

CITY OF WOODINVILLE SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the Supplemental Sheet For Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:	The Reserve at Woodinville
2. Name of applicant:	Panattoni Development Company; % Matt Buchanan; 206 838 3847; 900 SW 16 th Street Suite 330; Renton, WA 98057
3. Address and phone number of applicant and contact person:	Bob Fadden % Lance Mueller and Associates Architect; 206 325 2553 x 108; 130 Lakeside Suite 250; Seattle, WA 98122
4. Date checklist prepared:	1-15-2016
5. Agency requesting checklist:	City of Woodinville
6. Proposed timing or schedule (including phasing, if applicable):	Start construction before August 1, 2016
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.	Tenant improvement permits will be submitted at a later date.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Critical Areas Special Studies -(2016-01-15) by Talasaea Consultants, Inc.
- 1349B Critical Areas Special Study – Dated 1-15-2016
- Evaluation of Trees – The Reserve at Woodinville
- The Reverse at Woodinville cover Letter for BD Real Estate Geotechnical Report – Terra Associates Inc.
- Flood Plain Habitat Assessment Report- Talasaea Consultants, Inc.
- Updated Traffic Engineer Letter for Woodinville Lumber Site for the Reserve at Woodinville Project –signed & BD Real Estate Distribution -Trip Generation -Access and Parking Demand Study
- Reserve at Woodinville Cultural Resources Study -Tetra **Tech**
- Inadvertent Discovery Plan for The Reserve at Woodinville - DAHP Final - Tetra Tech
- 15985 -R-TIR- 2016-01-13 (AKA Engineers Drainage Report)
- Photometric study for site lighting – Lighting Group Northwest
- Asbestos Project Closeout Report – Prepared by Med-Tox Northwest, 1701 West Valley Highway North, Suite 3 Auburn, Washington 5-30-2013

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

- Permit for Sewer and Water extension and modifications -Woodinville Water District
- Construction of dry utilities services to the site from the public way and natural gas services.

10. List any government approvals or permits that will be needed for your proposal, if known.

- SEPA for Development- City of Woodinville
- Shoreline Development Permit - City of Woodinville
- Shoreline Conditional Use Permit - City of Woodinville
 - Parking in shoreline zone
 - A loading within in the shoreline zone
- BLA - City of Woodinville
- Design Review - City of Woodinville
- Demolition Permit -- City of Woodinville
- Grade and Fill Permit- City of Woodinville
- Construction Permits - City of Woodinville
 - Building Permit
 - Mechanical Permit
 - Plumbing Permit
 - Fire Sprinkler Permit
 - Fire Alarm and Smoke Detection Permit
- Permit for Work in Public Right of Way - City of Woodinville
- Electrical Permits - State of Washington
- WASDOT Design approval for SR 202 Approval – Was granted on and is currently valid, See attached documents
- Tenant Improvement Permits
- Land Use Approval from King County Parks for work on there property and pacement of signs. Was granted previously by Letter.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project consists of two speculative warehouse buildings with a combined footprint of about 200,000 SF with a future second floor area totaling approximately 15,000 SF located on 12.356 acres. Parking will be developed for approximately 200 cars. The building will be provide both drive in and dock height loading areas, be handicap assessable, and designed for storage of type IV commodities in racks up to 30 feet AFF and be of type III B sprinklered construction designed for a floor load of 350 psf.

The site will be fully developed in a single phase including offsite improvement along Woodinville Redmond road and driveway improvement inside a vested access across the King County Park property from the public street. On site work will include grading storm drainage, connections to existing on site sewer and water lines, building construction and associated site improvements along with connections to offsite wet and dry utilities. Work also includes upgrades to shoreline buffer, removal of existing impervious surfaces in the shoreline buffer along with treatment of storm water from the former Woodinville Lumber office building located on the adjacent site.

As part of the work wet and dry utilities will placed within easements on the Woodinville Lumber Office building site (Parcel A) and a limited amount of regrading, paving, and landscape work done within that property. The secondary emergency access easement through this property will continue remain in force.

To provide the parking needed for this project the applicant will be requesting a shoreline conditional use permit to park at 90 degrees along the fire department access road located outside the shoreline buffer but within the shoreline zone as part of the development application. In addition they will concurrently working with staff to complete the design approval process and when approve file for building permit.

Existing Conditions:

The site was previously issued a shoreline development permit and had a building permit ready to be issued. As part of the prior permit action a grading and demolition permit was issued and grading work done. This work was completed and the permit signed off. A detailed survey of the showing the existing conditions is attached to this application.

Prior Approvals:

Since the prior approval the shoreline permit has expired. A detailed description of the site prior to that approval is on file at the city and is included in the prior determination. A copy of that SEPA determination, the checklist and other related documents are attached to this application. These documents have been updated and included in this application as applicable.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located at 15902 Woodinville Redmond Road in Woodinville, WA. See attached survey and site location map.

B. Environmental Elements

1. Earth

a. General description of the site:

The site which is 69% impervious. The site slopes gently over approximately 1,000 feet towards the dike along the Sammanish River.

Check one:

- Flat Steep slopes
 Rolling Mountainous
 Hilly Other: The typical slope is .5 feet in 100 feet or .5%

b. What is the steepest slope on the site (approximate percent slope)?

Outside the shoreline buffer the the steepest slope is typically .5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-

term commercial significance and whether the proposal results in removing any of these soils.	
Gray silty Sand, fine to medium grain, moist; Brown sand with silt, fine to medium grain, moist; Fill: mix of brown gravel and gray silty sand with gravel, fine to coarse grained, moist.	
See attached Geotechnical Report from Terra Associates	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.	
None	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.	
<p>The finish floor for each building will be 2.5 feet above existing average grade per attached calculation exhibit. To achieve this the grade cutting will be required on the west side of the site and fills placed in the east side. Cuts in the shoreline zone will be limited to the water quality treatment facility and fill in the area limited to those need to achieve finish floor for the building pad and drainage from paved surfaces.</p> <p>The cut material, approximately 6,000 cubic yards, will be moved toward the east and be used to fill that area to finish floor elevation. Engineered fill will be imported to bring the building pad and paving areas to subgrade for paving is 5,000 cubic yards.</p> <p>The estimated import is approximately 1,000 cubic yards for back fill of utility trenches may be required and the total export is estimate at 1,000 cubic yards. This is an allowance for material that could not be recycled on site.</p> <p>The additional material will come from an approved off site borrow or topsoil provider.</p>	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.	
The site was cut and filled under a previous permit and has been winterized. Existing approved temporary erosion control measures are in place. As a result of the new work erosion could occur during the construction process until all of the landscaping, paving, and roof drainage system is in place.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	
<p>Lot Area: C (382,467 SF) + B (155,780 SF) = 538,247 SF.</p> <p>Building Footprint Area: 199,700 sf</p> <p>Impervious Area: 369,929 sf.</p> <p>Percentage of Impervious: 69%</p>	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:	
As a result of the new work erosion could occur during the construction process until all of the landscaping, paving, and roof drainage system are in place. To mitigate the potential a new erosion control plan has been prepared for this permit application that shows the proposed system by Barghausen Consulting Engineers. Civil Sheet C-3 of that submittal describes the measures purposed.	

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.	
During the grade and fill phase of the work dust could be generated.	
Throughout the construction period emission from motorized equipment will occur along with discharges from trucks and cars.	

<p>After occupancy emissions from natural gas heating equipment will occur along with those from trucks and cars.</p> <p>Quantities can not be defined at this time.</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p>
<p>None</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p>
<p>Comply with best construction practices to control dust and minimize use of gas powered small equipment where feasible during construction.</p>

3. Water

<p>a. Surface Water:</p>
<p>1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p>
<p>The property at the east borders the Sammamish River, which is a Type S stream.</p>
<p>2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p>
<p>Work within the 200 foot shoreline zone will occur.</p> <p>Within the first 100 feet two public viewing points along with an associated walking path will be constructed; existing pavings areas converted to buffer and planted, buffer planting restoration work including removal of invasive species and failing trees, and construction of a water quality improvements including a drainage swale.</p> <p>Within the second 100 feet of the 200 foot shoreline zone work will consist of filling and grading for the building, landscaping, and paving; placement of under ground utilities, construction of the water quality pond and temporary erosion control pond and demolition of an existing metal building. As part of the work a paved fire lane will be constructed; side walks, landscaping paving for parking placed, lighting installed; and portions of the purposed building constructed.</p>
<p>3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p>
<p>None</p>
<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p>
<p>None - The existing north and south storm water discharge points on the site to the river will be utilized as constructed.</p>
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p>
<p>A flood plain amendment (LOMA) was previously completed for this property on 1-10-2012. This information is included in the 1394B Critical Areas Special Study - 2 Final</p> <p>Within the existing 100 foot buffer that will be enhanced there is an area identified as an "Existing Flood Plan Swale" that was excavated under prior permits and is below the flood plan. These areas are shown on attached Barghausen civil drawing sheet C-4.</p>
<p>6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p>

None
b. Ground Water:
1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
<p>No ground water will be withdrawn or discharged into the ground unless previously treated.</p> <p>Surface run off from the northerly portion of the east parking areas next to the 100 foot enhanced shoreline buffer will flow through a filter strip; be collected into a treatment swale and be conveyed to the existing north stormwater discharge point.</p> <p>Some of this water will infiltrate into soils below to support the new planting within the buffer. See attached Barghausen civil drawing sheet C- 8 and section A-A/4 and attached Talasaea Mitigation Plan drawing W2.0 and W2.2 for planting and details.</p>
2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals... ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None - A public sewer system services this site. See attached certificate dated 12-15-2016.
c. Water runoff (including stormwater):
1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
<p>Rain water from roof surfaces will be collected into and underground conveyance system an discharged into the north storm water discharge point as shown on Barghausen civil drawing sheet C-4 dated.</p> <p>Rain water from parking, loading and maneuvering areas will be collected in to an underground system; conveyed to the water quality treatment pond located at the S.E. corner of the site. Treated water from the pond will flow through a water quality swale to the existing south storm water discharge point as shown on Barghausen civil drawing sheets C- 4 to 7.</p> <p>Rain water run off from the northerly portion of the east parking areas next to the 100 foot enhanced shoreline buffer will flow through a filter strip; be collected into a treatment swale and be conveyed to the existing north storm water discharge point as shown on Barghausen civil drawing sheets C - 4 & 6.</p>
2) Could waste materials enter ground or surface waters? If so, generally describe.
No - These type of materials are not permitted on the site
3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The site has an existing storm drainage system. This system conveys offsite storm drainage from adjacent parcel number 152605 9060 (the Chrysalis School) and from parcel 152605 9025 NE of the site across the property to the river. The conveyance line from 16026 Woodinville Redmond round will be maintained and rerouted around Building B. The storm drainage from Chrysalis will be rerouted so it flows into the new new on water quality treatment facility on SE of Building A. No storm drainage from 15800 Woodinville Redmond Road to the south flows on to the site.
d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Existing impervious surfaces flow directly into the Sammamish River as recommended in the storm water design manual. Part of the site run off is treated by a swale located in the 100 foot buffer. The applicant will provide an engineered system for site run off that will consist of a pond and swale for most of the site and for a small area a media filter. See Barghuasen Civil Engineers drawings sheets C-4, 6, 7 & 8

4. Plants

a. Check the types of vegetation found on the site:
<input checked="" type="checkbox"/> Deciduous Tree: <input checked="" type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other: <u>See Talasaea Sheet W-1.0</u> <input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other: <u>See Talesaea Sheet W-1.0</u> <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or Grain <input type="checkbox"/> Orchards, Gineyards or Other Permanent Crops <input type="checkbox"/> Wet Soil Plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other: <u>See</u> <input type="checkbox"/> Water Plants: <input type="checkbox"/> Water Lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> Other Types of Vegetation: <u>See Talasaea Sheet W1.0</u>
b. What kind and amount of vegetation will be removed or altered?
Existing invasive species and degenerating trees will be remove from shoreline buffer and new native plantings provided. See attached Talasaea drawings W1.1 & 1.2 and cirtial area report.
c. List threatened and endangered species known to be on or near the site.
Wild and hatchery salmon have been found within the Sammamish River that have been listed.
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Yes - See Talasaea drawings W2.1 to W2.2 dated Brumbaugh Landscape and Irrigation drawings L 1.0 through L3.3.
e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry (<i>Rubus armeniacus</i>), evergreen blackberry (<i>R. laciniatus</i>), butterfly bush (<i>Buddleia davidii</i>), reed canarygrass (<i>Phalaris arundinacea</i>)

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.
<p><i>Examples include:</i></p> <p><i>birds: hawk, heron, eagle, songbirds, other</i></p> <p><i>mammals: deer, bear, elk, beaver, other</i></p> <p><i>fish: bass, salmon, trout, herring, shellfish, other</i></p>
Birds: Hawks, Eagle, Heron, and Song Birds Mammals: Otter and Rodents Fish: Salmom and Trout
b. List any threatened and endangered species known to be on or near the site.
Chinook salmon (<i>Oncorhynchus tshawytscha</i>), bull trout (<i>Salvelinus confluentus</i>), Coho (<i>Oncorhynchus</i>) and winter steelhead (<i>Oncorhynchus mykiss</i>)
c. Is the site part of a migration route? If so, explain.
Pacific Flyway and Salmonid Species
d. Proposed measures to preserve or enhance wildlife, if any:

Provide native habitat plantings.
e. List any invasive animal species known to be on or near the site.
There are no known invasive animal species known to be on or near the site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
The new warehouse facility will use electricity for lighting, convenience outlets, computer operating systems, and air conditioning at office areas. Natural gas will be used for heating.
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The new building is a sufficient distance from boundaries that the potential use of solar energy should not be affected.
c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
The building envelope will be designed to comply with the Washington State Energy Code criteria for heated (conditioned) structures.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
None
1) Describe any known or possible contamination at the site from present or past uses.
No known contamination from present or past site uses that have not be mitigated previously are known.
2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None
3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None are proposed as part of the this application- Storage, use and production of any toxic or hazardous chemicals above exempt amounts are not permitted in this zone without a Conditional Use Permit.
4) Describe special emergency services that might be required.
No special emergency services are anticapated because the use is limited to the storage of Class IV Commodites operation of a ordinary business offices.
5) Proposed measures to reduce or control environmental health hazards, if any:
None Required
b. Noise
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None - There is a large separation to the public street so traffic noise will be limited to internal and neighboring traffic
2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
During construction noise will be generated by larger motorized excavating equipment, trucks, private vehicles, motorized and air tools. After completion noise from trucks and cars will occur during regular business hours.
3) Proposed measures to reduce or control noise impacts, if any:
None Required

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
To the east of the site is the buffer along the Sammamish River channel; to the south a building lumber supplier; to the NW a building material supplier, and to the north an existing business park. The businesses to the south and NW share access drives that cross the King County Parks property a former railroad right of way.
b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
The site has not been used for agricultural used for numerous years.
1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No – Adjacent properties are zoned for industrial use under Woodinville Zoning Ordinance.
c. Describe any structures on the site.
Structures on this site except for a previous metal building that was used for truss manufacturing where demolished under a prior permit. This building in the interim has been used by and adjacent building to the south. See attached site survey for location.
d. Will any structures be demolished? If so, what?
The existing metal building will be demolished as part of the proposed project.
e. What is the current zoning classification of the site?
I - Industrial
f. What is the current comprehensive plan designation of the site?
Industrial
g. If applicable, what is the current shoreline master program designation of the site?
Urban Conservancy
h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

<p>The whole site is located within an identified seismic hazard area.</p> <p>Buffer area adjacent to the Sammamish River and an offsite area to the north and south are considered a critical area because of their habitat value.</p> <p>That project area the street right of way to the extent required to do highway improvements are included as part of this land use action. Adjacent to the right of way south of the site on the west side of SR 202 is a Class 3 jurisdictional wetland identified in the attached Critical Area Report. This critical area is located on what is known as the Akso property. The buffer for this area extends eastward to SR 202 to the edge of pavement.</p>	
i. Approximately how many people would reside or work in the completed project?	<p>The business that was on the site closed so the existing storage yard and manufacturing building is no longer used. It is anticipated that between 50 and 150 could be employed at businesses that might occupy this site.</p>
j. Approximately how many people would the completed project displace?	None
k. Proposed measures to avoid or reduce displacement impacts, if any:	None required
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:	Comply with the Industrial Design Standards for the City of Woodinville and applicable landscape standards and other buffering requirements.
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:	Does not apply (DNA).

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	DNA
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	DNA
c. Proposed measures to reduce or control housing impacts, if any:	DNA

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	Existing average existing grade is at Elevation 31.5. at building. The tallest point of the building within the shoreline zone is at Elevation 66.5, 35 feet above the existing average grade. The principal exterior material is painted articulated concrete.
b. What views in the immediate vicinity would be altered or obstructed?	The view of the river from the public way is currently obstructed by the existing buildings on the site, the dike along the river and the 100 foot vegetated buffer. This project would create 60 foot wide visual corridor along the

south side of the site from the public right of way along with a walkway connection. This corridor would make the river buffer visible from the street.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Provide a view corridor along the south lot line to create a visual connection to the open space beyond; provide access to the observation point at the south border that would allow the river environment to be observed by pedestrians; provide landscaping along the west project lot line to visually buffer development from the King County Parks property and maneuvering and parking areas from the school along with developing the facility so it complies with the spirit of Woodinville's Industrial Area Design guidelines.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Exterior lighting will be provided to illuminate parking, loading, maneuvering, and pedestrian pathways between the start of dusk and after sun rise.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No - Lighting will be designed and installed to mitigate potential glare so the risk of light pollution would be minimal and a dark sky above the site create so views will not be affected from properties to the west and east.

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

Install lighting fixtures with appropriate photometrics, lighting level, and cut of devices that manage lighting patterns to prevent spillage.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None - Except bicycle riding on the roadway

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project will provide access to view points in the shoreline environment, exterior patios for breaks and lunches.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

The WISAARD data base identifies 3 cultural resources within 1 mile of the project area.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

See Cultural Resources Investigation for The Reserve at Woodinville Project was prepared by Tecta Tech. This study showed that there was potentially some native american use of the shoreline area.
c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
See Cultural Resources Investigation for "The Reserve at Woodinville" Project prepared by Tecta Tech. This company is a recognized expert and has reviewed all resources available to them to determine if this property has any historic significance.
d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
See attached "The Reserve at Woodinville" Inadvertant Discovery Plan - prepared by Tecta Tech. This plan had been developed for this project and has procedures to follow that will preserve cultural resources if encountered. The plan provides instruction to the contractors on the site in regards to what action to take in the event there is an inadvertent discovery of an artifact on the site.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Woodinville Redmond Road NE
b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
No public bus stops were observed near the site. The Metro Transit Northeast Area Map Shows no bus service south of NE 175th on Woodinville Redmond Road. This places the closest stop about a mile north of the site.
c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
There is no existing formal parking stalls located within the project area. The new warehouse buildings would provide about 145 stalls located around both building A and B outside the shoreline set back and the balance in the shoreline zone. The new project would have a total of 195 parking stalls.
d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
A new left hand turn lane would be constructed along Woodinville - Redmond Road NE in the vicinity of the site within the current right of way. In addition the existing private roadway across the King County Parks Property (former railroad right of way) at would be widened.
e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non passenger vehicles). What data or transportation models were used to make these estimates?
See attached BD Real Estate Distribution - Trip Generation, Access and Parking report prepared by Jake Traffic and Updated Traffic Letter for the Reserve at Woodinville by Jake Traffic. The net new daily trips generated from this project will be 422 Average Daily Trips.
g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
DNA

h. Proposed measures to reduce or control transportation impacts, if any:
Pay city transportation mitigation fees per ordinance and construct street improvements required by public agencies, See attached WSDOT approved drawings and street improvement drawings.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
The project would create slightly higher need than currently exists for fire and police services.
b. Proposed measures to reduce or control direct impacts on public services, if any.
None

16. Utilities [\[help\]](#)

a. Check utilities currently available at the site:
<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Telephone <input type="checkbox"/> Septic System <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Other: <u>Phone, Cable, & Fiber</u>
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
<p>Existing utilities currently serve the site; electricity is provided by Puget Sound Energy, natural gas is by Puget Sound Energy, water and sewer by Woodinville Water and Sewer District. Internet/Data/Phone is available from various providers such as Quest, Verison,Comcast, and Integra Telecom.</p> <p>New electrical, gas and phone /data services will be need. Electrical and gas service at located in the King County Parks property to sevre this site. Sewer and water will be connected to existing serve line at the site.</p> <p>Refuse services are provided to the site by the company currently under contract with the city.</p> <p>Temporary power during construction is available from existing services on the site.</p>

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Name of signee: Bob Fadden
Position and Agency/Organization: Architect /Lance Mueller and Associates
Date Submitted: 1-18-2016, Revised 4-15-2016, Revised 6-6-2016

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Proposed measures to avoid or reduce such increases are:
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Proposed measures to protect or conserve plants, animals, fish, or marine life are:
3. How would the proposal be likely to deplete energy or natural resources?
Proposed measures to protect or conserve energy and natural resources are:
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or

eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
Proposed measures to protect such resources or to avoid or reduce impacts are:
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Proposed measures to avoid or reduce shoreline and land use impacts are:
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Proposed measures to reduce or respond to such demand(s) are:
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.