



June 6, 2016

Amanda Almgren
Associate Planner
City of Woodinville
17301 133rd 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 letter dated March 25, 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 revised drawings or reports have been provided along with a CD.

PLANNING

1. *Tree Plan/Landscaping.*

- a. The summary tree density table at the top of Sheet L1-1 states the provided tree credits (existing to remain + Proposed) is 838.33, when the tree credits shown in the tables below add up to 836.85 tree credits. Please correct this on the plans.

Response: *The Summary Tree Density Table has been updated to match the credits shown in the tables below it. Note that the Tree Inventory Plans include tree credits for trees under 6" dbh. The Tree Report does not include the tree credits for trees under 6" dbh.*

- b. On Sheet L1-1, please correct the following tree species multipliers:
- i. Cedrus deodora should have a species multiplier of 1.0.
 - ii. Picea should have a species multiplier of 1.0 unless a specific species is identified showing a wider canopy to qualify as 1.2.
 - iii. Populus tremuloides should have a species multiplier of .75.
 - iv. Fraxinus 'Summit' should have a species multiplier of 1.0.
 - v. Fraxinus Latifolia should have a species multiplier of 1.0.
 - vi. Calcedrus Decurrens should have a species multiplier of .75.
 - vii. P. Menziesii should have a species multiplier of 1.0.
 - viii. Tsuga Heterophylla should have a species multiplier of 1.0.

Response: *The Tree Species Multipliers have been updated on the Tree Density Calculations Sheet, L1-1.*

- c. 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 table on sheet L1-1 has been coordinated with the Tree Report. See updated calculations on sheet L1-1 and in the attached updated Tree Report dated, June 6, 2016.*

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

Response: *The arborist has field verified that these trees do not exist and the survey has misrepresented this area. Therefore, the eight trees are not identified in the report or on the Tree Inventory Plan.*

- e. Please submit an updated Tree Report that reflects the corrected information provided on sheet L1-1.

Response: *The Tree Report has been updated and included in this resubmittal.*

The Plant Schedule on Sheet L2-4 calls for five (5) Calocedrus Decurrens and the tree density calculations on Sheet L1-1 shows Twenty-one (21) Calocedrus Decurrens for the Proposed Supplemental Site interior trees. Please address this discrepancy.

Response: *The Plant Schedule and Tree Density Calculation quantities are now coordinated.*

2. *Industrial Design Guidelines.* Sheet A1.1 shows fixture type A at 30 feet and type B at 26 feet, pursuant to V.5.2.1.3, parking lot lighting fixtures shall be mounted no more than 25 feet above the ground. Please correct the exterior lighting schedule.

Response: See revised drawing A1.1 dated 6-6-2016 – rev 5.

3. *SEPA Comments:*

B. Environmental:

- a. Question 8.h.: Please remove the statement that “King County and all of the cities within it are located in a seismic hazard zone” and replace it with the following statement, “The whole site is located within an identified seismic hazard area”.

Response: See page 9 of attached SEPA Checklist.

- b. Question 14.c: Please update your answer to 195 parking stalls.

Response: See page 12 of attached SEPA checklist.

- c. Question 14.f: The updated traffic letter states that the net new daily trips generated from this project will be 422 Average Daily Trips. Please include this in your response.

Response: See page 12 of attached SEPA checklist.

4. *Site Plan.*
 - a. Provide a sheet detailing parking dimensions, number of compact stalls, and number of accessible stalls.

Response: Site Plan Drawing A1.1 - rev 5 has been revised to show WB-67 access to dock height loading area. The turning radiuses for fire department access around the north side of Building A remains the same. On this drawing under project data a Parking Count listing has been provided. Note that on that sheet parking stall types are note with the letter S (Standard Stalls), C (Compact stalls), and HC (Handicap Stalls). The dimensions are provided on drawing A1.2 rev 5.

PUBLIC WORKS

Street/Traffic Comments:

1. (previous comment #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 WSDOT STD ramp along with detail reference information, provide a truncated dome if required and verify ADA compliance for proposed crossing. Also, provide the required clearance zone as required by the Railroad Company and an approval letter from King County and the Railroad Company that allows proposed improvements over the tracks.

Response:

Detail of crossing with two option concrete and asphalt are added to sheet C13 and are being coordinated with rail Road Company. We have also shown ADA ramp at the crossing per WSDOT standards to match existing grade at the crossing. We have also added sign at the crossing outside the Min. 15' clear zone as requested. These plans also are being reviewed by rail Road Company.

2. Remove reference on page C3 and C8 Woodinville Standards for sidewalk detail. WSDOT detail will be required.

Response:

We have removed reference on page C3 and C8 Woodinville standards and replaced with WSDOT standard detail.

3. Page C12 denote areas of onsite paving that is designed for the heavy traffic load pavement and the light load pavement areas.

Response:

Onsite heavy duty and light duty pavement have been identified on sheet C-3 and pavement sections shown on drawing C-12.

4. Provide a wide enough driveway approach that the design vehicle (DV) for the property can enter the property with a standing vehicle waiting to exit the property. For the AutoTurn, 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:

Please see truck maneuvering exhibits prepared with using WB 67 truck for various movements at the driveway and on site. See attached drawing file 15985.1 truck turning exhibit WB-67.

Drainage Comments:

5. Sheet L.2-4 provides a planting list for the water quality pond. Provide backup documentation from Terra and Associates that these plantings support the design intent of the water quality pond.

Response:

Attached is the DOE Planting Schedule for Wet Ponds that is in their 2009 Surface Water Design Manual. This provides the landscape architect or biologist a list of recommended plantings based on water depth. Brumbaugh and Associated planting plans has been revised to reflect approved plantings.

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: