



May 12, 2016

Amanda Almgren  
Associate Planner  
City of Woodinville  
17301 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072-8534

RE: Additional Information Request for the Reserve at Woodinville  
(LUA16001/SEP16002/DRA16002/CAA16001/SCU16002/SDP16001)  
Location: 15902 Woodinville-Redmond Road and Parcel No. 15206059053

Dear Amanda.

Our project team has reviewed your comments and request for additional information for the review above-referenced permits provided in your letters dated March 11, 2016 and March 17, 2016.. The following additional information requested and revisions made so you can complete the review of this permit.

In the order of your review comments and requests I have provided a response to each item. The comments have been prepared by the appropriate team member. Three additional drawings or revised drawing or reports have been provided along with a CD.

## **PLANNING**

### 1. *General.*

- a. The impervious surface calculations are different in sheet A1.1 and C1. Please resolve this discrepancy.  
**Response:** Architectural drawing A1.1 has been revised so they are in the same format and consistent with the data shown of C1/13 prepared by Barghausen Consulting Engineers.
- b. The project narrative states that a boundary line adjustment will be executed. If this is referring to the BLA that has already been completed, please update the documents to reflect this.  
**Response:** A new BLA application has been prepared by Harmsen and Associates which is attached. The application was made on 4-11-2016. Drawings are included in this resubmittal package.
- c. Please show how the height was calculated under WAC 173-27-140. WAC 173-27-030 defines how average grade level is to be calculated for development in the shoreline.  
**Response:** In the shoreline zone per WAC 173-27-140(2) the height of the structure within is thirty five feet above average grade as defined in WAC 173-27-030(3). As part of the LOMA issued on 1-10-2012 Talasaea established in the field the ordinary high water mark at 25.4 feet. The high water line was surveyed by Harmsen and Associates and is shown on the attached Scannell Properties survey along with the existing grades on the site prior to grading work done under the BDA grading permit.

Attached is a current site A1.1a called site plan with existing topo. The elevations shown on the sheet where used to calculate existing average grade. The method

used per WAC 173-27-030(3) was to calculate the average grade was by averaging the ground elevations at the midpoint of all exterior walls.

Attached to this letter is reduction of a site plan dated A1.1 Average Grade. On that drawing the length of each exterior wall segment and the elevation at each corner is provided. Below on this document is the formula from Calculus that is employed to determine the average existing grade for each building. The average existing grade for Building A is 31.54 feet and B is 31.56 feet. For Practical purpose on the drawing they are shown as 31.5 feet. The building height shown is based on the 35 foot limit from the average grade as shown on sheet A2.2 and A3.1

2. *Trip Generation and Parking Report.* The cover letter states that the Traffic Impact Fee is \$290 per trip, the fee is \$395 per trip in 2016 per WMC 3.39.085.  
**Response:** See attached revised letter from Jake Traffic dated 4-8-2016.
3. *Parking.* The Landscaping Plans indicate that the parking will include 198 parking stalls; however, other documents state 194 stalls. The Architecture Plans show 195 stalls, and the Civil and Landscaping plans show 198 stalls. The discrepancy appears to be along the west side of Building B. Please resolve this discrepancy and ensure that all documents reflect an accurate number of parking stalls.  
**Response:** See revised drawing sheet A1.1.
4. *Parking Study.* Please update the parking study with either a memo or revise the study itself to show updated square footages and make sure assumptions about the tenant(s) are still correct.  
**Response:** See attached revised letter from Jake Traffic dated 4-8-2016.
5. *Loading Spaces.* Please provide calculations showing that the site has adequate loading spaces per WMC 21.18.070.  
**Response:** At "Building A" 6 and "Building B" 3 loading spaces are required. Respectively at "Building A" 19 and "Building B" 12 x 70 x 15 feet high loading berths are provided. See revised drawing sheet A1.1, A2.1, 2.2, and A3.1.
6. *Pedestrian walkways through parking lot.* WMC 21.18.100(3)(e) requires that raised crosswalks or speed bumps are located at all points where a walkway crosses a lane of vehicle traffic. Please show how this requirement will be met.  
**Response:** See revised drawing sheet A1.1 and A1.2
7. *Bicycle parking.* WMC 21.18.030(4) requires all developments with more than six parking spaces to provide for bicycle parking at a rate of at least one bicycle parking space for every 12 spaces required for motor vehicles. Additionally, WMC 21.18.030(4)(d) requires that the site provides enclosed locker type bicycle parking for employees. Identify the location of bicycle parking and the number of stalls on the plans.  
**Response:** See revised drawing sheet A1.1 and A1.2.
8. *Tree Plan/Landscaping.*
  - a. The Tree Density Calculations table on sheet L1-1 does not match the information provided in the Tree Report dated June 17, 2013. Please revise the information or provide the same table in both the plans and report for consistency.  
**Response:** The Tree Density Calculations have been updated on the Landscape Plan and coordinated with the arborist.

- b. The Tree Report specifies that Tree #445-451 are to be removed, but does not specify the tree numbers for the remaining five trees planned for removal. Please revise the report and Sheet L 1-0 to clearly identify these trees.

**Response:** XX

- c. The Tree Report states that 12 trees will be removed, but Sheet L1-1 states that 14 trees will be removed. Please correct this discrepancy.

**Response:** Landscape Plans have been updated and coordinated with the arborist.

- d. The species multipliers change throughout the report for the same species. For example, on page 8, the first table uses a .75 species multiplier for Thuja P. 'Excelsa', which is correct. On the next two tables, this species is given a multiplier of 1.2. Please correct this throughout the report.

**Response:** The species multipliers have been coordinated with Chapter 21.15 - Development Standards and the City of Woodinville Plant Species List. Landscape Plans have been updated to reflect the new calculations and coordinated with the arborist.

- e. Please review all species factor multipliers to ensure the correct factors are being used and consistently applied throughout the report.

**Response:** The species multipliers have been coordinated with Chapter 21.15 - Development Standards and the City of Woodinville Plant Species List. Landscape Plans have been updated to reflect the new calculations and coordinated with the arborist.

9. *Trash Enclosures.* Please provide design details to ensure compliance with the screening requirements found in WMC 21.14.400.

**Response:** See revised drawing sheet A1.1.

#### 10. *Industrial Design Guidelines*

- a. I.1.2.6: Please provide details for an entry sign that identify the business establishment with address numbers readable from the approach direction of the access right-of-way. Provide onsite directional signs to direct motorized vehicles to appropriate parking or deliver areas pursuant to Chapter 21.20 WMC.

**Response:** See revised drawing sheet A1.1 and the Tube Art Group Signage Drawings.

- b. I.2.2.1: Please provide or request a design departure for a "greenrow" that is at least 20 feet wide down both sides of the property (in side yards).

**Response:** See attached greenrow memo.

- c. I.7.2.1.2: Please provide benches and trash cans for pedestrian use near entrances to the buildings.

**Response:** See revised drawing sheet A1.1 and A1.2

- d. II.5.2.1: Please show that at least two of the listed options for Pedestrian areas at building entrances are met.

**Response:** See revised drawing sheet A1.1, A1.2, A3.1 and A4.1

- e. IV.3.2.1.1: Please show how weather protection will be provided at all entries designed for people.

**Response:** See revised drawing sheet A1.1, A1.3 and A.4.1

- f. IV.3.2.1.2: Show that at least 200 square feet of sidewalk area or pedestrian-oriented open space is provided at the principal entry of each building.  
**Response:** See revised drawing sheet A1.1, and A1.2
- g. IV.4.2.1.2: Please show the location and plan configuration, color and profile above roof level of all roof mounted equipment, ducts, exhaust hoods, and electronic equipment visible from an elevation above roof level and describe measures incorporated to enhance the appearance of said equipment by screening and camouflage.  
**Response:** The project is currently a shell permit so except for suspended gas fired heaters no roof mounted equipment will be provided. See revised drawing sheet A1.2, A2.1, and A2.2.
- h. V.5.2.1: Please provide a site lighting plan that meets all of the requirements in this section.  
**Response:** See attached drawing from Lighting Group Northwest.

11. *SEPA Comments:*

General: Please review all answers to ensure correct and accurate information.

A. Background:

- a. Question 9: Remove the reasonable use permit from the form.  
**Response:** Done
- b. Question 10: A BLA is included on the list of permits that will be needed for your proposal. If this is referring to the BLA that has been completed, please remove this reference.  
**Response:** New BLA will be done for this land use action.
- c. Question 12: The project address is listed as 15202 Woodinville Redmond Road, throughout the rest of the application materials, the address is listed as 15902 Woodinville Redmond Road. Please correct this.  
**Response:** Corrected
- d. Please review the list of environmental studies prepared for this project to ensure it is complete and accurate. Please include the Flood Plain Habitat Assessment Report on the list.  
**Response:** Added to list.

B. Environmental:

- a. Question 1.a.: The answer states that the site is currently 100% impervious, the impervious surface calculations on sheet C1 the plans show 76% impervious cover. Please address this discrepancy.  
**Response:** Drawings A1.1 and C1 have been coordinated.
- b. Question 1.e: Provide the feet above existing average grade  
**Response:** 2.5 feet
- c. Question 1.g: The lot sizes for parcel B and parcel C are switched.  
**Response:** Corrected

- d. Question 1.g.: The impervious surface coverage calculations agree with the numbers on sheet A1.1, but conflict with the calculations on the Sheet C1. Please address this discrepancy. All impervious surface calculations should be consistent.  
**Response:** Drawings A1.1 and C1 have been coordinated with checklist.
- e. Question 5b: Please add Coho (*Onychorhynchus mykiss*) to the list  
**Response:** Coho have been added
- f. Question 5c: The Sammamish River is a migratory route for salmonid species. Add this to the list.  
**Response:** Added to list.
- g. Question 7.a.3: Please respond as to whether toxic or hazardous chemicals will be used.  
**Response:** None – see SEPA text.
- h. Question 8.h.: In addition to the shoreline buffer and wetland noted in the checklist, the whole site is in a seismic area. Please note this.  
**Response:** Noted on checklist.
- i. Question 8.i.: Please provide approximately how many people are expected to work in the completed project.  
**Response:** Noted on checklist.
- j. Question 13.b-d: In addition to referencing the Cultural Resources Plan, please provide a brief description in the SEPA checklist of how these will be address.  
**Response:** See additional remarks added in each area.
- k. Question 14.f: Provide a brief description in the SEPA checklist
- l. Question 16.b: Please update the existing utilities list to reflect current companies.

## **PUBLIC WORKS**

### *Street/Traffic Comments:*

1. Determine and show the entering sight distance and stopping sight distance as required on SR 202 per the current AASHTO policy on Geometric Design of Highway and Streets.  
**Response:**  
Entering and stopping sight distance has been coordinated and determined thru our traffic engineer and added to sheet C1.
2. Remove traffic control plan sheet C10. A formal traffic control plan will be required prior to construction.  
**Response:**  
Traffic control plan sheet C10 have been removed.
3. Change all notes of a 2" final overlay on SR 202 to a 3" final overlay.  
**Response:**  
Over lay note is changed as requested.

4. Update the traffic impact fees to reflect the current rate of \$395/ADT as per the 2016 WMC 3.39.085. Rate determined at the time of building permit issuance. Rate adjusts to \$440.00 on 01/01/2017.

**Response:**

See attached update letter from Jake Traffic dated 4-8-2016

5. Provide information on a plan that shows the limits of the porous pavement encompassing 10% of the required LID treatment.

**Response:**

Per the 2009 KCSWDM flow control BMP's must be applied to 20% of the target impervious surface or 10% of the site /lot area whichever is less. Targeted impervious area is defined as any impervious surface (new) added after January, 8, 2001. There is no new impervious area is going to be added to this site since project was impervious prior to this 2001, therefore, no flow control BMP's is required for this site.

6. Provide pavement cross section detail, outline required subgrade testing and provide material cross section detail for porous pavement section.

**Response:**

Pavement cross no porous pavement proposed.section detail and required subgrade testing is added to sheet C12. There is

7. Provide a cross section detail of the proposed onsite road along with pavement section, and sidewalks page C8.

**Response:**

Cross section detail of proposed onsite road along with pavement section is added to sheet C13.

8. Provide a detail of the onsite access paving and sidewalk addition over the existing railroad tracks. The plan requires these improvements remain flush with existing tracks, show how that is possible with a 6" difference between the access road and sidewalk. Provide the required clearance zone as required by the Railroad Company and an approval letter that allows proposed improvements over the tracks.

**Response:**

Detail of the onsite access paving and sidewalk addition over the existing railroad tracks are added to sheet C13. New side walk is proposed to ramp down to track elevation for crossing.

9. Provide a wide enough driveway approach that the DV for the property can enter the property with a standing vehicle waiting to exit the property. For the Auto Turn, we allow the entering vehicle to line up on the left edge line the of traveled lane, and require 1'offset from the centerline of the approach. For a warehouse, we would anticipate that the DV is a WB-62 or WB-67 (provide justification for the DV you use). The same logic applies to verifying that this width works for the exit lane; the design width must allow the DV to exit the property without tracking outside of the receiving (with the same 1' offset as for the entering movement).

**Response:**

Driveways approached are designed to handle the intended use. We have prepared truck turn exhibits to show these traffic movements. Please refer to truck turn exhibits attached with this submittal.

10. Check the street tree locations relative to the existing overhead power lines as there appears to be a conflict.

**Response:**

Tree location will be verified prior to planting.

11. Provide street tree list off the City approved street tree list, to be installed along with a proposal from the Landscape Architect.

**Response:**

See note 5 on civil sheet C9

12. The road width required on SR 202 is 12' by the City of Woodinville. A road deviation for proposed 11' lanes on SR202 as approved by WSDOT, versus the required 12' required by the City will be required.

**Response:**

A road division request is attached with this submittal.

*Drainage Comments:*

13. Fill used to form containment berms for the WQ pond shall consist of silty sand with gravel placed and compacted as structural fill as per Terra Associates, Inc. geotechnical report dated 11/15/12.

**Response:**

A note in this regard is added to sheet C7.

14. Provide an offsite analysis as per the 2009 KCSDM Core Requirement #2 page 1-23.

**Response:**

Project is located along Sammamish River which is major receiving water. There is no downstream course for offsite to analysis.

15. Provide a shutoff valve in the storm line running between CB#24 and CB#25 for additional WQ measures.

**Response:**

A shutoff valve in added in the storm line running between CB24 and CB25.

16. Provide plan for WQ pond plantings as recommended by Terra Associates, Inc. geotechnical report dated 11/15/12.

17. As-built survey and supportive calculations of floodplain compensatory storage is required prior to certificate of occupancy.

**Response:**

Comment acknowledged.

**AGENCY(S) COMMENTS - (MARCH 17, 2016 LETTER)**

Please review and respond to the attached comments from the following agency.

1. Muckleshoot Indian Tribe Fisheries Division

Please provide a resubmittal that responds to all of the above comments within 90 days of this letter; one extension of an additional 90 days may be granted by the City upon written request. If you do not provide a resubmittal within the 90 or 180-day period, the application will be considered abandoned and any future proposal will require a new application, pursuant to WMC 17.09.030(8).

**Response:** See attached letter to Amanda Almgren regarding Karen Walters of the Muckleshoot Indian Tribe Fisheries concerns dated 4-7-2016 and revised drawings W1.0, W1.1, W1.2, W2.1, and W2.0

This concludes our team's responses to your requests for additional information. If you need further information or additional clarification please contact me by email or phone.

Thank you for your assistance,

Cordially



Bob Fadden

Encls: