



August 27, 2013

Erin Martindale
Senior Planner
City of Woodinville
17301 133rd Avenue NE
Woodinville, WA 98072

RECEIVED

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

RE: Vinterra Subdivision- Additional Information Request
City of Woodinville #PPA12003/SEP12036
Blueline Job No. 12-132

Mrs. Martindale:

This letter is in response to your review of the Vinterra Project dated June 27, 2013. The plans have been revised per your requested revisions. Below is a list of each comment with our responses in bold.

PLANNING

1. There are lots that do not meet the lot standards for lot size, for lot width at the street, and for lot width circle. See the attached lot analysis. Revise the plat map, or show a closer-in detail demonstrating compliance. You indicated that Lots 6, 34, 35, 50, 67, 69, 72, 77-78, 81-84, 91-92, 95-99, 140, and 147 were not in compliance. We have corrected 140 and 147. All the other lots were already in compliance. You confirmed via email, dated 7/5/13, that all lots with the exception of Lots 140 and 147 were in compliance. Upon further email correspondence, you replied that we simply needed to reconfirm that Lots 140 and 147 are 50 feet wide. We have reconfirmed this. The 20' scale plans, placed on the City's FTP site on 7/1/13 scale 50 feet wide.
2. Check the lot dimensions shown on the map – there are errors in the label that need to be fixed or compliance demonstrated.
See response to Comment 1 above.
3. Please revise the tree plan/report to show:
 - a. The justification for tree removal of "in the lot" or, "between lot boundaries" is insufficient for approval of removal of those trees. The Code allows the City to require site plans to be adjusted to save Type I trees. Additional justification for removal of trees that do not appear to be impacted by the grading for the plat or any other construction is needed.
The accurate impacts requiring removal of these trees have been revised. Please see the Table on page 11 of Section 8.1 of the revised report.
 - b. The arborist report and the tree removal plan do not match in terms of the tree numbering, lot numbering, location of the trees (on edge or in middle of lot), and whether a tree is to be removed or retained; some trees referenced in the report are not shown on the plans. The plans and the report need to be revised so that they match.
Recent revisions to the site plan base which were incorporated into the Tree Retention and Protection Plan prior to the latest submittal were not accounted for in the accompanying report, which explains the different information regarding tree locations. This information has been revised based upon the latest site plan. Some tree numbers were not used in the evaluation, which explains the question on the reference of some trees in the report that are not shown on the plan. The references to these numbers which were not used

have been omitted from the report. A note has been placed in the last sentence of Section 1.0 and the omitted tag numbers are listed at the end of the first bullet point of Section 1.0.

4. The landscaping plan was not revised to show the following: spacing at 25 feet on-center, on average, per WMC 2.24.100; and street trees must provide fall color and not create a mess through dropping of fruit/leaves/etc. The cherry species will not be permitted for street trees.
Trees are shown 25' on center and have been revised to celestial stellar dogwood.
5. The plans were not revised to show the following: provide an irrigation plan or note stating how irrigation will be supplied.
See irrigation note 11 on sheet LA-03.
6. Please revise the critical area report to include:
 - a. For the determination that the existing pond is or is not a regulated wetland, the entire definition from the Woodinville Code was not provided or justified. Please revise the report to cover the entire definition of a wetland.
Comment not applicable per email received from Erin Martindale on July 1, 2013.
 - b. Revise the mitigation plan to show that there is 0 percent coverage of non-native invasive species for monitoring years 1 through 3, and maximum 10 percent at year 5.
The Wetland Report has been update to reflect 0% coverage for years 1-3 and maximum 10% for years 4 and 5.
 - c. Provide a planting plan sheet(s) showing the proposed mitigation (this is needed for construction, not preliminary plat approval).
The Wetland Report has been revised to include a planting plan.

PUBLIC WORKS

Drainage

1. See Public Works comment #5 from February 15, 2013 comment letter.

Provide the following data for a 25 year storm:

- o Current flow (cfs) leaving the wholesale nursery property.
- o Current flow (cfs) leaving the adjacent neighborhood.
- o Total current flow (cfs) leaving the basin.
- o Proposed flow (cfs) leaving the Vinterra Plat.
- o Proposed flow (cfs) leaving the adjacent neighborhood.
- o Total proposed flow (cfs) leaving the basin.

Per discussions with Tom Hansen, a backwater analysis of the 25 year storm for the offsite north conveyance system is provided within Section 5 of the revised TIR. Only the proposed condition was analyzed since the release rates from the proposed pond will be less than the existing condition as it is today. The existing nursery is predominately impervious surfaces and landscaping resulting in higher flow rates than will be the case when the site is developed and detaining to forested conditions.

Geotechnical

2. See Public Works comment #9 from February 15, 2013 comment letter.

Provide a recommendation on the disposal of the contaminated soil.

Any contaminated soils identified onsite will be removed and disposed of per applicable rules and regulations.

Layout

3. See Public Works comment #17 from February 15, 2013 comment letter.

Bulb outs need to be redesigned so that the minimum roadway width is 26-feet and the radius returns are 30-feet.

Revised as requested.

4. Road B shall be required to have at least one pedestrian connection with NE 127th Pl. A 6-foot sidewalk will only be required on one side of Road B. The sidewalk can be located in the 10-foot utility easement while in Tract 992.

Revised as requested.

Profile

5. See Public Works comment #37 from February 15, 2013 comment letter.
Sag vertical curves that do not meet stopping sight distance shall be required to have double street lighting.
Callout added to profiles.

PUBLIC COMMENTS:

A response to the issues raised in the public comments previously provided was not submitted. Provide a response to the issues that were raised.

See responses to each public comment received below.

Comment on City "Cover Sheet" from Woodinville Water District, dated 1/14/13.

This comment is simply a for your information comment indicating that a developer extension agreement with the District has been initiated.

Comment via email from Mark Chubb with Woodinville Fire & Rescue, dated 1/10/13.

This comment requests the installation of fire sprinklers. The proposed development does not plan to install sprinklers since adequate fire access and fire hydrants are provided instead.

Comment via email from Karen Walter with Muckleshoot Indian Tribe Fisheries Division, dated 1/9/13.

The wetland report has been updated to address the noted concerns.

Comment on City "Cover Sheet" from City of Woodinville Parks and Recreation, dated 1/13/13.

A pedestrian/bicycle connection to the Tolt Pipeline Trail has been provided as requested between Lots 12 and 13.

Comment via email from Ann McMenamin via Tony Cantrick, dated 1/24/13.

This comment requests that no connection be made to NE 151st Street and that a high fence be construction along the east boundary of the plat. No connection is proposed to NE 151th Street. The desire for a fence is noted. The option to install a fence on individual lots will be up to the future homeowner.

Comment via email from Susan Schilling, dated 1/22/13.

This comment expresses approval of the subject development. It also, comments on the concern for traffic safety for school children. A pedestrian crossing is proposed that will include the installation of a flashing crossing sign and center refuge area.

Comment via email from Debbie Shapiro, dated 1/18/13.

This comment wants the City to elaborate on the traffic study and requests that a light be installed at the new entrance at 124th. Per the Traffic Impact Analysis, the proposed project does not warrant a traffic signal. The project is installing a two way left turn lane for refuge to help mitigate for the increase in traffic.

Comment via email from Ray Gurzynski, dated 1/18/13.

The latest email in this email string does not require a response since it does not specify concerns about the project.

Comment via email from Jen Carlston dated 1/18/13.

The requested traffic report can be supplied by the City.

Comment via email from Debbie Shapiro, dated 1/18/13.

The latest email in this email string does not require a response since it is simply providing address information to the City.

Comment via a hand written note from Riley Petra (illegible spelling) at 12530 NE 154th Street, undated but received on 1/16/13.

This comment expresses concern over the safety of the school children, wildlife displacement, and noise during construction. A pedestrian crossing is proposed that will include the installation of a cross walk with flashing sign and center refuge area. City requirements are followed regarding wildlife mitigation. Construction will occur during approved hours designated by the City.

Hand written letter from Shari Petersen West and Vickie Stanley (illegible name spellings) at 12511 NE 154th Street, undated but received on 1/16/13.

This comment expresses concerns about additional police needs, overcrowded school, traffic congestion during school hours and in general, concerns over a road connection to NE 127th PI, existing rat problem, privacy from new development, specific type of home construction. Police needs and school capacity comments are not applicable since these are City controlled issues. Rat mitigation shall be addressed per City requirements. Where possible, existing trees along the boundary of the site will be retained for privacy from existing properties. The connection to NE 127th PI will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. Children safety for crossing 124th is addressed with the installation of a cross walk with flashing sign and center refuge area. The proposed project is installing a two way left turn lane for refuge to help mitigate for the increase in traffic.

Comment via email and attached letter from Glenn Smith dated 1/16/13.

This comment expresses concerns about the connection to NE 127th PI, a request to add a connection to NE 153rd PI, a light at the new entrance at 124th, and a connection to the Tolt River Pipeline Trail. The connection to NE 127th PI will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. A road connection has been made to NE 153rd PI. as requested. The proposed project is not installing a light at the 124th entrance but instead is installing a two way left turn lane for refuge to increase level of service to acceptable levels. A pedestrian/bicycle connection to the Tolt Pipeline Trail has been provided as requested between Lots 12 and 13.

Comment via a letter from Vicki Jensen dated on 1/15/13.

This comment expresses concerns over increased traffic on 124th, proposed road connection to NE 127th PI., increased unsafe school children traffic, mitigation of contaminated soils, dust creation from construction, and desire for a fence at the development boundary. The proposed project is not installing a light at the proposed entrance to 124th but instead is installing a two way left turn lane for refuge to help mitigate for the increase in traffic. The connection to NE 127th PI will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. Children safety for crossing 124th is addressed with the installation of a cross walk with flashing sign and center refuge area. Any contaminated soils identified onsite will be removed and disposed of per applicable rules and regulations. Dust from construction will be mitigated per standard erosion control practices. The desire for a fence is noted. The option to install a fence on individual lots will be up to the future homeowner.

Comment via a letter from Alain Jensen dated on 1/15/13.

This comment expresses concerns over the proposed road connection to NE 127th PI., the nursery having to sell due to high taxes, contaminated soils, and desire that a light should be installed at the new entrance at 124th. The connection to NE 127th PI will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. A response to the comment on tax rates is not applicable since this is a City controlled issue. Any contaminated soils identified onsite will be removed and disposed of per applicable rules and regulations. Dust from construction will be mitigated per standard erosion control practices. The proposed project is not installing a light at the proposed entrance to 124th but instead is installing a two way left turn lane for refuge to help mitigate for the increase in traffic.

Comment via a letter from Barbara Lenz and Jeff Hall dated on 1/7/13.

This comment expresses concerns over the proposed road connection to NE 127th PI. The connection to NE 127th PI will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection.

Comment via a letter from Glenn Campbell and Pat Graves dated on 1/14/13.

This comment expresses concerns over the proposed road connection to NE 127th PI, added school children, bad behavior due to inadequate lighting, desire that a light should be installed at offsite 157th and 124th, that speed humps be installed throughout 157th and arterials off of 157th, that a fence be installed along the development boundary. This comment also, inquires about City policies for alerting neighbors and when the construction will begin. The connection to NE 127th PI will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. School capacity needs will be addressed per City requirements through fees, etc. Lighting will be installed for traffic safety. Light installation and speed bumps offsite are outside the scope of the subject project. The desire for a fence is noted. The option to install a fence on individual lots will be up to the future homeowner. City policies and timing of construction can be coordinated with the City directly.

Comment via a letter from Alain and Vicki Jensen dated on 1/15/13.

No response required since this letter is a request to be included on the list to receive notices.

Comment via email from Ray Gurzynski dated on 1/15/13.

This comment requests a connection to the Tolt River Pipeline Trail, a road connection at 127th Pl. NE, 128th Avenue NE, and NE 151st St. A pedestrian/bicycle connection to the Tolt Pipeline Trail has been provided as requested between Lots 12 and 13. A road connection has been made to NE 153rd Pl. as requested. The connection to NE 127th Pl will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. No connection to NE 151st St will be made since the existing road is privately owned. A temporary turnaround will be provided near the potential future connection to NE 151st St. When NE 151st St becomes public, a connection can then be made.

Comment via email and attached letter from Erik Jolly and JoAnne Watson dated 1/15/13.

This comment expresses concerns over loss of privacy, impacts to home due to construction activities, and road connection to NE 127th Pl. Existing trees along the boundary of the site will remain. The option to install a fence on individual lots will be up to the future homeowner. Construction activities will be limited to the hours allowed by the City and will be limited to the development boundaries. The connection to NE 127th Pl will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection.

Comment via email from Jen Carlston dated 1/15/13.

This comment expresses concerns over increased traffic on 124th, school capacity, and unsafe school children traffic. Traffic mitigation along 124th and school capacity shall be addressed per City requirements through fees, etc. Children safety for crossing 124th is addressed with the installation of a cross walk with flashing sign and center refuge area.

Comment via a hand written letter from Pat Abrams (illegible name spellings) at 12703 NE 156th St., undated but received on 1/14/13.

This comment expresses concerns over the road connection to NE 127th Pl. and the need for a light at 157th and 124th. The connection to NE 127th Pl will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. Offsite light installation is outside the scope of the subject project.

Comment via email from Lynn and Tracy Dillender dated 1/14/13.

This comment expresses concerns over increased traffic on 124th and mitigation of contaminated soils. Traffic mitigation along 124th shall be addressed per City requirements through fees, etc. Any contaminated soils identified onsite will be removed and disposed of per applicable rules and regulations.

Comment via email from Mary and Tim Hollobon dated on 1/14/13.

No response required since this letter is a request to be included on the list to receive notices.

Comment via email from Mary and Tim Hollobon dated on 1/14/13.

This comment expresses concerns over the road connection to NE 127th Pl., requests a connection to NE 128th Avenue NE and 127th Avenue NE, more police presence, fire emergency access, crosswalks across 124th. The connection to NE 127th Pl will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. Offsite light installation is outside the scope of the subject project. A road connection has been made to 128th via NE 153rd Pl. as requested. No connection to 127th Ave NE is proposed or required by the City. A pedestrian crossing is proposed across 124th that will include the installation of a flashing crossing sign and center refuge area. Adequate fire access has been provided per City policy. A response to the comment on police presence is not applicable since this is a City controlled issue.

Comment via email from Ann McMenemy dated on 1/14/13.

This comment expresses concerns over the road connection to NE 151st Street and a desire for a fence at the development boundary. No connection to NE 151st St will be made since the existing road is privately owned. A temporary turnaround will be provided near the potential future connection to NE 151st St. The desire for a fence is noted. The option to install a fence on individual lots will be up to the future homeowner.

Comment via email from J Patrick Mitchell dated on 1/14/13.

This comment expresses concerns over City's handling of notification and public meetings, over the road connection to NE 151st Street and request for sewer to extend the east for future connection, connection to the existing waterline along NE 151st Street. A response to the comment on City's handling of notification and public meetings is not applicable since this is a City controlled issue. No connection to NE 151st St will be made since the existing road is privately owned. A temporary turnaround will be provided near the potential future connection to NE 151st St. Sewer will be extended to the point it will serve the future lots. A water connection to the existing waterline along NE 151st Street is proposed.

Comment via email from Ray Gurzynski dated on 1/14/13.

This email doesn't require a response since it is just an FYI to the City.

Comment via email from Ray Gurzynski dated on 1/14/13.

This email doesn't require a response since it is just a coordination email to the City.

Comment via a letter from Paul and Mary Jane Blair dated on 1/13/13.

This comment expresses concerns over increased traffic on 124th, proposed road connection to NE 127th Pl., requests that a light be installed at either NE 157th St or at the new entrance to 124th and topping of trees along the common border. The connection to NE 127th Pl will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. The proposed project is not installing a light but instead is installing a two way left turn lane for refuge to help mitigate for the increase in traffic. A request to top the trees is noted. The arborist for the project will determine the health of the trees and whether topping the trees is necessary to maintain health of the trees.

Comment via email from Andrew and Kathryn Boer dated on 1/13/13.

This comment expresses concerns over increased traffic on 124th and removal of existing trees. Traffic mitigation along 124th shall be addressed per City requirements through fees, etc. Trees will be retained along the boundary of the site.

Comment via email from Paul and Mary Jane Blair dated on 1/13/13.

This comment expresses concerns over increased traffic on 124th, proposed road connection to NE 127th Pl., requests that a light be installed at either NE 157th St or at the new entrance to 124th and topping of trees along the common border. The connection to NE 127th Pl will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. The proposed project is not installing a light but instead is installing a two way left turn lane for refuge to help mitigate for the increase in traffic. A request to top the trees is noted. The arborist for the project will determine the health of the trees and whether topping the trees is necessary to maintain health of the trees.

Comment via email from Debbie Shapiro dated on 1/12/13.

This comment expresses concerns over the proposed road connection to NE 127th Pl., traffic safety for school children, and the City's handling of notification and public meetings. The connection to NE 127th Pl will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. Children safety for crossing 124th is addressed with the installation of a cross walk with flashing sign and center refuge area. A response to the comment on City's handling of notification and public meetings is not applicable since this is a City controlled issue.

Comment via email from Erik Jolly dated on 1/11/13.

This email doesn't require a response since it is just a coordination email to the City.

Comment via a letter from Howard Heflin dated on 1/11/13.

This comment expresses desire for the project to install a poured concrete drain wall along the south boundary of the site and direct the drainage to the wetland and installation of a crosswalk across 124th. This comment also, expresses concern for congestion along 124th, pedestrian safety on the west side of 124th and desired installation of sidewalk on the west side of 124th, and a connection to 127th Avenue NE. Drainage will be handled per City requirements. A pedestrian crossing is proposed across 124th that will include the installation of a flashing crossing sign and center refuge area. The proposed project is installing a two way left turn lane along 124th for refuge to help mitigate for the increase in traffic. A 4 foot shoulder is proposed on the west side of 124th along the frontage. A 6 foot shoulder will be installed between the proposed crosswalk and the school entrance. No connection to 127th Avenue NE is proposed.

Comment via a letter from Connie Peters dated on 1/7/13.

This comment expresses concerns over increased traffic on 124th, proposed road connection to NE 127th Pl., school capacity, and drainage control. Traffic mitigation along 124th and school mitigation shall be addressed per City requirements through fees, etc. The connection to NE 127th Pl will only be a pedestrian and emergency access connection. No general road traffic will utilize this connection. Drainage will be mitigated for per City requirements.

Comment via email from Ray Gurzynski, dated 1/10/13.

This comment requests information on the subject project accessing NE 151st Street, 124th Avenue NE, NE 154th Street, and the Tolt River Pipeline Trail. No access is proposed to NE 151st Street. One access connection is proposed to 124th Avenue NE. Access to NE 154th Street via NE 127th Pl will be a pedestrian and emergency access connection. No general road traffic will utilize this connection. A pedestrian/bicycle connection to the Tolt Pipeline Trail has been provided as requested between Lots 12 and 13.

Comment via email from Jessica Evans, dated 1/7/13.

This email doesn't require a response. The subject resident can view the proposed plans at the City.

Community letter to homeowners from Pat Graves and Teresa, undated but received on 1/7/13.
This letter does not require a response since this letter was not addressed to the City but to the homeowners of the community north of the subject site.

Comment via a letter from Teresa Thottakkara-Handunge, dated 1/6/13.
This comment expresses concerns over increased traffic on 124th and school capacity. Traffic mitigation along 124th and school mitigation shall be addressed per City requirements through fees, etc.

Comment via email from Pat Graves, dated 1/6/13.
No response required since this letter is a request to be included on the list to receive notices.

Comment via email from Teresa Thottakkara-Handunge, dated 1/6/13.
No response required since this letter is a request to be included on the list to receive notices.

Comment via email from Matthias Leibmann and Sabrina Mix, dated 1/4/13.
This comment expresses concerns over increased traffic on 124th, school capacity, construction noise, and children safety. Traffic mitigation along 124th and school mitigation shall be addressed per City requirements through fees, etc. Construction will occur during approved hours designated by the City. A pedestrian crossing is proposed that will include the installation of a flashing crossing sign and center refuge area.

Comment via email from Bruce MacKintosh, dated 1/2/13.
This comment expresses concerns over City's handling of notification and public meetings and request for information. A response to the comment on City's handling of notification and public meetings and availability of public information is not applicable since this is a City controlled issue.

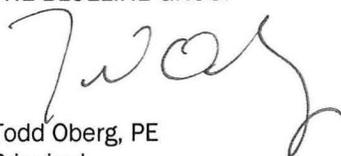
Comment via email and attached letter from Glenn Campbell, dated 12/29/12.
No response required since this letter is a request for information and to be included on the list to receive notices.

Comment via email and attached letter from Glenn Campbell, dated 12/29/12.
No response required since this letter is a request for information and to be included on the list to receive notices.

Please call or email me with any questions or concerns at (425) 216-4051 ex 224 or toberg@thebluelinegroup.com.

Sincerely,

THE BLUELINE GROUP


Todd Oberg, PE
Principal

Enclosures: