balanced, efficient, and visually aesthetic circulation network which is most compatible with the shoreline environment.

Policy CIR-1.2 Parking areas shall be designed for minimal interference with the 100-year floodplain's hydrologic function, and the shoreline's aesthetic potential, and to minimize degradation of water quality.

Goal AH-1: To protect and restore those aspects, buildings, sites, and areas of shoreline having historic, cultural, scientific, or educational values or significance. [RCW 90.58.100(2)(g)]

Policy AH-1.1 The use regulations of this Master Program shall contain development regulations as necessary to encourage a compatible surrounding environment to ensure planning for the preservation of significant archaeological resources, especially Native American sites in river and stream corridors.

Goal FHM-1: To manage flood waters along the Sammamish River and Little Bear Creek in a manner which reflects and balances City goals and policies for water quality, fish and wildlife habitat, floor hazard management, recreations, aesthetics and other beneficial uses of the waterways and their shorelines.

Policy FHM-1.3 Control stormwater runoff in a manner which utilizes natural detention, retention, and recharge techniques to the maximum extent possible.

Policy FHM-1.4 Prohibit an development within the floodplain that would individually or cumulatively increase the base flood elevation and pursue the discontinuation of such uses which now exist in the floodplain as these uses lose their economic life.

Goal CON-1: To preserve nonrenewable resources and enhance and/or restore natural resources that make Woodinville shorelines uniquely attractive and valuable to a large ecosystem.

Policy CON-1.1 Protect, preserve, rehabilitate, and, where possible, enhance water and habitat quality in the Sammamish River and Little Bear Creek.

Policy CON-1.4 The City should ensure that development of private upland property maintains sufficient volumes of surface and subsurface drainage into the biological wetland areas associated with the shorelines, to sustain existing vegetation and wildlife habitat. The content and velocity of this drainage should be controlled by design, as required by engineering standards adopted and administered by the City's Department of Public Services, so that stream habitat and properties along the shoreline below will not be adversely affected.

Policy CON-I.5 Protect features along the shoreline that provide ecological or recreational benefits.

Policy CON-I.6 Uses or activities that substantially degrade natural resources should not be allowed.

Goal RES-3: To restore shoreline habitats that support listed endangered and threatened species, as well as other anadromous fisheries.

Goal RES-4: To upgrade and beautify the shoreline to a level commensurate with its public value.

FINDINGS OF FACT

GENERAL:

1. Bob Fadden of Lance Mueller Architects, on behalf of Panattoni Development Company submitted a Shoreline Conditional Use Permit application at 15902 Woodinville-Redmond Road NE in Woodinville, Washington on January 21, 2016. The application was determined to be complete on February 8, 2016 and a letter sent on the same day. A Notice of Application for the proposal was published, mailed, and posted on February 15, 2016, within 14 days of the determination of completeness (Exhibit 28). The project was circulated for review in accordance with the City's normal review and permitting procedures pursuant to WMC 17.09.040, and WMC 17.11.010.
2. The proposal includes the construction of two warehouse buildings. Building A will be the larger of the two buildings at 157,000 square feet and Building B will be 42,700 square feet. Associated site improvements include a 195-stall parking lot, stormwater facility, street improvements, tree removal, landscaping installation, and shoreline enhancement and restoration.
3. The property is zoned Industrial (I) and totals approximately 12.35 acres adjacent to the Sammamish River. The property is irregularly shaped and is approximately 700 feet wide and between 300 and 1,110 feet in depth. The property is generally flat and paved with one existing metal storage building in the shoreline jurisdiction, which will be demolished as part of the construction.
4. The property is bordered by industrial uses to the north and south. The Chrysalis School is located adjacent to the northwest of the property and is an institutional use. To the southwest is a rail line that is currently owned by King County Parks and contemplated for trail uses. The property is accessed from two driveways from Woodinville-Redmond Road (State Route 202), which is designated as a state transportation highway.
5. The site is bisected by the 200-foot shoreline jurisdiction boundary. The eastern 200 feet of the property is within the shoreline jurisdiction and the remaining 100 to 800 feet is located outside of the shoreline boundary. Pursuant to SMP Section 7.7, where parcels are divided by the shoreline boundary, only the portion of the parcel between the boundary and the water are subject to the Shoreline Master Program. The project is located within 200 feet of the ordinary high water mark of the Sammamish River. Pursuant to RCW 90.58.030(2)(d) and (e) and SMP Section 1.2, this area is defined as the shoreline jurisdiction and is subject to the Woodinville Shoreline Master Program (SMP).
6. The proposal is to construct two warehouse buildings totaling 199,700 square-foot with loading docks, parking, and associated site improvements. Pursuant to RCW 90.58.140(2), any activity in the shoreline jurisdiction that meets the definition of substantial development requires a permit.

The proposal is not eligible for any exemptions listed in WAC 173-27-040(2)(g), and a substantial development permit is required for the entire proposed development. The proposal involves restoration work and public viewing platforms in the Conservancy Zone and buildings and parking stalls in the Urban Conservancy Zone.

7. Pursuant to SMP Section 6.1, warehousing and light industrial activities are permitted in the Urban Conservancy designation. Pursuant to SMP Section 6.7, all developments are subject to the Shoreline Master Program, Comprehensive Plan, the underlying regulations and map contained in the Woodinville Zoning Ordinance, and other applicable ordinances. Parking located in the Urban Conservancy zone is listed as a conditioned use in the Shoreline Management Program and a Shoreline Conditional Use Permit is required for this proposal.
8. A shoreline conditional use permit is processed as a Type III application and a shoreline substantial development permit is processed as a Type II application pursuant to WMC 17.07.030. The processing of these applications are consolidated under WMC 17.07.020(2). Pursuant to WMC 17.07.030, the Hearing Examiner is the highest decision maker and shall have the authority to decide the shoreline conditional use permit and shoreline substantial development permit.
9. Pursuant to WAC 173-27-160, shoreline permits shall only be granted when the development proposed is consistent with the policies and procedures of the Shoreline Management Act, the provisions of Chapter 173-27 WAC, and the Woodinville Shoreline Master Program. If the conditional use permit is approved by the Hearing Examiner, the approved permit shall be submitted to the Department of Ecology for a final decision, pursuant to WAC 173-27-200.

SHORELINE MASTER PROGRAM:

10. The proposal is located within the Conservancy and Urban Conservancy shoreline environments. Pursuant to Section 5.2.4, the Conservancy designation is to “protect and restore ecological functions, while making the areas available for limited human use, when appropriate and non-destructive of critical areas” and the Urban Conservancy designation is to “protect and restore ecological functions of open space, flood plain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses as established by the Comprehensive Plan.” SMP Section 6.1 identifies shoreline modification or uses compatible within the Conservancy and Urban Conservancy shoreline environment.
11. Under the Shoreline Use Matrix in Section 6.1, industrial uses, such as warehousing, are permitted uses in the Urban Conservancy designation. Parking and loading areas are classified as conditional uses in the Urban Conservancy designation. Conditional uses require a conditional use permit pursuant to SMP Section 7.5.3.
12. SMP Section 6.1 requires all uses and developments to comply with the Shoreline Master Program and City’s adopted development codes, including the Woodinville Zoning Code and Transportation Infrastructure Standards.
13. Pursuant to Section 6.16.2(1), future development or redevelopment of light manufacturing and industrial uses shall be located, designed, or constructed in a manner that assures no net loss of shoreline ecological function and such that it does not have significant adverse impacts occur to shoreline resources and values. The proposal will avoid adverse impact to the shoreline. The warehouse buildings are setback at least 150 feet from the shoreline and buffered by a 100-foot strip of restored native vegetation (Exhibits 5 and 8). The proposal includes mitigation measures to address stormwater runoff impacts, including a media filter strip along parking lot areas; a

wetpool and wetland treatment complex; and rip rap to treat and disperse water collected on the site.

14. Pursuant to Section 6.16.2(2), future development/redevelopment of light manufacturing and industrial uses shall be designed to permit viewing of shoreline areas from viewpoints, waterfront restaurants and similar public facilities which should not interfere with business operations or endanger public health and safety. The proposal includes two public viewing platforms, providing views of the Sammamish River. The viewpoints are located in the critical area buffer and will not interfere with business operations nor endanger public life or safety.
15. Pursuant to Section 6.16.2(3), industrial development/redevelopment is encouraged to locate where environmental cleanup and restoration of the shoreline area can be incorporated. The parcel is located in a developed area of the Sammamish River. The applicant has incorporated extensive habitat restoration along the river in the design proposal (Exhibit 10).
16. Pursuant to Section 6.16.2(4), transportation and utility corridors serving industries and business parks located in shoreline areas shall follow guidelines provided under the section of this Master Program dealing with utilities and transportation facilities. No new transportation or utility corridors are proposed to serve the development. A portion of Woodinville-Redmond Road will be improved with the proposal. An existing utility easement that runs through the vegetated buffer will not be affected by the development.
17. Pursuant to Section 6.16.2(5), the public's enjoyment of the minimum shoreline buffer shall not be compromised by the effects of industrial activities occurring within the shoreline management corridor and, where possible and appropriate, public access shall be enhanced in accordance with the Woodinville Comprehensive Plan. The proposed industrial activities will not affect or compromise public enjoyment of the shoreline buffer. The proposal includes several public viewing platforms that will increase and enhance public access to the river and shoreline.
18. Pursuant to Section 6.16.2(6), buildings shall be sited to allow frequent visual access towards the shoreline from surrounding areas in accordance with Woodinville Zoning Code (WMC 21.16), or as may hereafter be amended. All vegetation shall be native, non-invasive species appropriate to stream banks and buffers. Visual access is provided by three viewpoints on the site. Proposed vegetation is native to the northwest and is suitable for stream restoration
19. Pursuant to Section 6.16.2(7), special care shall be taken to avoid uses characterized by noise, glare, dust, etc.

Staff comment: The proposed buildings will be used for industrial and office uses, such as warehousing and manufacturing. All activities, with the exception of loading, will be located indoors and there are no opportunities on site for outdoor storage or manufacturing. The proposal should not generate excessive noise, glare, light, dust, or similar impacts. Once completed, the property will comply with the noise standards outlined in Chapter 8.08 WMC. The applicant has submitted a lighting plan that measures light intensity at night from the proposed lighting. The proposed lighting will be directed downwards and away from adjacent properties (Exhibit 19). The light intensity will meet the criteria in the Industrial Design Guidelines. The applicant has submitted temporary erosion control and demolition plans prepared by Barghausen Consulting Engineers, Inc., to control dust, mud, and other impacts to the Sammamish River (Exhibit 7).

20. SMP Section 6.16.2(8)(a) and RCW 90.58.320 restrict buildings and structures to 35 feet in height as measured from the average grade level, except when overriding considerations of the public interest will be served. SMP Section 6.16.2(8)(b) states that building shall not block the stream views of 10 or more existing residential units. WAC 173-27-030 defines average grade level to be the average of the existing topography which will be directly under the proposed building or structure. The average grade level elevation of Building A was calculated by the applicant at 31.54 feet. The average grade elevation of Building B was calculated by the applicant at 31.56 feet. The portions of Building A and B within the shoreline jurisdiction both have an elevation of 66.5 feet, or 34.96 above finished grade for Building A and 34.94 feet above finished grade for Building B. The proposal complies with this height requirement.

21. SMP Section 6.16.2(9): Standards for parking lot location and development are the same as for Commercial Development in Section 6.11:

- a. Parking lots are allowed only as an accessory use. Accessory parking lots for more than four vehicles must be landscaped and sight screened in accordance with the criteria set forth in WMC 21.16 of the Woodinville Zoning Code, or as may hereafter be amended. A berm or wall, in addition to landscaping, may be required to be placed along the waterward side of the parking lot.

Staff comment: The proposed parking lot will support industrial and office uses, and is therefore an accessory use. Landscaping for the parking lot is required, meeting the criteria established in Chapter 21.16 WMC, as discussed in Finding 31.

- b. Parking areas may not be located waterward of the development the parking serves.

Staff comment: Parking spaces are proposed waterward of the building within the Urban Conservancy shoreline area. Under the Shoreline Use Matrix, parking is permitted in the Urban Conservancy shoreline area as a conditional use; however, the development regulations do not allow parking waterward of the development. Under SMP Section 7.5.3, the conditional use permit allows greater flexibility in varying the application of the use and development regulations of the Master Program in a manner consistent with the policies of RCW 90.58.020. Modification of the waterward provision allows vehicular circulation to serve the industrial uses on this site. The proposal preserves and restores the nearest 100 feet of the shoreline to its natural character, places the shoreline in a tract to protect the resources and ecology of the shoreline, and includes viewpoints that serve as public access and recreation opportunities.

- c. Parking areas within the shoreline management area, because they accumulate sizable concentrations of oil, trash, dust, etc., must be designed and operated to avoid surface runoff of these contaminants into nearby watercourses, and their design shall be consistent with adopted City engineering and design standards.

Staff comment: The proposal includes water treatment measures consistent with adopted engineering standards. The proposal includes a landscaped filter strip along the length of the eastern edge of the impervious/paved area and a wetland treatment system on the southeast corner of the property to provide treatment for all stormwater prior to entering the Sammamish River.

- d. To reduce the usage of scenic shoreline corridor property as surface parking area, the on-site parking requirements set forth in WMC 21.18 in the Woodinville Zoning Code or as hereafter amended, may, under certain circumstances, be reduced. Shoreline development applicants may submit proposals which accommodate some or all of their parking

requirements by cooperative usage of parking spaces off the site, either within or outside of the shoreline management corridor.

Staff comment: The site is required to provide 251 parking spaces based on the calculations in Chapter 21.18 WMC. The applicant submitted a parking study, which recommended a minimum of 178 stalls. The applicant is requesting a parking standard reduction to 195 stalls pursuant to Chapter 21.18 WMC based on anticipated parking demand (see Finding 32). A cooperative parking agreement is not proposed.

- e. Parking lot landscaping requirements of WMC 21.16 shall apply, except that:
 - i. Landscaping shall be with Northwest native stock.
 - ii. One tree with a minimum height of 4 feet shall be required for each 30 linear feet of planting area; and
 - iii. The perimeter of any parking area must be maintained with a 5-foot wide minimum landscaping strip.

Staff comment: The proposed parking lot landscaping meets this requirement, as discussed in Finding 31. All proposed plantings in the shoreline jurisdiction are native to the Pacific Northwest. The planting plan (Exhibit 8) includes trees that meet or exceed the minimum 4-foot height requirement and 30-foot distance requirements. Landscaping strips are located along the perimeter of the parking area and are five feet wide or larger.

- f. Pervious surface materials are encouraged for parking areas in the shoreline management area.

Staff comment: No pervious materials were selected.

- 22. SMP Section 6.16.2(10): Standards for loading area location and development are the same as for Commercial Development in Section 6.11:

Loading Areas. To minimize the disturbing noise and visual effects of truck maneuvering or loading and unloading and thereby serving commercial activities in the shoreline management corridor, loading areas shall:

- a. *Not be located waterward of commercial structures they serve and designed so as not to interfere with customer parking and access to the same structure.*
- b. *If located in the side yard or waterward side of a structure, the loading area shall be screened from view of pedestrians on either side of the waterway, and be designed to muffle the noise of trucks maneuvering there. The visual screen shall be composed of a fence or wall with trees of sufficient height and density to soften the visual monotony of the fence or wall.*

Staff comment: The proposal includes loading areas in the center of the property between Buildings A and B. Noise and visual impacts should be minimized with the proposed location of the loading areas due to the location between buildings. Pedestrian circulation is planned with marked crosswalks outside of the loading area. The area between the loading docks and the river will include significant habitat restoration, including trees, shrubs and other sight-obscuring vegetation.

- 23. Pursuant to SMP Section 6.16.2(11), the runoff from extensive roof areas and accessory parking lot surfaces shall be collected and treated as required by the King County Surface Water Design Manual and the City. Stormwater on the property will be collected and tightlined to one of two treatment areas. The applicant is proposing a stormwater wetland facility at the southeast corner of the property and a 600-foot vegetated filter strip is proposed on the eastern edge of the development that will provide water quality treatment (Exhibit 7). The proposal includes collection

and treatment runoff consistent with the most current King County Surface Water Design Manual. The proposal will be reviewed and approved by the Public Works Department for consistency with applicable codes prior to permit issuance.

24. Pursuant to SMP Section 6.16.2(12), construction materials, colors and design shall be subject to the same criteria as set forth for commercial structures in Section 6.12.

- a. *The approval of specific commercial development plans shall ensure that earth tones (greens, browns, tans, dark reds, blues) and white or other compatible colors predominate.*
- b. *Construction materials to be encouraged in project design include natural colored wood and other materials of complementary texture and color such as anodized aluminum, wrought iron, copper, stucco, tile, and brick.*
- c. *Shiny metallic surfaces shall be discouraged or kept to a minimum, not covering more than 100 square feet of any one exposure of a commercial building.*
- d. *Walls facing the shoreline shall be treated with windows, details or modulation, or shall be subject to mitigation required by Section IV.F of the City's adopted Design Principles, or as may hereafter be amended.*

Staff comment: The building will be finished with earth tones that are predominately tan and red (Exhibit 5). Architectural details include pre-finished metal canopies along the building. On the southwest building entry, the applicant is proposing exposed wood details and river rock stone detail. Metal canopies are proposed over loading dock areas. The metal canopies are designed to weather to a nonmetallic appearance and will avoid a shiny reflective surface. The eastern face of the building includes windows and building modulation. The proposal complies with the City's Industrial Design Guidelines.

25. Pursuant to SMP Section 6.16.2(13), commercial requirements for landscaping shall apply from Section 6.12.

- a. *All landscaping in the shoreline jurisdiction shall use northwest native plantings.*
- b. *Landscaping requirements of WMC 21.16 shall apply.*
- c. *Service areas, loading, storage, and other areas which tend to be unsightly shall be screened from view with landscaping and/or fencing of an attractive material.*
- d. *Mechanical equipment shall be screened with landscaping or attractive architectural features, or, if possible, integrated into the commercial structure itself. Mechanical equipment shall not project more than 10 feet above the commercial structure itself.*

Staff comment: Proposed vegetation consists of species native to the northwest. The proposal complies with Chapter 21.16 WMC, as discussed in Finding 31. Vegetation along the property line will screen the loading docks and service areas from view of the road. Mechanical equipment is proposed on the roof. The equipment will be painted to match the roof and will not be visible from the ground level.

26. Pursuant to SMP Section 6.16.2(14), development shall meet the requirements as commercial development in Section 6.11 (parking lot landscaping). The proposal meets this requirement as discussed in Findings 25 and 31.

27. Pursuant to SMP Section 6.16.2(15), outdoor storage of equipment, vehicles, materials, or supplies shall not be permitted in stream buffer areas and shall be landscaped to provide a visual barrier from public areas. No service or storage materials will be located in the stream buffer. The buffer will be separated from the development by a split rail fence. Additionally, landscaping will be provided on all property lines to provide a visual barrier from the street and other public areas.

28. Pursuant to SMP Section 6.16.2(16), public access to the shorelines within industrial areas is provided by an existing King County trail system on the east bank of the Sammamish River. Public access on the west bank of the Sammamish River shall be provided by a City proposed future trail, where portions of shoreline have already been dedicated to the City of Woodinville. Other access will be provided where possible and appropriate with the Woodinville Comprehensive Plan and the adopted Parks, Recreation & Open Space Plan as specified in Section 6.27 Public Access and Appendix 6 of this Master program. No trail is proposed through the property.

ZONING CODE:

29. The proposed development is located in the Industrial Zoning District. The following standards in WMC 21.12.040 apply to the proposal:

- a. The minimum street setback is 25 feet. The closest building is approximately 300 feet from the street. This criterion is met.
- b. The minimum driveway length is 20 feet. The driveway length is approximately 170 feet.
- c. There is no minimum interior setback for industrial properties adjoining other industrially zoned properties. The buildings are setback at least 26 feet from the interior property lines. Paved areas are located at least five feet from the property line.
- d. The base height is 45 feet, except where portions of the building in the shoreline jurisdiction are limited to 35 feet. The height of the building is 35 feet.
- e. The maximum floor to lot ratio for industrial properties is 3 to 1. The proposal is approximately 0.5 to 1.
- f. The maximum impervious surface is limited to 90 percent. The proposed impervious surface totals approximately 370,000 square feet or 69 percent.

30. This project is subject to a Type III tree plan. The site area is 604,155 square feet, or 13.87 acres, and is required to have 832 tree credits, pursuant to Chapter 21.15 WMC. The applicant proposes to remove 17 trees. After the trees are removed, there will be 136.6 tree credits on-site and the applicant will be required to mitigate for 695.4 tree credits. The applicant has proposed planting 905 trees totaling 696.8 credits. Tree credits will be verified during site development and trees must be replanted onsite or meet the requirement through another method listed in WMC 21.15.070(2)(e).

31. The proposal must provide landscaping pursuant to Chapter 21.16 WMC as follows:

- a. 10 feet of Type II landscaping must be included along the street frontage and interior lot lines. Interior lot lines are designed with Type II landscaping. An area on the western property line includes Type I landscaping, which provides more visual screening, to shield security fencing.
- b. Surface parking lots must include a minimum of 25 square feet of landscaping per stall and one tree per every five stalls. The proposal includes 31.5 square feet of landscaping per stall and 1 tree per every 4.7 stalls. The proposal complies with this requirement.
- c. Native and non-invasive species are required to be planted at a rate of 100 percent of all vegetation within 200 feet of the shoreline. The site overall must have native or naturalized species planted at a rate of 75 percent for groundcovers/shrubs and 50 percent for trees for all other plantings outside 200 feet from the shoreline. Within the shoreline jurisdiction, all plants are northwest native species. Overall on the site, 91 percent of groundcovers and shrubs are native/naturalized and 72 percent of trees are native/naturalized..
- d. A minimum of 60 percent of new landscaping must be drought tolerant. The proposal includes 96 percent drought tolerant species.

32. The standard for minimum parking is calculated based off square footage as described WMC 21.18.030, except when the applicant submits a study supporting a modification of the minimum

parking pursuant to WMC 21.18.040(2). The applicant has submitted a Parking Demand Study prepared by Jake Traffic Engineering, Inc. (Exhibits 16 and 17), and requested the minimum parking requirement be reduced from 251 spaces to 178 stalls. The report tracked parking demand at three similar use buildings in Kent, WA and a similar warehouse owned by the applicant in Bellevue, WA. Based on Institute of Traffic Engineer (ITE) standards and comparison studies provided, the proposal will have sufficient parking to meet expected demand.

Standard	Requirement	Submittal
Number of spaces	<p>Office Use: 1 space per 300 square feet</p> <p>Industrial Use: 0.9 space per 1,000 square feet</p>	<p><i>Standard requirement:</i></p> <ul style="list-style-type: none"> - 25,461 square feet of office; 85 stalls - 184,723 square feet of warehouse; 166 stalls - Total: 251 stalls <p><i>Parking study recommendation:</i></p> <ul style="list-style-type: none"> -Office Use: 1 space per 300 square feet -Industrial Use: 0.5 space per 1,000 square feet -Total: 178 stalls <p>Spaces proposed:195 spaces</p>
Dimensions	<p>Aisle: 23 feet wide minimum</p> <p>Parking stalls: 8.5 feet by 20 feet minimum and 9 feet by 20 feet desired</p>	<p>A 26-foot wide aisle is provided.</p> <p>Parking stalls will be 9 feet by 20 feet wide. Compact stalls are 8 feet by 16 feet wide.</p>
Bicycle parking	<p>Outdoor: 1 per every 12 parking spaces</p> <p>Indoor: As determined by Development Services Director</p>	<p>Parking is required for 17 bicycles. The proposal includes 5 outdoor bicycle racks that will accommodate 17 bicycles.</p>
Handicapped parking requirements	<p>Determined by IBC 1106</p>	<p>Two accessible parking spaces located directly outside the main entrance is proposed.</p>
Loading spaces	<p>8 spaces are required for buildings exceeding 196,000 square feet</p>	<p>26 loading docks are proposed.</p>
Pedestrian circulation	<p>Pedestrian access is required from the property edge to the building entrance</p> <p>Pedestrian walkways shall form an onsite circulation system that minimizes conflicts between pedestrian and traffic</p>	<p>The proposal includes a system of walkways and crosswalks to provide pedestrian circulation throughout the site. A pedestrian walkway is provided from Woodinville-Redmond Road to the property entrance. Walkways are located around the perimeter of the buildings, with the exception of loading dock areas, with crosswalks</p>

		and pathways across the parking lot.
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CRITICAL AREAS:

33. The proposal is regulated under the Shoreline Master Program, which adopts the 2004 critical areas ordinance (Ordinance No. 375). The proposal includes work within areas designated as critical areas, including streams, fish and wildlife habitat conservation areas, and flood hazard areas, defined in Chapter 21.24 WMC.
34. Pursuant to WMC 21.24.380 and 21.24.410, the Sammamish River is designated as a Type I stream. This stream area and buffer is, also, designated as a Fish and Wildlife Habitat Conservation Area pursuant to WMC 21.24.410. The Woodinville Municipal Code and SMP regulate development near and within critical areas to ensure the protection of the critical area as well as their habitat functions and values.
35. A critical areas report is required for proposals that affect critical areas. The applicant submitted a critical areas report that evaluated the proposal for compliance with the critical areas ordinance, including protection and restoration of native habitat, mitigating impacts on sensitive areas, and preventing cumulative adverse impact (Exhibits 8 and 9). The proposal includes restoring approximately 110,000 square feet of riparian habitat (100-foot stream buffer) through removal of invasive species, dense native vegetation, large woody debris, and creating a protective tract for the buffer. The proposed restoration will help support lower temperatures in the Sammamish River, provide native habitat, encourage woody debris recruitment, and nutrients for the stream.
36. A small portion of the site is within the 100-year floodplain. A habitat stream assessment was completed as part of the requirement to address development impacts on endangered or threatened species (Exhibit 9). No structures or buildings are proposed within this area. Due to construction impacts, compensatory storage totaling 5,430 cubic feet is being provided to mitigate for the loss of floodplain volume (approximately 3,740 cubic feet).

OTHER:

37. Staff administratively reviewed this project for consistency with all applicable requirements of Chapter 12.09 WMC, Woodinville's Transportation Infrastructure Standards and Specifications, including, but not limited to, grading, erosion control, access and street standards. Preliminary construction plans (Exhibits 5 and 7) demonstrate that the proposal meets or exceeds the infrastructure standards outlined in TISS. Final construction plans will be subject to review and approval by the City of Woodinville prior to issuance of development permits.
38. The applicant is proposing several water quality and detention measures. Stormwater runoff from parking lot areas will drain into water quality filter media adjacent to the parking lot or tightlined to the stormwater pond prior to entering the Sammamish River. On-site stormwater detention and treatment was designed to meet the City's design standards per the current King County Surface Water Design Manual. The drainage permits are under review by the Public Works Department for compliance.
39. Utilities are available to serve the site. Water and sewer services are available from the Woodinville Water District. Electricity and natural gas are available from Puget Sound Energy.
40. The site is identified as being in an area that is known or highly suspected to contain archaeological artifacts. The applicant has submitted a Cultural Resource Investigation prepared

by Tetra Tech and Inadvertent Discovery Plan to address potential archeological findings on site pursuant to SMP Section 6.5.

DETERMINATION OF CONSISTENCY

RCW 36.70B.040 – Determination of Consistency and WMC 17.13.100 requires that a proposed project shall be reviewed for consistency with a local government's development regulations during project review by consideration of:

1. Type of land use;
2. Level of development;
3. Infrastructure, including public facilities and services needed to serve the development; and
4. The characteristics of the development, such as development standards.

Based on the above analysis, and with the proposed conditions listed below, staff finds that the proposal has met the requirements of the City of Woodinville Infrastructure Standards, 2015 Comprehensive Plan, and Woodinville Municipal Code. The shoreline conditional use proposal has made appropriate provisions for the public health, safety, and general welfare by:

1. Providing water and sewer improvements;
2. Protection of shoreline and critical areas through site mitigation and ensuring no net loss of ecological function.

CONCLUSION

Staff has reviewed the proposal and based on the findings provided within this staff report, concludes that the proposal is consistent with the applicable criteria for approval in SMP Section 7.5.3.3:

1. Pursuant to SMP Section 7.5.3.3(1), the proposal is consistent with the policies of RCW 90.58.020 and the policies of this Master Program. As indicated in the Shoreline Master Program section of the staff report, the proposal is consistent with the SMP and RCW 90.58.020. This criterion is met.
2. Pursuant to SMP Section 7.5.3.3(2), the proposed use will not interfere with the normal public use of public shorelines. The proposed development will be 100 feet or more away from the stream and no uses are proposed within the stream or buffer area. The proposed use will not impact existing public uses of the shoreline, which include non-motorized boating.
3. Pursuant to SMP Section 7.5.3.3(3), the proposed use of the site and design of the project is compatible with other existing and planned uses within the area. The proposed use of the site and design is compatible and consistent with development along this corridor. The proposal uses existing driveway locations to avoid conflicts with adjacent uses and future trail planning.
4. Pursuant to SMP Section 7.5.3.3(4) and (5), the proposed use will cause no avoidable adverse effects to the shoreline environment and water, air, noise, and other classes of pollutants will not be more severe than the pollution that would result from the uses. The proposed project is not anticipated to produce air or noise pollution, other than minimal during time of construction. Industrial uses are proposed indoors and are regulated by the zoning code. Erosion control measures will be in place to protect the stream. The proposal will not cause any adverse impacts to the shoreline environment. This criterion is met.

5. Pursuant to SMP Section 7.5.3.3(6) and (7), the goals, policy statements or specific aims of the particular environment would not be violated, abrogated or ignored nor shall other applicable regulations be violated. As indicated in the staff report above and application materials, the proposal is consistent with the SMP and will follow all other applicable regulations. This criterion is met.
6. Pursuant to SMP Section 7.5.3.3(8), public interest shall not suffer substantial detrimental effect. The proposal provides adequate infrastructure, including transportation facilities, stormwater, water and sewer. No impacts to public shorelines are proposed as part of this proposal. Erosion control measures are required to be in place to eliminate pollution and runoff to the stream. This criterion is met.

STAFF RECOMMENDATION

The proposed project was found to be consistent with and meet the intent of the Woodinville Comprehensive Plan, Shoreline Master Program and applicable development regulations; therefore, staff recommends **APPROVAL** of The Reserve Industrial Warehouse Project, Permit No. SCU16002 and SDP16001, subject to the following conditions:

1. All necessary construction permits shall be obtained from the City for the scope of the project prior to any construction activities. Any conditions set forth in the construction permits shall be included as conditions for approving the substantial development permit.
2. All improvements shall be constructed in accordance with the approved Site Plan (Exhibit 7) submitted June 6, 2016. The Planning Director may approve revisions to this approval pursuant to WAC 173-27-100 if the revisions do not change the Findings of Fact or the Conditions of Approval.
3. Vegetative cover beyond construction limits shall not be disturbed. The clearing limits shall be clearly delineated in the field. Barrier fencing or siltation fencing shall be installed before site disturbance, in accordance with the approved plans.
4. Stormwater best management practices shall be employed at all times during construction work. Extreme care shall be taken to ensure that no petroleum products, hydraulic fluid, or any other toxic or deleterious materials are allowed to enter or leach into surface waters. The permittee shall report all spills immediately to the Washington Department of Ecology (425-649-7000) and the City of Woodinville.
5. Final landscaping plans depicting the proposed landscaping shall be submitted to the City for review and approval prior to issuance of any permits. The landscaping shall be designed in conformance with the City's Municipal Code and Infrastructure Standards.
6. A final tree retention, removal, and protection plan shall be submitted to the City for review and approval prior to issuance of any permits. A Type III tree plan shall be designed in conformance with the Woodinville Municipal Code and Infrastructure Standards. The site area, after right-of-way dedication, is 604,155 square feet, or 13.87 acres. The site is required to have 832 tree credits, pursuant to Chapter 21.15 WMC. The applicant proposes to remove 17 trees. After the trees are removed, there will be 136.6 tree credits on-site. The applicant shall replant 695.4 tree credits, or meet another requirement of 21.15.070(2)(e). If additional trees are removed through the site development process or building permit process, which create a nonconformance with the Code, additional planting may be required. Removal of additional trees requires approval by the City.
7. The stormwater detention design and stormwater discharge shall utilize the Best Management Practices in the current King County Surface Water Design Manual and the current Department of

Ecology National Pollutant Discharge Elimination System (NPDES). Drainage facilities must be designed for maximum impervious surfaces allowed. All development shall proceed in accordance with the recommendations listed in the Technical Information Report prepared by Barghausen, dated January 13, 2016 and any further addendums as accepted by the Public Works Director.

8. All existing and proposed utilities shall be placed underground, prior to final inspection, as required under Chapter 15.39 WMC.
9. All storage of construction materials and equipment shall be located outside of the 200-foot shoreline management area.
10. All development shall proceed in accordance with the recommendations listed in Geotechnical Report prepared by Terra Associates, dated November 15, 2012, revised August 20, 2013 (Exhibit 6) and any further addendums as accepted by the Public Works Director.
11. All development shall proceed in accordance to the Critical Areas Special Study (Exhibit 8), Floodplain Habitat Assessment Report (Exhibit 9), Stream Buffer Mitigation Plan (Exhibit 10), Landscaping Plans (Exhibit 11) and any further addendums as accepted by the Public Works Director. Landscaping and stream restoration shall be installed in accordance with Exhibits 8 and 11 prior to the Certification of Occupancy
12. The use of herbicides and pesticides is prohibited for maintenance of landscaping along roadways within or immediately adjacent to critical areas or their buffers as defined by the City's Zoning Code (WMC 21.24).
13. The permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with Shoreline Management Act (RCW 90.58).
14. Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date the permit decision was filed pursuant to RCW 90.58.140(6), except as provided for in RCW 90.58.140(5).
15. This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms or condition thereof.
16. Construction activities shall be commenced within two years of the effective date as set forth in RCW 90.58.143. However, the City may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the shoreline conditional use permit and to the Department of Ecology.
17. The stream buffer area shall be monitored for a period of no less than ten (10) years. During the monitoring period, the following shall be completed:
 - a. The stream consultant shall complete a full performance monitoring report once per year and at least four maintenance reviews per year.
 - b. The consultant shall submit a full performance monitoring report to the City and the applicant once a year consistent with the monitoring methods in the Critical Areas Special Study (Exhibits 8 and 11).
 - c. After each review, the consultant shall report to the City and applicant on the condition of the site and maintenance work necessary to ensure that the Critical Areas Report Special Study mitigation objectives and performance standards are met (Exhibits 8 and 11).

- d. The applicant shall perform all maintenance activities determined necessary by the consultant within one month of the consultant's inspection and determination.
18. Revisions to this approval shall be reviewed pursuant to WAC 173-27-100. Substantial revisions of the shoreline conditional use permit shall require approval by the Director of Development Services as a Type III permit pursuant to WMC 17.07.030.
19. The Development Services Director and/or the Public Works Director shall have the authority to direct the developer or the developer's on-site representative to immediately cease activities and redirect their attention to resolving any problem, particularly any environmental degradation, which in the Director's opinion needs immediate resolution. Failure of the developer or his representative to redirect such labor and equipment shall result in immediate project closure and resolution of the problem by the City.
20. Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the City planning office, the affected Tribe(s) and the county coroner should be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. Failure to comply with this requirement could constitute a Class C Felony.

EXHIBIT LIST

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| Exhibit 1 | Staff Report |
| Exhibit 2 | Application materials, including application, project narrative, statement of decision criteria, water and sewer availability, and title report, submitted January 6, 2016 |
| Exhibit 3 | Owner authorization forms dated January 6, 2016 |
| Exhibit 4 | SEPA Checklist, prepared by Bob Fadden, dated June 6, 2016 |
| Exhibit 5 | Site and Building Plans prepared by Lance Muller and Associates, received June 6, 2016 |
| Exhibit 6 | Geotechnical Report prepared by Terra Associates dated January 11, 2016 |
| Exhibit 7 | Civil Plans (TESC Plans, Grading Plan, Storm Drainage Plan and Frontage Improvement Plan), prepared by Ali Sadr of Barghausen Consulting Engineers, Inc. dated June 3, 2016 |
| Exhibit 8 | Critical Areas Special Study prepared by Talasaea Consultants, Inc., dated January 15, 2016 |
| Exhibit 9 | Floodplain Habitat Assessment Report, prepared by Talasaea Consultants, Inc., dated January 15, 2016 |
| Exhibit 10 | Stream Buffer Mitigation Plan, prepared by Talasaea Consultants, Inc., dated April 6, 2016 |
| Exhibit 11 | Landscaping Plans prepared by Lance Muller and Associates, received June 6, 2016 |
| Exhibit 12 | Tree Evaluation Report prepared by Brian Gilles of Gilles Consulting, dated June 6, 2016 |
| Exhibit 13 | Inadvertent Discovery Plan, undated |
| Exhibit 14 | Cultural Resource Investigation, prepared by Frank Stipe of Tetra Tech, dated June 2013 |
| Exhibit 15 | Technical Information Report, prepared by Barghausen, dated January 13, 2016 |
| Exhibit 16 | Parking Demand Study, prepared by Mark Jacobs of Jake Traffic Engineering, Inc., dated June 14, 2013 |
| Exhibit 17 | Trip Generation and Parking Letter for The Reserve at Woodinville, dated April 8, 2016 |
| Exhibit 18 | South Driveway Vehicle Movement Exhibit prepared by Barghausen, dated September 24, 2013 |
| Exhibit 19 | Photometric (Lighting) Plan prepared by Olsen Electric, received April 6, 2016 |
| Exhibit 20 | Letter from Talasea responding to comments from Karen Walter of Muckleshoot Indian Tribe dated April 7, 2016 |

- Exhibit 21 Response to Review Letter, prepared Lance Muller & Associates, dated May 12, 2016
- Exhibit 22 Response to Review Letter, prepared Lance Muller & Associates, dated June 6, 2016
- Exhibit 23 Comment Letter dated March 11, 2016
- Exhibit 24 Comment Letter dated March 17, 2016
- Exhibit 25 Comment Letter dated May 25, 2016
- Exhibit 26 Email from Karen Walter of Muckleshoot Tribe dated March 16, 2016
- Exhibit 27 Email from Karen Walter of Muckleshoot Tribe dated June 30, 2016
- Exhibit 28 Public Notices
- Exhibit 29 SEPA DNS