

The Reserve at Woodinville

SCU16002/SDP16001

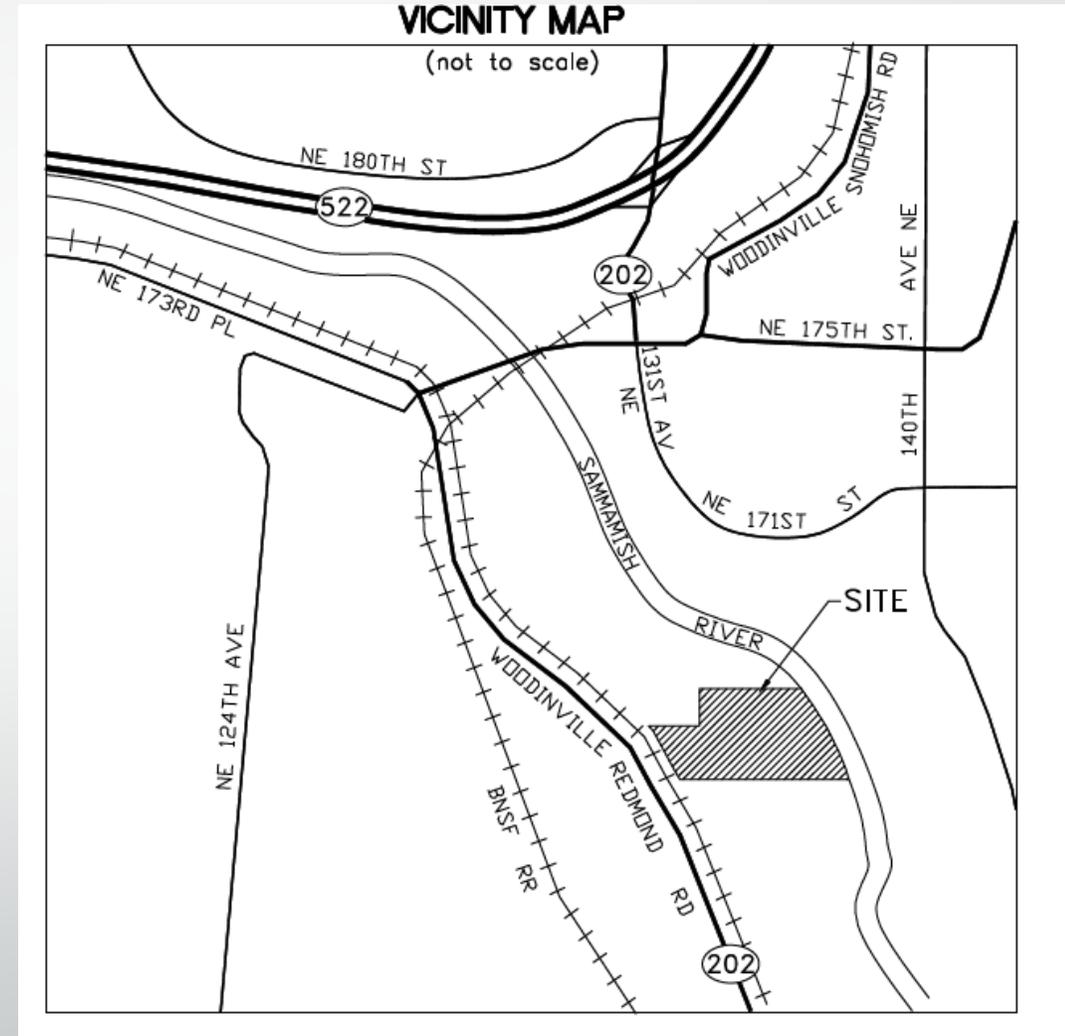
August 17, 2016

Background

- Former Woodinville Lumber site
- In 2013 BDA started a permitting process for this site; which was later canceled.
- The proposal has changed slightly, but the reports and documents prepared for BDA in 2013 still apply to the current site.
- As part of the 2013 proposal, most of the existing buildings onsite were demolished and early grading was complete. As a result the site is flat and primarily covered in impervious surface.

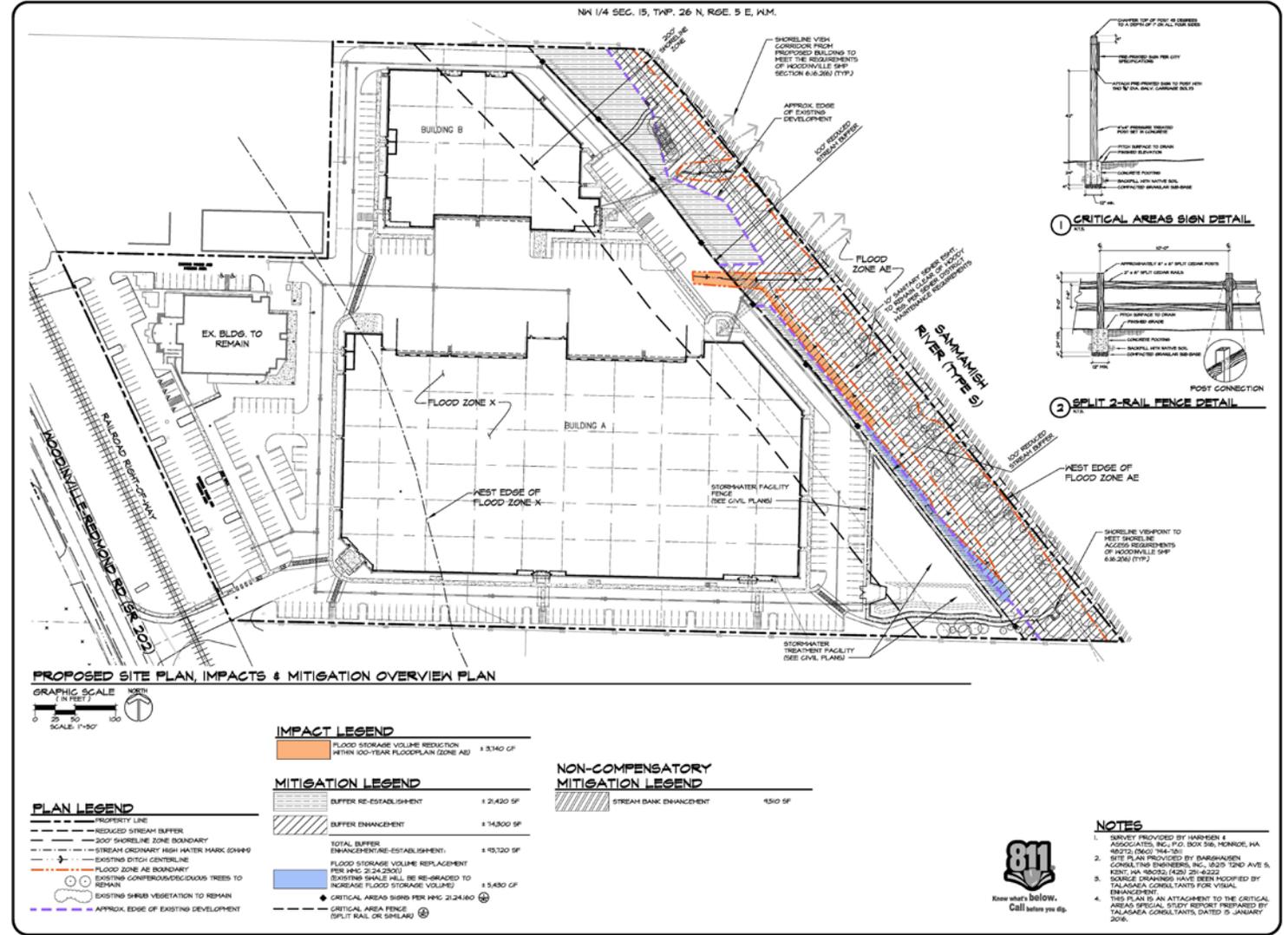
Location

- Located between Woodinville Redmond Road and the Sammamish River
- Access from Woodinville Redmond Road over a railroad easement owned by King County Parks
- The surrounding land uses are a mix of industrial and institutional uses



Shoreline

- Conservancy Designation: approximately 110,000 square feet
- Urban Conservancy Designation: eastern portion of both buildings and parking areas

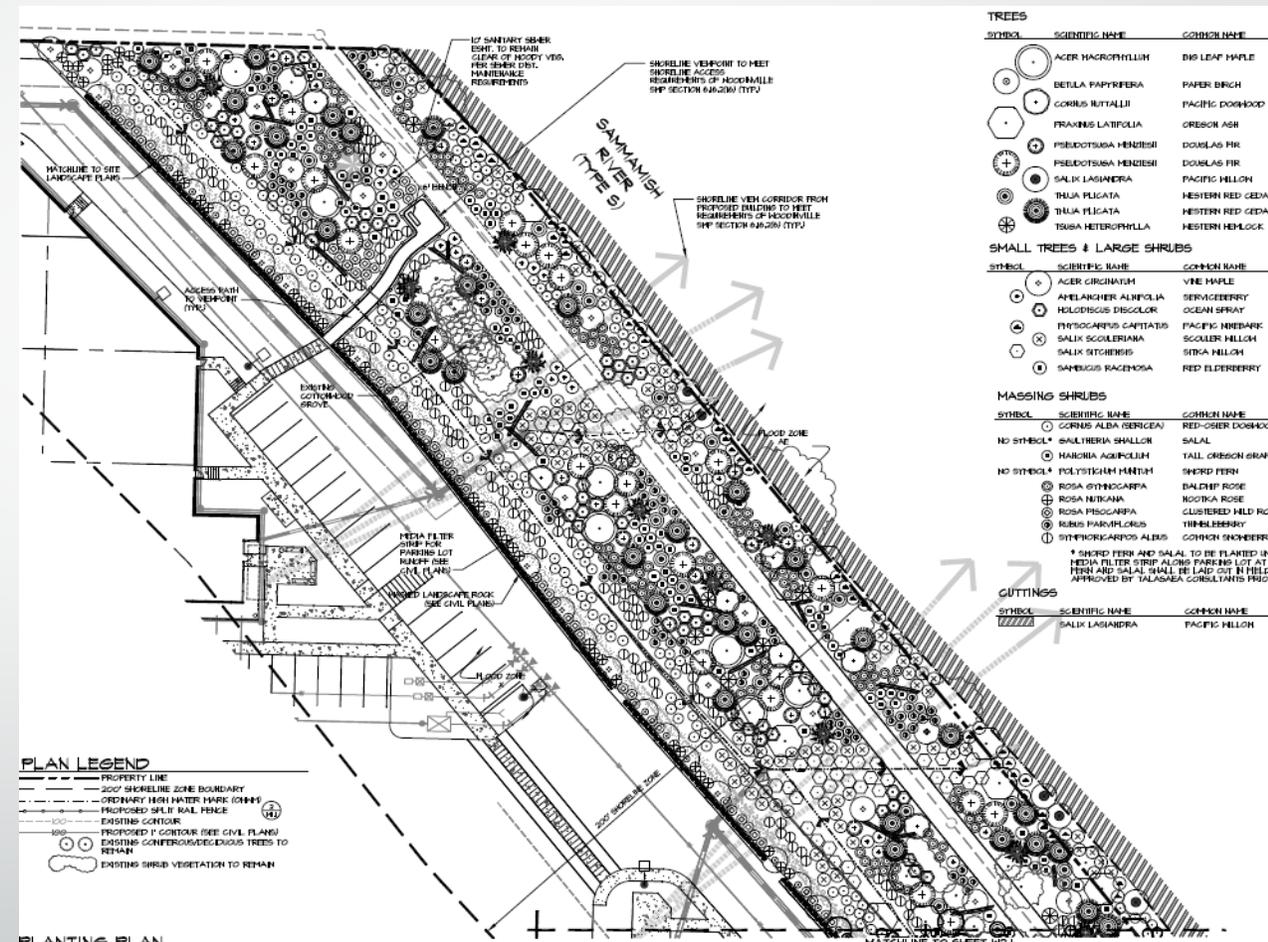


Shoreline Master Program

- Industrial uses are permitted within the Urban Conservancy Designation
- Parking associated with other permitted uses is a conditional use in the Urban Conservancy Designation

Mitigation

- Invasive species removal
- Removing existing pavement
- Native Replanting
- Pedestrian viewing points
- Maintenance and Monitoring Plan



Procedures & Agency Comments

Timeline

- January 21, 2016 – Application Submitted
- February 8, 2016 – Application Complete
- February 15, 2016 – Notice of Application Issued
- July 5, 2016 – SEPA determination of Nonsignificance Issued
- August 1, 2016 – Notice of Public Hearing Issued

Agency Comments

- One comment was received from the Muckleshoot Indian Tribe regarding stream and riparian health, mitigation requirements and water quality for salmon habitat.

Staff Recommendation

- Approve with conditions
- The proposal meets the shoreline conditions use permit criteria including meeting the policies of the SMP and development regulations, and not impacting public use or causing avoidable adverse impact

