



March 11, 2016

Matt Buchanan
Panattoni Development Co.
900 SW 16th Street, Suite 300
Renton, WA 98057

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 Mr. Buchanan,

The City has completed an initial review of the above-referenced permits. The following additional information or revisions are needed to complete the review of this permit. Review of your project is on hold until all items listed below are resubmitted. Please submit a comment response letter responding to each item and three (3) sets of revised plans and reports, and a CD including pdf's of all resubmitted information. Please be sure to address all comments.

PLANNING

1. *General.*
 - a. The impervious surface calculations are different in sheet A1.1 and C1. Please resolve this discrepancy.
 - 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.
 - 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.
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.
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.
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.
5. *Loading Spaces.* Please provide calculations showing that the site has adequate loading spaces per WMC 21.18.070.

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.
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.
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.
 - 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.
 - 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.
 - 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.
 - e. Please review all species factor multipliers to ensure the correct factors are being used and consistently applied throughout the report.
9. *Trash Enclosures.* Please provide design details to ensure compliance with the screening requirements found in WMC 21.14.400.
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.
 - 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).
 - c. I.7.2.1.2: Please provide benches and trash cans for pedestrian use near entrances to the buildings.
 - d. II.5.2.1: Please show that at least two of the listed options for Pedestrian areas at building entrances are met.
 - e. IV.3.2.1.1: Please show how weather protection will be provide at all entries designed for people.
 - 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.
 - 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.

- h. V.5.2.1: Please provide a site lighting plan that meets all of the requirements in this section.

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
- 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.
- 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.
- 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.

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.
- b. Question 1.e: Provide the feet above existing average grade
- c. Question 1.g: The lot sizes for parcel B and parcel C are switched.
- 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.
- e. Question 5b: Please add Coho (*Onochorhynchus mykiss*) to the list
- f. Question 5c: The Sammamish River is a migratory route for salmonid species. Add this to the list.
- g. Question 7.a.3: Please respond as to whether toxic or hazardous chemicals will be used.
- 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.
- i. Question 8.i.: Please provide approximately how many people are expected to work in the completed project.
- 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.
- 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.

2. Remove traffic control plan sheet C10. A formal traffic control plan will be required prior to construction.
3. Change all notes of a 2" final overlay on SR 202 to a 3" final overlay.
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.
5. Provide information on a plan that shows the limits of the porous pavement encompassing 10% of the required LID treatment.
6. Provide pavement cross section detail, outline required subgrade testing and provide material cross section detail for porous pavement section.
7. Provide a cross section detail of the proposed onsite road along with pavement section, and sidewalks page C8.
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.
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 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).
10. Check the street tree locations relative to the existing overhead power lines as there appears to be a conflict.
11. Provide street tree list off the City approved street tree list, to be installed along with a proposal from the Landscape Architect.
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.

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

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

FIRE

A follow up letter will be provide with comments from Fire on or around March 17, 2016.

BUILDING

No review has been completed at this time. Review will occur during building permit submittal.

STRUCTURAL

No review has been completed at this time. Review will occur during building permit submittal.

AGENCY(S) COMMENTS

No public or agency comments have been received.

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).

If you have any questions, please contact me at 425-877-2285 or amandaa@ci.woodinville.wa.us.

Sincerely,



Amanda Almgren
Associate Planner

PC: Project File