



May 25, 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 review of the above-referenced permits. The following items have been identified as requiring clarification, additional information, or revisions 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 PDFs of all resubmitted information.

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

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.

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.
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”.
 - b. Question 14.c: Please update your answer to 195 parking stalls.
 - 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.
4. *Site Plan*.
 - a. Provide a sheet detailing parking dimensions, number of compact stalls, and number of accessible stalls.

PUBLIC WORKS

Street/Traffic Comments:

5. (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.
6. Remove reference on page C3 and C8 Woodinville Standards for sidewalk detail. WSDOT detail will be required.
7. Page C12 denote areas of onsite paving that is designed for the heavy traffic load pavement and the light load pavement areas.
8. 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).

Drainage Comments:

9. 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.

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