University of Washington Bothell/ Cascadia Community College Co-located Campus
UWB - Sports Fields and Wetland Conservatory

University of Washington Bothell Project # 203597 and 203622

SUBMITTAL PACKAGE FOR
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT APPROVAL - PHASE 5

Applicant
University of Washington Bothell
August 2011
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Sports Fields and Wetland Conservatory

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This intake checklist identifies minimum application elements necessary for the City to accept the application for further processing. Should any of the following minimum items not be provided, the application will not be accepted at the counter. Acceptance of an application DOES NOT guarantee completeness. The City will take up to 28 days to make a completeness determination.

**Applicant:** Check each box under the *Applicant* heading on this checklist to confirm items are included in your submittal. A Permit Technician will check off each box under *Staff* when the item is confirmed to be included in the submittal package. *If you think an item is not applicable to your project, you must contact the appropriate department prior to your intake appointment to have the items initialed as not required.*

**Seven (7) plan sets are required, which includes one set of 11” x 17” half-size plans.** If applying for multiple permits concurrently, submit the highest number of required plan sets. Submittal plans, when less than 15 sheets, shall be folded. Plans over 15 sheets may be rolled.

Development Services permit application requirements per BMC 11.06.002, 12.30.050 and 12.30.080

All items noted with an “L” next to the Applicant box must be labeled by the applicant, for file identification.

General Requirements per BMC 11.06.002 (one copy of each item required):

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Staff</th>
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<tbody>
<tr>
<td>☐ A completed &amp; signed Permit Application form............................................................</td>
<td>☐</td>
</tr>
<tr>
<td>L ☐ Copy(s) of the recorded legal descriptions of the existing property(s) boundary(s) and dimensions of property and/or legal description of the site for all applications, as required by the applicable development regulations.</td>
<td>☐</td>
</tr>
<tr>
<td>☐ Intake fee (Fire Dept. Land Use Review fee, see form A) ................................................</td>
<td>☐</td>
</tr>
<tr>
<td>☐ Development Review Billing Form (form D) .................................................................</td>
<td>☐</td>
</tr>
<tr>
<td>☐ Evidence of adequate water and sewer availability as required by RCW 19.27.097 (Water and Sewer Certificate of Availability). If the City of Bothell is your provider, submit an application for Water and Sewer Certificate of Availability. [You must receive your certificate prior to submitting this application, please allow 2 weeks for this review.] If your provider is Alderwood, Northshore or Woodinville, please contact them for information regarding receiving certification for water and sewer availability and provide this with your application. - 4 copies</td>
<td>☐</td>
</tr>
<tr>
<td>L ☐ Information on the capacity of existing storm water conveyance and control facilities and a downstream storm water study, which analyzes capacity of existing storm water conveyance and control facilities. - 3 copies</td>
<td>☐</td>
</tr>
<tr>
<td>L ☐ Designation by name, street and mailing address, telephone number, and relationship to the applicant, of the person to receive all determinations and notices required by BMC Chapter 11.06.</td>
<td>☐</td>
</tr>
<tr>
<td>L ☐ An application for a concurrency encumbrance letter (BMC 17.03.014) unless the permit is specifically exempted by BMC 17.03.003. NOTE: If a concurrency encumbrance letter has been issued, submit the letter in lieu of concurrency application.</td>
<td>☐</td>
</tr>
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</table>
Application requirements per 12.30.050, Preliminary PUDs (7 copies of each item required):

These application requirements are in addition to the minimum application requirements as set forth in BMC 11.06.002.

Applicant

<table>
<thead>
<tr>
<th>Item</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>L</td>
<td>A map of the subject property and surrounding area determined by the Community Development and Public Works director to be relevant for comprehensive planning, environmental assessment or zoning review purposes, which map shall depict comprehensive plan designations, zoning classifications and existing land uses, including streets;</td>
</tr>
<tr>
<td>L</td>
<td>A proposed site plan for the subject property depicting the following:</td>
</tr>
<tr>
<td></td>
<td>- Topography at two-foot contours for slopes 15 percent or less and five-foot contours for slopes over 15 percent;</td>
</tr>
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<td></td>
<td>- Individual trees over eight inches in trunk diameter measured four feet above the base of the trunk in areas to be developed or otherwise disturbed;</td>
</tr>
<tr>
<td></td>
<td>- Designated placement, location, and principal dimensions of lots, buildings, streets, parking areas, recreation areas and other open space, landscaping areas and utilities;</td>
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<tr>
<td>L</td>
<td>If the developer owns or otherwise controls property adjacent to the proposed development, a conceptual plan for such property demonstrating that it can be developed in a compatible manner with the proposed development;</td>
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<tr>
<td>L</td>
<td>A drawing and/or text showing scale, bulk and architectural character of proposed structures;</td>
</tr>
<tr>
<td>L</td>
<td>For single-family PUDs, a conceptual drawing depicting the number and location of lots which would be allowed if no regulations were modified;</td>
</tr>
<tr>
<td>L</td>
<td>Special features including but not limited to critical areas and sites or structures of historic significance;</td>
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<tr>
<td>L</td>
<td>A text describing conditions or features which cannot be adequately displayed on maps or drawings;</td>
</tr>
<tr>
<td>L</td>
<td>A narrative stating how the proposed development complies with the goals and policies of the Imagine Bothell... Comprehensive Plan, including level of service standards and guidelines, and with the development regulations contained in this and other titles;</td>
</tr>
<tr>
<td>L</td>
<td>Draft conditions, covenants and restrictions and other documents relating to operation and maintenance of the development, including all of its open areas and recreational facilities;</td>
</tr>
<tr>
<td>L</td>
<td>Other information may be required by the Community Development and Public Works Director, or by any other section of the Bothell Municipal Code including BMC 12.56.140, Open Space – Plans Required, governing development in the North Creek Valley special district;</td>
</tr>
<tr>
<td>L</td>
<td>The applicant may submit to the Community Development and Public Works Director proposed development standards, which, if approved by the city council, shall become a part of the preliminary plan in lieu of the requirement of BMC 12.30.050(A)(2) for specifying placement, location and principal dimensions of buildings, streets, and parking areas. This alternative process is intended to accommodate the need for flexibility in large-scale non-single-family developments, while insuring that sufficient information as to the nature of the development is available upon which to base a decision concerning the preliminary development plan. Proposed development standards shall specifically set forth parameters for location, dimensions and design of buildings, streets and parking areas.</td>
</tr>
</tbody>
</table>

Other Preliminary PUD Submittal Requirements (7 copies of each item required):

Applicant

<table>
<thead>
<tr>
<th>Item</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>L</td>
<td>Vicinity map;</td>
</tr>
<tr>
<td>L</td>
<td>Tree retention and landscaping plan consistent with BMC 12.18;</td>
</tr>
<tr>
<td>L</td>
<td>Transportation Impact analysis per BMC 17.04010 (2 copies only: file, traf);</td>
</tr>
<tr>
<td>L</td>
<td>Notes and determinations from the pre-application conference;</td>
</tr>
</tbody>
</table>

Note: The applicant is responsible for all notification (posting, mailing and other methods) as required by Title 11, Administration of Development Regulations. Applications found to contain material errors shall not be deemed complete until such material errors are corrected. The Community Development and Public Works Director may waive specific submittal requirements determined to be unnecessary for review of the application.
PUD Preliminary and Final

Application requirements per 12.30.080, Final PUDs (7 copies of each item required):

These application requirements are in addition to the minimum application requirements as set forth in BMC 11.06.002.

Within 12 months following the approval of the preliminary PUD, the applicant shall file with the Community Development Director a final PUD conforming to the approved preliminary PUD. In the case of a PUD, which includes a subdivision, the final PUD shall be submitted within five years of receiving preliminary approval.

All items noted with an "L" next to the Applicant box must be labeled by the applicant, for file identification.

The information required for the final PUD shall include the following:

Applicant

L □ A survey of the property, showing for all areas to be developed or disturbed existing features, including topography at two-foot contours for slopes 15 percent or less and five-foot contours for slopes over 15 percent, buildings, structures, trees over eight inches in trunk diameter measured four feet above the base of the trunk, streets, utility easements, rights-of-way, and existing land uses;

L □ Elevation and perspective drawings of project structures and improvements .........................................................

L □ Proposed final conditions, covenants and restrictions (CC&Rs) and other documents relating to operation and maintenance of the development, including all of its open areas and recreational facilities, which CC&Rs and other documents shall be recorded upon final PUD approval;

L □ Proposed final agreements which may have been required as conditions of preliminary PUD approval .......

L □ A development schedule, if development may extend over more than a two-year period.................................

The following plans and diagrams:

L □ An off-street parking plan .........................................................

L □ A circulation diagram indicating the proposed movement of vehicles and pedestrians within the planned unit development, and to and from existing and programmed thoroughfares; any special engineering features and traffic regulating devices needed to facilitate or insure the safety of this circulation pattern must be shown;

L □ Landscaping and tree planting plan, including site grading ..........................................................................

L □ A topographic map or model of the site and surrounding vicinity .................................................................

(For non-single family projects) In the event that development standards were submitted and approved as part of the preliminary development plan pursuant to BMC 12.30.050(B), development standards shall be made binding upon all future developers of the property in a manner acceptable to the city, and may be submitted in lieu of elevation and perspective drawings of project structures and improvements.

Other Submittal Requirements (7 copies of each item required):

If any changes to utilities or roadways are proposed, the following information is required:

L □ Site contours (maximum 5 foot contour interval) showing existing natural grade and proposed finished grades ...........................................................

L □ Proposed public improvements, including proposed public rights-of-way, sidewalks, curb and gutter, planter strips, street trees, utilities to include, sanitary sewer, storm drainage facilities, domestic water lines

L □ Road width and turning radii ...........................................................

L □ Proposed sanitary, storm water and water systems plan(s) with points of connection, grades and sizes indicated ...............................................................................

Permit Services, Dawson Building, 9654 NE 182nd Street, phone (425) 486-8152, FAX (425) 486-2489. For more information, please contact a Permit Technician. Permit intake and issuance hours are Monday through Friday, 9:00 am - 4:00 pm. Appointments are required for most intakes.

Page 3 of 4
Updated 04/09
If critical Areas are located on or adjacent to the area to be altered the following information is required:

Applicant

L □ A wetlands delineation and categorization report (if wetlands present on or adjacent to the subject property) .................................................................

L □ A Stream Delineation and Assessment Study (if streams located on or adjacent to the subject property) ........................................

L □ A Geological Hazards Report (Soils Report) (if steep slopes present on subject property) ..........................................

L □ An Aquifer recharge special report prepared by a Geologist (if aquifer recharge occurs on the adjacent to the subject property)

L □ A special flood report prepared by a licensed engineer, (If the site within a Frequently flooded area) ........

L □ A Wildlife Inventory/Study (if site contains endangered, threatened, or sensitive species).............................

L □ A Title Report prepared by a licensed Title Insurance Agency ...............................................................

L □ Any other information required by the Community Development and Public Works Director for the purposes of ascertaining ownership and the existence of easements or covenants affecting the subject property.

Applications found to contain material errors shall not be deemed complete until such material errors are corrected.

The Community Development and Public Works Director may waive specific submittal requirements determined to be unnecessary for review of the application.

NOTE: Other items may be required to be submitted for PUD Preliminary & Final Applications to be consistent with the Bothell Municipal Code.
Permit Application

Project name/Name of business (if applicable)  UWB- Sports Fields and Conservatory Phase 5 PUD

Subject property address  18225 NE Campus Parkway                  Suite No.                   
(required for all permit applications)

Address assignment procedure: Proposed new structures must be assigned an address by Community Development prior to application submittal (see “Application for Assignment of Address” form). Allow at least 7 days for assignment.

Parcel No.  0526059057

Plat name ______________________________ Lot no. ________ Size of Property 5,386,692 Sq.Ft/Acre(s)

Water provider  City of Bothell  Sewer provider  City of Bothell

Comp Plan designation  Campus  Zoning  C-Campus  Subarea  Downtown

Applicant:  University of Washington, Attn: Sonia Binek, Room UW1-260F, Box 358500

Mailing address  18115 Campus Way NE                  City  Bothell  State WA  Zip 98011-8246

Phone ( 425 )  352-3788  FAX ( 425 )  E-Mail: SBinek@uw.edu

Property Owner:  Higher Education Board / University of Washington Board of Regents

This information is required to be completed. The owner will receive copies of all communications, correspondence, determinations, and notices required by applicable development regulations.

Mailing address  UW Campus Box 359446                  City  Seattle  State WA  Zip 98195

Phone ( _____ ) ___________________ FAX ( _____ ) ___________________ E-Mail:________________________________

Engineer:  Nico Vanderhorst c/o Otak, Inc.

Mailing address  10230 NE Points Dr., Ste 400  City  Kirkland  State WA  Zip 98033

Phone ( 425 )  739-4212  FAX ( 425 )  827-9577  E-Mail: nico.vanderhorst@otak.com

Contact Person:  Kristen Kissinger c/o Otak, Inc.

This person is designated by the applicant to receive all communications, correspondence, determinations, and notices required by applicable development regulations.

Relationship to the applicant  Consultant

Mailing address  10230 NE Points Dr., Ste 400  City  Kirkland  State WA  Zip 98033

Phone ( 425 )  739-7959  FAX ( 425 )  827-9577  E-Mail: kristen.kissinger@otak.com
Permit Application

Contractor:  TBD

Mailing address __________________________________________ City ____________________ State ______ Zip ______

Phone ( _____ ) ___________________ FAX ( _____ ) ___________________ E-Mail: ________________________________

State Lic. ___________ Exp. Date: ___________ Contractor’s City Business License # ___________

State Laws require verification of current Contractor's License - City business license required by Bothell Municipal Code Title 5

For projects costing more than $5,000, Interim Construction Loan Lender OR Payment Bond Issuer, if any (BMC 20.02.110.B.2):

Name: University of Washington (public) Phone ( _____ ) ________________________________

Address: __________________________________________ City ____________________ State ______ Zip ______

Description of proposed use and permit(s) sought, please be as descriptive as possible (attach separate sheet if necessary, if no description application will not be accepted or found complete).

Sportsfield Complex and Conservatory building. Please refer to PUD narratives for more specific project description.

____________________________________________________________________________________

It is the applicant’s responsibility to know the code requirements and provide all necessary information required for project review.

Applications for which no permit is issued within one year following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The Building Official may extend the time limitation for a period not to exceed 180 days upon written request from the applicant prior to the one year expiration. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. (BMC 20.02.120)

The following work can be commenced prior to the issuance of development permits, provided written notice is provided to the city prior to commencing such work:

Work necessary for land use submittals, such as surveys, soil logs, percolation tests, and other related activities, where such activities do not require construction of new roads or significant amounts of excavation. In every case, impacts shall be the minimum necessary and disturbed areas shall be immediately restored.

I hereby certify that the information provided on this application is true and correct and that the applicable requirements of the City of Bothell will be met. I certify that I am the owner of the subject property or that I have been given express permission by the owner of the subject property to submit this application for permit.

By signing below applicant acknowledges the above statements. I declare under penalty of the perjury laws that the information I have provided on this form is true, correct and complete.

Signed: [Signature]  Date: 9-2-11

I hereby authorize City representative(s) to inspect my property Monday-Friday between the hours of 8 a.m. and 5 p.m. during this permit application process for purposes of verifying site conditions.
Concurrency Application

FOR STAFF USE ONLY

PROJECT NAME ____________________________ Con # ____________________________

RELATED PERMITS ____________________________ RECEIPT # ____________________________

Applicant: University of Washington, Attn: Sonia Binek

Mailing address: 18115 Campus Way NE City Bothell State WA Zip 98011-8246
Phone ( ) 352-3788 FAX ( ) E-Mail: sbinek@uw.edu

Property Owner: Higher Education Board/ University of Washington Board of Regents

Mailing address: UW Campus Box 359446 City Seattle State WA Zip 98195
Phone ( ) FAX ( ) E-Mail:

Are you categorically exempt from a Traffic Concurrency review? □ Yes ☒ No

If YES, sign this form without completing the remainder of the form. If NO, continue completing this form. See Information Sheet for exemptions. Applicant may be required to provide proof of exemption.

Traffic Engineer: Mike Swenson (Transpo)

Contact: Mike Swenson

Mailing address: 11730 118th Ave. Suite 600 City Kirkland State WA Zip 98034
Phone ( ) 821-3665 Fax ( ) 821-8434 E-Mail: mike.swenson@transportgroup.com

Property Information:

Site address: 18225 NE Campus Parkway Assessor’s parcel number(s) 0526059057

Plat name/lot # n/a Size of property 5,386.692 Sq. Ft.

Legal description (attach separate sheet if necessary). Refer to Section 3 of PUD application

Comprehensive Plan sub-area

Is this an update to an active concurrency application? □ Yes ☒ No

Has property previously been reviewed for concurrency? □ Yes ☒ No

If yes, date of original application _________ Concurrency permit no. CON______ ______ ______

Is this application made in conjunction with a land-use permit or construction permit application? □ Yes ☒ No

If yes, type of permit ____________________________ Permit number ____________________________

Existing use of property (attach separate sheet if necessary) University of Washington Bothell/ Cascadia Community College Co-located Campus
Concurrent Application

Existing number of PM peak hour trips: 0
Proposed use(s): Sports Complex, Conservatory

Number of new PM peak hour trips: 59

Phasing Information: will project be phased? □ yes  □ no

<table>
<thead>
<tr>
<th>Phase</th>
<th>Use</th>
<th>Size</th>
<th>PM Trips</th>
<th>Date</th>
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Reservation Capacity:
Will applicant seek to obtain a building permit during the encumbrance period? □ Yes □ No
Will applicant seek to reserve capacity during the encumbrance period? □ Yes □ No

Proposed length of reservation: 180 days

Traffic Concurrency Submittal: The following items are required for all applications.
Should any of the following minimum items not be provided, the application will not be accepted at the counter.

☐ See PUD Application for these materials
☐ Completed & signed Concurrency Application (page 1)
☐ Development Review Billing Form D
☐ Written consent of the property owner(s), if different from the applicant
☐ Legal Description of property
☐ Hearing Examiner's decision, SEPA determination, Concomitant Agreement, or any other previous land use determinations which apply to the subject property.  (Does not apply to all applications.)
☐ Transportation Impact Analysis Checklist (attached, completed and stamped)
☐ Traffic Study (3 copies -- one, unbound)
☐ Site Plan with Vicinity Map (2 sets)
☐ Completed Safe Walk form (applicable for residential short plats and subdivisions only)
☐ Completed Snohomish County Traffic Mitigation Offer & Traffic Worksheet (2 copies)
☐ Concurrency Surcharge Fee: □ $817.00 (project generates 3-19 peak hour trips)
☐ $1,633.00 (project generates 20-50 peak hour trips)
☐ $2,722.00 (project generates more than 50 peak hour trips)

It is the applicant's responsibility to know Code requirements and provide all necessary information required for project review. I declare under penalty of the perjury laws that the information I have provided on this form is true, correct and complete.

[Signature]
Applicant / Owner or Applicant / Non-Owner (circle one) Signature

September 7, 2011
Date

I hereby authorize City representative(s) to inspect my property Monday-Friday between the hours of 8 a.m. and 5 p.m. during this permit application process for purposes of verifying site conditions.

City of Bothell
Permit Services, Dawson Building, 9854 NE 182nd Street, phone (425) 486-8152, Fax (425) 486-2489. For more information, please contact a Permit Technician. Permit intake and issuance hours are Monday through Friday, 9:00am - 4:00pm.

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Updated 6/11
Applicant

Future Conditions

☒ Annual growth rate determined by actual data or other approved source

☒ Future conditions, with and without the project, with commentary on compliance with concurrency requirements as needed.

☒ Level of Service calculations sheets at all impacted corridors and site access points, with and without the proposed project.

☒ Parking demand analysis

☒ Effect of proposed development on public transit and non-motorized facilities

☒ Any transportation facilities proposed by the Comprehensive Plan which may effect the development or study area.

Mitigation Measures

☒ All developments are subject to the City’s Traffic Mitigation Ordinance and mitigation payments are calculated accordingly. (Submitted under separate cover)

□ Proposed mitigation to correct any deficiencies not addressed through the Traffic Mitigation Ordinance, consistent with provisions in the Bothell Municipal Code, in particular but not limited to, Title 14 (Environment), Title 15 (Subdivision), Title 17 (Transportation) and Title 21 (Development Impacts).

□ Dedication of right-of-way and associated frontage improvements

□ Evaluation of change in accident potential with proposals to correct safety deficiencies.

☒ Offer of traffic impact fees to Snohomish County per the Interlocal Agreement. (Submitted under separate cover)

Other

□ Analysis of internal site circulation for vehicles, transit, handicap access and other evaluations determined at project scoping.

□ Safe Walk Route Assessment—applicable to residential short plat and subdivisions only

More detailed requirements for the preparation of the study provided by Transportation Impact Analysis, form V.

To the best of my knowledge, this application for the study includes the before mentioned items. I understand that failure to include all areas of discussion as described in the ordinance can result in an application being determined inconsistent with Bothell Code and may result in delays of the subject application.

Place professional stamp here.

Signature

Date

August 10, 2011
Concurrency Application

This intake checklist identifies minimum application elements necessary for the City of Bothell to accept the application. Should any of the following minimum items not be provided, the application will not be accepted at the counter.

Applicant: You will need an intake appointment for this submittal, please contact a Permit Technician to schedule your appointment. This checklist is to be completed by a licensed engineer familiar with the traffic analysis submittal. Check each box under the Applicant heading on this checklist to confirm items are included in your submittal. A Permit Technician will check off each box under Staff when the item is confirmed to be included in the submittal package. If you think an item is not applicable to your project, you must contact the City Traffic Engineer prior to your intake appointment to have the item(s) initialed as not required.

Three (3) copies of all pertinent traffic related information for the submittal, including a minimum of one unbound copy of traffic study, are required.

Applicant

Project Description
- [ ] Project type and size
- [ ] Project location, with vicinity map
- [ ] Proposed site access, with site plan (reduced size, ok)
- [ ] Horizon planning year

Existing Conditions
- [ ] Existing traffic volumes, daily and peak hour turning movement
- [ ] All counts completed within one year prior to the application date
- [ ] Roadway network, including traffic control
- [ ] Level of service calculations at impacted corridors and site entrances
- [ ] Parking supply

Accident/Safety Conditions
- [ ] Sight distance analysis at intersections and access points
- [ ] Clear zone analysis

Trip Generation and Distribution
- [ ] Trip generation using the latest ITE Generation Manual or other approval method
- [ ] Trip distribution map showing turning movements assigned to roadway network
- [ ] Parking generation analysis using the latest ITE Parking Generation Manual or other

Public Transit and Non-Motorized Facilities
- [ ] Identification of existing transit service
- [ ] Identification of existing trails, bicycle lanes, and other non-motorized facilities
Development Review Billing

Development review billing fees provide for reimbursement of municipal employee time for project review, inspections, meetings, consultant peer review costs, copying expenses and other related costs for land use permits, new commercial or multi-family buildings, grading, right-of-way and first-time tenant improvement projects. Billing is not used for single family residential building permits, unless there are permits other than building, plumbing or mechanical associated with the project.

The applicant shall be invoiced for actual costs on a monthly basis. Payment is due to the City upon demand.

Billing is used for all phases of review for:

- Boundary Line Adjustments
- Conditional Use Permits
- Plats
- Binding Site Plans
- Variances
- Short Plats
- Commercial Permits
- Multi-Family Permits
- Planned Unit Developments
- First time Tenant Improvement Permits
- SEPA Reviews
- Critical Area Alteration Permits
- Utility Permits
- Grading Permits
- Right-of-Way Permits

and any other permit review or inspection cost that is not covered by plan check or permit fees. All time for staff reviews, inspections, meetings, hearings, phone calls, etc. may be billed to the developer, including time spent on the project by the city after the pre-application meeting but prior to making the application for permit(s), as well as all direct expenses including consultant, attorney and copy costs. The actual review time varies for each project.

The following lists the 2011 billing rates for some of the positions that commonly bill their time to projects:

<table>
<thead>
<tr>
<th>Development Review Section</th>
<th>Billing Rate per hour - 2011 Rates</th>
</tr>
</thead>
<tbody>
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<td>Civil Engineers</td>
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<td>Construction Inspectors</td>
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<td>Traffic Engineer</td>
<td>$153.64</td>
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<tr>
<td>Fire Bureau</td>
<td>$156.61</td>
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</tbody>
</table>

Development Review Technology Surcharge:

A 5% technology surcharge will be added to all Development Review Billing Invoices.

Development Review Billing Account Information (Applicant to complete):

Date: September 2011  Project Name: UWB- Sports Field and Conservatory Phase 5 PUD

Company Name: University of Washington  Billing Contact Name: Sonia Binek

Billing Contact Phone: 425.352.3788  Billing Contact Email: SBinek@uw.edu

Billing Address: Box 358500, 18115 Campus Way NE

City: Bothell  State: WA  Zip Code: 98011

--- City Use Below This Line ---

Permit Number(s): 

Permit Tech Initials:  Copy to Admin:  Admin. Initials: 

City Project Number:  City Project Name: 

Permit Services, Dawson Building, 9654 NE 182nd Street, phone (425) 486-8152, Fax (425) 486-2489. For more information, please contact a Permit Technician. Permit intake and issuance hours are Monday through Friday, 9:00 am - 4:00 pm. Appointments are required for most intakes.

Updated 1/11
CITY OF BOTHELL
PRE-APPLICATION REPORT

PLANNING

Pre-Application No. PRE2011-00006
Name of project: UW Sportsfields
Date of pre-application meeting: March 10, 2011
Reviewing staff, title: Jeff Smith, Senior Planner
Telephone number: 425-486-8152
E-mail address: jeff.smith@ci.bothell.wa.us

Summary of Proposal:
The applicant’s propose to construct a sports field complex consisting of a soccer/softball field, a basketball court and two tennis courts. These facilities are proposed to be located within an undeveloped portion of lands now serving as a transition area between the campus wetlands complex and the formally built University. The sports field complex is proposed to cover approximately 3.5 acres.

In addition, the applicant’s narrative includes improvements that will permit temporary tents and other temporary facilities to be erected on the fields to facilitate other as yet unknown events on the fields.

Specific case comments
The following items are important for the applicant/proponent to consider in preparing the application:

1. The campus has been developed over a number of years based upon a preliminary conceptual PUD (Planned Unit Development). A PUD establishes basic facilities and design functions of a land use. Final PUD phases may be developed successively, using the preliminary PUD as a template. In order to be approved, future final phases (portions of the overall development) must be found to be consistent with the preliminary conceptual PUD.

The proposed sports field complex was not a part of the preliminary PUD. As such, development of this facility will require a major amendment to the preliminary PUD. The applicant should submit an application for a major PUD amendment to begin the land use permitting process. A final phase PUD is required subsequent to the major PUD amendment. The applicant may elect to simultaneously submit a final phase PUD application for the sports field component with the PUD amendment. If both these actions are approved by the Hearing Examiner, the proposal would be properly entitled and could then move toward construction plan review, approval and issuance.

2. Any proposal to amend the Preliminary and Final Conceptual PUD must include a thorough analysis of the status of the existing PUD and any outstanding conditions of approval which may need to be satisfied with the development of this phase.

3. The interface zone of this facility and the campus wetlands restoration project must be carefully assessed and impacts to this area must be fully and completely analyzed. Any project impacts determined to be more than moderate are required to be mitigated through specific project designs or project conditions of approval. Staff also understands that there may be an issue with the
channel migration zone of the restored North Creek that could interfere with the location of these fields. A detailed analysis of the CMZ as it occurs near this site is required to be submitted with the PUD amendment proposal.

4. Lighting proposals for this facility must be completely and fully documented and analyzed as part of the PUD amendment process and as part of the environmental impact assessment and mitigation of this process. The City has recently adopted comprehensive outdoor lighting standards that must be consulted in the course of design for the facility.

### Applicable Permits

The permits needed for the proposal are:

| ☐ Annexation | ☐ General Binding Site Plan |
| ☐ Comprehensive Plan Amendment | ☐ Specific Binding Site Plan |
| ☐ Development Regulations Amendment | ☐ Shoreline Substantial Dev Permit |
| ☐ Rezone | ☐ Shoreline Conditional Use Permit |
| ☐ Preliminary Plat | ☐ Shoreline Variance |
| ☐ Final Plat | ☐ Personal Wireless Services Pmt |
| ☐ Plat Alteration | ☐ Sign Permit |
| ☐ Preliminary Short Plat | ☐ Land Clearing Permit |
| ☐ Final Short Plat | ☐ Certificate of Appropriateness (Historic Pres.) |
| ☐ Boundary Line Adjustment | ☐ SEPA Determination |
| ☐ Conditional Use Permit | ☐ Variance |
| ☐ Reasonable Use Determination | ☐ Critical Areas Alteration Permit |
| ☑ Planned Unit Development | ☐ Site/Design Plan Approval |
| ☑ Planned Unit Development - Major Amendment | ☐ Landscape Plan Approval |
| ☑ Final Planned Unit Development | ☐ Other: Lighting Plan Approval |
The following work can be commenced prior to the issuance of development permits, provided written notice is provided to the city prior to commencing such work:

Work necessary for land use submittals, such as surveys, soil logs, percolation tests, and other related activities, where such activities do not require construction of new roads or significant amounts of excavation. In every case, impacts shall be the minimum necessary and disturbed areas shall be immediately restored.

Applicable Codes and Development Standards

Codes that will apply to the proposal:

Imagine Bothell...Comprehensive Plan
The Imagine Bothell...Comprehensive Plan provides direction for a wide variety of City decisions affecting the form and function of the community over the next 20 years. In terms reflective of Bothell’s river-based origins, the Plan charts a course for the City towards a desired future, one envisioned and articulated by its residential and business communities.

Implementation of the land development aspects of the plan is primarily achieved through enforcement of codes and regulations adopted to provide a means for practical application of the plan’s goals. The goals of the plan may also be implemented as development conditions required to mitigate identified adverse impacts of development proposals pursuant to the State Environmental Policy Act.

Title 8 Health and Safety
The purpose of this chapter is to establish standards which set a level of performance relative to use of land and buildings, thus rating and limiting these uses according to the degree and intensity of dust, glare, heat, and radiation, instead of applying such limitations by names, processes, activities or products, and establish responsibilities for enforcement and address the procedure for abatement. (Ord. 1690 § 1, 1997).

Title 11 Permit Processing and Administration
This title contains all the applicable processes, timelines, instructions on noticing the various steps in the review process and required timelines for review and response.

Title 12 Development Regulations
This title includes all the specific development standards including Comprehensive Plan subarea regulations that impose standards on a subarea specific basis.
The purpose of this title is to promote the public health, safety and welfare through regulations that control the location and development of land uses within the city of Bothell, in accordance with the goals and policies of the Imagine Bothell... Comprehensive Plan.

Title 14 Environment
This title contains the SEPA processing regulations and Critical Area Regulations.

The city of Bothell adopts Chapter 14.02 under the State Environmental Policy Act (SEPA), RCW 43.210.120, and the SEPA rules WAC 197-11-904. This chapter contains the city’s SEPA procedures and policies. The SEPA rules contained in Chapter 197-11 WAC must be used in conjunction with this chapter. (Ord. 1631 § 1, 1996; Ord. 1149, 1984).
It is the purpose of Chapter 14.04 to provide for the regulation of activities associated with critical areas located in the city of Bothell. It is the intent of the city of Bothell that activities in or affecting these areas do not threaten the public safety, and welfare of the citizens of Bothell and surrounding communities, cause nuisances, or destroy or degrade the natural functions and values of such areas. Avoidance of negative impacts shall be the guiding principle in dealing with all critical areas. (Ord. 1631 § 1, 1996).

Title 17 Transportation
This title contains regulations regarding transportation issues and concurrency. Greater detail of the applicability of this title will be provided by the Transportation Engineer.

Title 18 Utilities and Infrastructure
This title includes all regulations regarding utility improvement requirements. Greater detail regarding the applicability of this title will be provided by the Civil Engineers.

Title 20 Buildings and Construction
This title includes the regulations regarding building and the applicability of uniform construction codes. Greater detail regarding the applicability of this title will be provided by the Building Division representatives.

Title 21 Development Impacts
It is the purpose of this chapter to provide alternatives for prospective developers of land within this city to mitigate the direct impacts that have been specifically identified by the city as a consequence of proposed development, and to make provisions for including, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds, and sites for schools and school grounds.

For purposes of this chapter, the term "development" shall include, but not be limited to, subdivision approval, short subdivision approval, residential planned unit development approval, and the issuance of any building permit.

End of comments.
CITY OF BOTHELL
PRE-APPLICATION REPORT

FIRE MARSHAL’S OFFICE

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<th>Pre-Application No.</th>
<th>PRE2011-00006</th>
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<tr>
<td>Name of project:</td>
<td>UW Sports Field/ Complex</td>
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<tr>
<td>Date of pre-application meeting:</td>
<td>3/10/2011</td>
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<tr>
<td>Reviewing staff, title:</td>
<td>Lt. Randy Parkhurst, Fire Plans Reviewer</td>
</tr>
<tr>
<td>Telephone number:</td>
<td>425-489-4873</td>
</tr>
<tr>
<td>E-mail address:</td>
<td><a href="mailto:randy.parkhurst@ci.bothell.wa.us">randy.parkhurst@ci.bothell.wa.us</a></td>
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</table>

Summary of Proposal:
Construction of sports fields, restrooms, storage buildings, bleachers and area for graduation portable tent.

Specific case comments
The following items are important for the applicant/proponent to consider in preparing the application:

1. The proposed portable tent(s) require fire department permits for construction and operation.
2. All portions of the buildings must be within 150 feet of emergency apparatus access, as measured by an approved route.
3. Access roadways shall not exceed 15% grade.
4. The access shall support the weight of the fire apparatus (35 tons) .
5. Emergency access on site shall provide a minimum 20-foot wide unobstructed path of travel for fire apparatus. Turns must provide a 30-foot inside turning radius.

N/A
Submit a COB form 36A, a site plan showing property lines, the building location and square footage, construction type, and planned occupancy usage. The Fire Department will review this and determine the required fire flow.

N/A
An approved fire detection system conforming to NFPA 72 shall be installed in all buildings which are not protected by an approved automatic fire extinguishing system.

N/A
Deferred submittals for Fire Department permits are required for installation or modification to fire suppression and fire alarm systems. For information please contact our office.

Applicable Permits
The permits needed for the proposal are:

- [ ] Fire suppression systems
- [ ] Underground fire line
- [X] Fire detection & alarm systems
- [ ] Alarm monitoring
- [ ] Standpipe (spec sys)
- [ ] Range hood (spec sys)
- [ ] Flam/comb liquid tank install
- [ ] Flam/comb liquid tank removal
- [ ] Propane tank install
- [ ] Hazardous materials
- [ ] High piled combustible materials
- [ ] Asbestos removal
- [ ] Battery systems
- [ ] Spraying or Dipping
- [ ] Refrigeration equipment
- [X] Other_portable tent
Applicable Codes and Development Standards

General Codes and Standards. Projects must comply with the following codes and standards:

- Bothell Municipal Code, Chapter 20 - Buildings and Construction
- City of Bothell Fire Alarm Policy
- NFPA 72 standard on fire alarm systems
- NFPA 13, 13D, 13R standards on sprinkler systems
- Other applicable NFPA standards

Telephone: 425/489-4873  Fax: 425/481-4335
Address: Community Risk Reduction
          Code Compliance
          9654 NE 182nd St.
          Bothell, WA 98011

E-mail
Fire Marshal Frank Shasky- frank.shasky@ci.bothell.wa.us
Fire Plans Reviewer Randy Parkhurst- randy.parkhurst@ci.bothell.wa.us
Firefighter/Inspector Doug Werts – doug.werts@ci.bothell.wa.us
Admin Assistant Lori Lord-Albrecht – lori.lord-albrecht@ci.bothell.wa.us

End of Comments
CITY OF BOTHELL
PRE-APPLICATION REPORT

BUILDING DIVISION

Pre-Application No.: PRE2011-00006
Name of project: UW Bothell Sportsfield/Complex
Date of pre-application meeting: 3/10/11
Reviewing staff, title: Dave Swasey – Senior Plans Examiner
Telephone number: 425-486-8152
E-mail address: David.Swasey@ci.bothell.wa.us

Summary of Proposal:

Project entails constructing a new sportsfield/complex with benches & bleachers, with future improvements to add restrooms/sports equipment structures and a sanitary lift station.

Specific case comments

The following items are important for the applicant/proponent to consider in preparing the application:

1. The design must meet the requirements of the building codes adopted under Bothell Municipal Code (BMC) Section 20.02.015, which are the 2009 International Building Code (IBC), 2009 International Mechanical Code (IMC), 2009 International Fuel Gas Code (IFGC), 2009 Uniform Plumbing Code (UPC), 2009 Washington State Energy Code (WSEC), and standards associated with these codes. Along with these codes, please list all deferred submittals (if any) on the front of the plans.

2. Please indicate setback distances from all structures to other structures and any lot lines.

3. For occupied structures, a Non-Residential Energy Code (NREC) analysis for lighting, energy metering, and building envelope will be required at submittal of the building permit, and a NREC analysis for mechanical systems will be required at submittal of the mechanical permit.

4. All items requiring Special Inspection per IBC Chapter 17 (including Structural Observation) must be indicated on the plans and City of Bothell Form Y must be completed and submitted for authorization of the special inspection agency.

5. Please indicate on the plans if the spectator seating will consist of bleachers or grandstands, as defined in IBC Section 1002. Also be aware that seating at bleachers/grandstands is classified as an A-5 occupancy (Per IBC Section 303) and shall conform to the IBC for that occupancy category, in addition to the requirements of ICC 300 (Per IBC Section 1028).

6. Please indicate how the required amount of plumbing fixtures will be provided per IBC Section 2902 and Table 2902.1.
7. The plans must clearly indicate all egress requirements and components per IBC Chapter 10.
8. The plans must clearly indicate how accessibility will be provided to those areas/components required to be accessible per IBC Chapter 11. (An approved accessible route shall connect all accessible buildings, accessible facilities, accessible elements and accessible spaces per IBC Section 1104.2).

**Standard Comments**

Standard comments:

a) Applications received through December 31, 2011, for which no permit is issued within six years following the date of application shall expire by limitation. The plans and other data previously submitted may be returned to the applicant or destroyed in accordance with state law.
b) Applications may be canceled for inactivity, if an applicant fails to respond to the department’s written request for revisions, corrections, actions or additional information within 90 days of the date of the request, except that application determined to be completed through December 31, 2011 may be canceled for inactivity if an applicant fails to respond to the department’s written request for revisions, corrections, actions, or additional information within one year of the date of request.
c) Every permit issued shall expire two years from the date of issuance, except that permits issued through December 31, 2011 shall expire four years from the date of issuance.
d) Mechanical and plumbing permits shall expire at the same time as the associated building permit except that if no associated building permit is issued, the mechanical and/or plumbing permit shall expire one year from the date of issuance.
Applicable Permits
The permits needed for the proposal are: (highlight box and double click to check applicable boxes)

- Building
- Plumbing
- Mechanical
- Electrical (through Washington State L&I)
- Sign
- Other ________

Applicable Codes and Development Standards
Codes that will apply to the proposal:

Bothell Municipal Code:

Title 8 Health and Safety
The purpose of this chapter is to establish standards which set a level of performance relative to use of land and buildings, thus rating and limiting these uses according to the degree and intensity of dust, glare, heat, and radiation, instead of applying such limitations by names, processes, activities or products, and establish responsibilities for enforcement and address the procedure for abatement. (Ord. 1690 § 1, 1997).

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Title 14 Environment
This title contains the SEPA processing regulations and Critical Area Regulations. It is believed the property upon which the project is proposed contains critical areas in the form of potentially hazardous slopes and wetlands.

The city of Bothell adopts Chapter 14.02 under the State Environmental Policy Act (SEPA), RCW 43.210.120, and the SEPA rules WAC 197-11-904. This chapter contains the city’s SEPA procedures and policies. The SEPA rules contained in Chapter 197-11 WAC must be used in conjunction with this chapter. (Ord. 1631 § 1, 1996; Ord. 1149, 1984).
It is the purpose of Chapter 14.04 to provide for the regulation of activities associated with critical areas located in the city of Bothell. It is the intent of the city of Bothell that activities in or affecting these areas do not threaten the public safety, and welfare of the citizens of Bothell and surrounding communities, cause nuisances, or destroy or degrade the natural functions and values of such areas. Avoidance of negative impacts shall be the guiding principle in dealing with all critical areas. (Ord. 1631 § 1, 1996).

Title 15 Subdivisions
This title includes processes and criteria of approval for subdivisions.

The purpose of this chapter is to regulate the subdivision of land and to promote the public health, safety and general welfare in accordance with standards established by the state to accomplish the following:

A. Prevent the overcrowding of land;
B. Lessen congestion in the streets and highways;
C. Promote effective use of land;
D. Promote safe and convenient travel by the public on streets and highways;
E. Provide for adequate light and air;
F. Facilitate adequate provision for water, sewerage, utilities, drainage, parks and recreation areas, sites for schools and school grounds and other public requirements;
G. Provide for proper ingress and egress;
H. Provide for the expeditious review and approval of proposed subdivisions which conform to zoning standards and local plans, minimum development standards and policies;
I. Adequately provide for the housing and commercial needs of the citizens of the state; and
J. Require uniform monumenting of subdivisions and conveyancing by accurate legal description. (Ord. 1632 § 1, 1996).

Title 20 Buildings and Construction
This title includes the applicable regulations for building and the amended International Building Codes. Greater detail regarding the applicability of this title will be provided by the Building Division representatives.

End of comments.
Summary of Proposal:

The project being proposed is a sports field between the main campus and the wetland/river.

Specific case comments

The following items are important for the applicant/proponent to consider in preparing the application:

1. The civil engineering drawings must conform to section 1-9 PLAN REVIEW, as outlined in the Bothell Standards.

2. Please provide the property's address with your permit submittal.

3. All details used must be consistent with the Bothell Standards. All details referenced in the plans must show in the plans.

4. Sanitary sewer and water availability letters are required to apply for the proposed restrooms. Contact the City of Bothell for the sanitary sewer and potable water availability letter.

5. The new rest rooms will need to pump to the City sanitary sewer main. No direct connection to the Metro line is allowed.

6. Potable water is in the internal campus roadway. Any fire hydrants required will need to be fed from this main. I don’t know at this time if new water mains are needed. New water mains must be in a 15 foot easement centered on the main and there can be no structures within 12.5 feet of the water main. The number of hydrants needed per the Fire Department requirements must be added. A reduced pressure backflow assembly (RPBA) will be required to protect the domestic water service to any the building. The RPBA must be outside the building. All irrigation service must be protected by a double check valve assembly outside of the building. Any fire sprinkler system will require a double check detector assembly. An inline gate valve is required between the fire department connection and the closest fire hydrant.

7. The project must comply with the new 2009 Bothell Surface Water Design Manual. This updated version was created to adopt the 2005 Ecology Stormwater Management Manual and meet requirements of the NPDES Phase II Municipal Stormwater Permit. A drainage report
documenting the project drainage system requirements must be prepared, signed and stamped by a licensed Civil Engineer in the State of Washington. This report must be provided with the first submittal. The drainage report must address the use of low impact development drainage (LID) methods. If the applicant proposes no LID drainage solutions, the report must explain why LID drainage methods can't be implemented in this site. The soils report provided with the first submittal must have adequate boring logs to document the soil types and winter ground water levels so the LID methods can be evaluated.

8. The existing PUD conditions which apply to this project discuss frontage improvements and right-of-way dedication to Beardslee Boulevard. The applicant must provide an analysis which documents how those conditions have been satisfied.

9. Any walls outside of the building four feet or higher require a separate building permit.

10. The project must clearly show the channel migration zone and the 100 year flood plain for this portion of North Creek in the first submittal.

<table>
<thead>
<tr>
<th>Applicable Permits</th>
</tr>
</thead>
<tbody>
<tr>
<td>The permits needed for the proposal are: <em>(highlight box and double click on it to check the applicable boxes)</em></td>
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The following work can be commenced prior to the issuance of development permits, provided written notice is provided to the city prior to commencing such work:

Work necessary for land use submittals, such as surveys, soil logs, percolation tests, and other related activities, where such activities do not require construction of new roads or significant amounts of excavation. In every case, impacts shall be the minimum necessary and disturbed areas shall be immediately restored.

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<tr>
<td>2000 City of Bothell Design and Construction Standards and Specifications</td>
</tr>
<tr>
<td>King Co Surface Water Design Manual</td>
</tr>
<tr>
<td>2000 WSDOT Standard Specifications for Road, Bridge and Municipal Construction</td>
</tr>
<tr>
<td>King County DOH for Sewage Works Design Criteria</td>
</tr>
<tr>
<td>The Manual on Uniform Traffic Control Devices (MUTCD)</td>
</tr>
<tr>
<td>&quot;Imagine Bothell&quot; Comprehensive Plan</td>
</tr>
</tbody>
</table>

**BMC Title 17 - Transportation** (incl. but not limited to the following subsections)
- 17.02 - Adoption of Bothell Standards
- 17.05 - Streets
- 17.06 - Driveways
- 17.07 - Dedication of Right-of-Way
- 17.08 - Construction
- 17.09 - Frontage Improvements

**BMC Title 18 - Utilities Infrastructure** (incl. but not limited to the following subsections)
- 18.02 - Adoption of Bothell Standards
- 18.04 - Stormwater and Drainage Control
- 18.03 - Sanitary Sewer
- 18.06 - Potable Water

End of comments.
Pre-Application No.          PRE2011-00006; PRJ 4735
Name of project:              UW Bothell Sports Field Complex
Date of pre-application meeting:  March 10, 2011, 10:00 am
Reviewing staff, title:       Wasim Khan, P.E. Transportation Engineer
Telephone number:             425-486-2768; Extension 4437
E-mail address:               wasim.khan@ci.bothell.wa.us

Summary of Proposal:
The applicant proposes to construct Sports Complex inside the University of Washington, Bothell campus.

Specific case comments:
The following items are important for the applicant/proponent to consider in preparing the application:

TRAFFIC REVIEW

1) The proposed Sports field is not a part of the overall campus project that is subjected to current PUD conditions. Should the current PUD conditions be amended, then this proposal of the sports complex shall be required to follow the following procedures as determined by the Transportation Division.

2) The project will be subject to Transportation Impact Fees per Bothell Municipal Code 17.045. The fees shown in the fee schedule are used as the basis for estimating the traffic fees for the project. The actual fees are determined at time of building permit issuance and are subject to change up until that time.

3) A Transportation Impact Analysis (TIA) will be required. The TIA must adhere to Bothell Transportation Impact Analysis Guidelines (see form Q). The concurrency and Transportation Impact Analysis must be completed and submitted for review of SEPA. SEPA will not be issued until the traffic study is accepted as final and reviewed for consistency by the City.

4) The project is subject to Concurrency per Bothell Municipal Code Title 17.03 (see form Q) if any concurrency corridors is affected by ten PM peak hour trips as a minimum. The concept of concurrency is based on the maintenance of specific level of service (LOS) with respect to corridors. Concurrency is a multi-step process and it is the responsibility of the
applicant to submit appropriate information in a timely manner consistent with the concurrency provisions. The applicant must receive a Concurrency Encumbrance Letter prior to the City’s issuance of any development permit.

5) Level of service (LOS) shall be calculated using the latest version of Trafficware’s Synchro Software for all intersections or other methodology approved by the City Transportation Engineer.

6) Include applicable pipeline traffic (background traffic volumes). The City will provide applicable traffic upon request by the traffic consultant. The applicant should be aware that traffic studies are time sensitive, and it is important to use the most recent information available. For this reason, the City only provides background data upon request by the traffic consultant and the information provided is subject to change. The applicant’s consultant should closely coordinate their preparation of the traffic study with City staff to ensure that a reasonable and accurate analysis is submitted with the application.

7) The analysis must include a calculation of traffic impact fees following the guidelines of the Bothell Municipal Code. In addition 3% of the total traffic impact fee must be paid as an administrative fee.

8) The applicant should also pay impact fees to Snohomish County per guidelines of the current interlocal agreement between the City and Snohomish County.

9) The project may be subject to additional mitigation obligations as determined by traffic analysis and consistent with BMC Title 17. See in particular BMC Chapter 17.04.

Applicable Permits

The permits needed for the proposal are: (hand check applicable boxes after printing)

- [ ] Grading
- [ ] Utility
- [ ] Right of Way
- [ ] Building (Rockery over 4’ in height or in a fill area)
- [ ] Other

<table>
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<tr>
<th>Applicable Codes and Development Standards</th>
</tr>
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<tbody>
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</table>

2000 City of Bothell Design and Construction Standards and Specifications

Current WSDOT Standard Specifications for Road, Bridge and Municipal Construction


Current Highway Capacity Manual (HCM)

Current “The Manual on Uniform Traffic Control Devices (MUTCD)”

\CH1\DATA\APPS\PRMSYS\CSDOC\DOC\201103\PRE20110.000\TRAFFIC1.DOC
Current "Imagine Bothell" Comprehensive Plan

BMC Title 17 - Transportation (incl. but not limited to the following subsections)
  17.02 - Adoption of Bothell Standards
  17.05 - Streets
  17.06 - Driveways
  17.07 - Dedication of Right-of-Way
  17.08 - Construction
  17.09 - Frontage Improvements

End of comments.
Date: March 10, 2011

Description: Pre-application meeting to discuss proposed Sports Field, Restrooms, Special Event Tent Improvements

Facilitator: Teresa Gash, Permit Technician/Project Coordinator

Attendees: (please sign in below)

Marilyn E. Cox
Bill Wiselagle
Jeff Smith
Chris Kovac
Sonia Biner
Richard VandenMark

Phone:
(425) 352 - 3330
466 - 486 - 8152
425 - 486 - 8152
(425) 869 - 2670
(425) 352 - 3788
(425) 222 - 7645

Agenda

10:00 - 10:15 - Introduction: Attendees introduce themselves

10:15 - 10:25 - Brief Synopsis of Project by Applicant, Applicant describes nature of proposal and desired result.

10:25 - 11:25 - City Comments, Question and Answer Session, Comments from Planner, Engineer, Building Inspector, Fire Marshall, and Traffic Engineer. Questions may be asked at this time.

11:25 - 12:00 - Additional Question and Answer Session

Suggested Applications: ____________________________ Suggested BMC Titles: ____________________________
Date: March 10, 2011

Description: Pre-application meeting to discuss proposed Sports Field, Restrooms, Special Event Tent Improvements

Facilitator: Teresa Gash, Permit Technician/Project Coordinator

Attendees: (please sign in below)

Dave Swasey  COB
Dave Phelps
Wasim Khan
Randy Parkhurst  Fire Marshal's Office
Tim Burt

Phone:

425-486-8152  ext 4449
425-486-2768
425-486-2768  ext 4437
x 4410
503-720-6625

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Agenda

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11:25- 12:00- Additional Question and Answer Session

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Suggested Applications:  

Suggested BMC Titles:
**PARCEL DATA**

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<td>Site Address</td>
<td>18225 NE CAMPUS PKWY 98011</td>
</tr>
<tr>
<td>Geo Area</td>
<td>85-20</td>
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<tr>
<td>Spec Area</td>
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</table>

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>BOTHELL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Levy Code</td>
<td>0851</td>
</tr>
<tr>
<td>Propert Type</td>
<td>C</td>
</tr>
<tr>
<td>Plat Block / Building Number</td>
<td></td>
</tr>
<tr>
<td>Plat Lot / Unit Number</td>
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</tr>
<tr>
<td>Quarter-Section-Township-Range</td>
<td>SE-5-26-5</td>
</tr>
</tbody>
</table>

**Legal Description**

LOT A BOTHELL BLA #BLA2003-00008 REC #20040825900002 SD BLA BEING POR SE 5-26-5 LY SWLY OF ST HWY & SELY OF BEARDSLEY BLVD TGW POR NE 8-26-5 LY NWLY OF ST HWY TGW POR SE 1/4 OF SD NE 1/4 LY SELY OF ST HWY & NLY OF SAMMAMISH RIVER TGW LOT 36 QUADRANT BUSINESS PARK - BOTHELL LESS POR FOR HWY PER REC# 20051204000292

**LAND DATA**

<table>
<thead>
<tr>
<th>Highest &amp; Best Use As If Vacant</th>
<th>EDUCATIONAL SERVICE</th>
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</thead>
<tbody>
<tr>
<td>Highest &amp; Best Use As Improved</td>
<td>PRESENT USE</td>
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<td>Present Use</td>
<td>School(Public)</td>
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<td>Base Land Value SqFt</td>
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<tr>
<td>Base Land Value</td>
<td>26,933,100</td>
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<tr>
<td>% Base Land Value Impacted</td>
<td>100</td>
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<tr>
<td>Base Land Valued Date</td>
<td>1/11/2011</td>
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<tr>
<td>Base Land Value Tax Year</td>
<td>2012</td>
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<tr>
<td>Land SqFt</td>
<td>5,386,629</td>
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<tr>
<td>Acres</td>
<td>123.66</td>
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</tbody>
</table>

| Percentage Unusable                  | 0                   |
| Unbuildable                          | NO                  |
| Restrictive Size Shape               | YES                 |
| Zoning                               | C                   |
| Water                                | WATER DISTRICT      |
| Sewer/Septic                         | PUBLIC              |
| Road Access                          | PUBLIC              |
| Parking                              | ADEQUATE            |
| Street Surface                       | PAVED               |

**Views**

| Rainier                               | |
| Territorial                           | |
| Olympics                              | |
| Cascades                              | |
| Seattle Skyline                       | |
| Puget Sound                           | |
| Lake Washington                       | |
| Lake Sammamish                        | |
| Lake/River/Creek                      | |
| Other View                            | |

**Waterfront**

| Waterfront Location                   | |
| Waterfront Footage                   | |
| Lot Depth Factor                      | |
| Waterfront Bank                       | |
| Tide/Shore                            | |
| Waterfront Restricted Access          | |
| Waterfront Access Rights              | |
| Poor Quality                          | |
| Proximity Influence                   | |

**Designations**

| Historic Site                         | |
| Current Use                           | |
| Nbr Bldg Sites                        | |
| Adjacent to Golf Fairway              | NO |
| Adjacent to Greenbelt                 | NO |
| Other Designation                     | NO |
| Deed Restrictions                     | NO |
| Development Rights Purchased          | NO |
| Easements                             | NO |
| Native Growth Protection Easement     | NO |
| DNR Lease                             | NO |

**Nuisances**

| Topography                            | NO |
| Traffic Noise                         | |
| Airport Noise                         | |
| Power Lines                           | NO |
| Other Nuisances                       | NO |

**Problems**

| Water Problems                        | |
| Transportation Concurrency            | |
| Other Problems                        | |

**Environmental**

| Environmental Type                    | YES |
| Information Source                    | |
| Delineation study                     | |
| Percentage Affected                   | |

<table>
<thead>
<tr>
<th>Environmental Type</th>
<th>Information Source</th>
<th>Delineation study</th>
<th>Percentage Affected</th>
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</thead>
<tbody>
<tr>
<td>Wetland</td>
<td>JURISDICTION</td>
<td>N</td>
<td>0</td>
</tr>
</tbody>
</table>
First American Title Insurance Company

SUBDIVISION GUARANTEE

LIABILITY $3,000.00

FEE $500.00  TAX $44.50

ORDER NO.: NCS-341495-WA1

YOUR REF.: Global Learning and Arts Building

First American Title Insurance Company

a Corporation, herein called the Company

Subject to the Liability Exclusions and Limitations set forth below and in Schedule A.

GUARANTEES

Otak

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any Incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown therein.

2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

3. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

Dated: February 21, 2008 at 7:30 A.M.
SCHEDULE A

The assurances referred to on the face page are:

A. Title is vested in:
   The Board of Regents of the University of Washington, an agency of the State of Washington, and the State of Washington, State Board for Community and Technical Colleges, and Cascadia Community College District No. 30, as tenants in common, as to portion of said premises and Higher Education Coordination Board, as to remainder of said premises.

B. That according to the Company's title plant records relative to the following described real property (including those records maintained and indexed by name), there are no other documents affecting title to said real property or any portion thereof, other than those shown below under Record Matters.

The following matters are excluded from the coverage of this Guarantee:

1. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.

2. Water rights, claims or title to water.


4. Documents pertaining to mineral estates.

DESCRIPTION:

LOT A OF CITY OF BOTHELL BOUNDARY LINE ADJUSTMENT NO. BLA2003-00008 RECORDED AUGUST 25, 2004 UNDER RECORDING NO. 20040825900002, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION FOR STATE HIGHWAY BY DEED RECORDED DECEMBER 4, 2006 UNDER RECORDING NO. 20061204000292.

APN: 052605-9057-03
RECORD MATTERS:

1. Liability, if any, for pro-rata portion of Real Property taxes which are carried on the King County Tax Rolls, as tax account no. 052605-9057-03, are exempt.

   We note Special Charges for the year 2008 in the amount of $23,065.89, of which $0.00 has been paid. Balance due: $23,065.89.

2. Liability, if any, for pro-rata portion of Real Property taxes which are carried on the King County Tax Rolls, as tax account no. 052605-9057-03, are exempt.

   We note Special Charges for the year 2007 are delinquent in the amount of $23,070.67, plus penalty and interest, of which $0.00 has been paid. Balance due: $23,070.67.

3. Liability, if any, for pro-rata portion of Real Property taxes which are carried on the King County Tax Rolls, as tax account no. 052605-9057-03, are exempt.

   We note Special Charges for the year 2006 are delinquent in the amount of $22,393.28, plus penalty and interest, of which $0.00 has been paid. Balance due: $22,393.28.

4. Liability, if any, for pro-rata portion of Real Property taxes which are carried on the King County Tax Rolls, as tax account no. 052605-9057-03, are exempt.

   We note Special Charges for the year 2005 are delinquent in the amount of $21,715.61, plus penalty and interest, of which $0.00 has been paid. Balance due: $21,715.61.

5. Liability, if any, for pro-rata portion of Real Property taxes which are carried on the King County Tax Rolls, as tax account no. 052605-9057-03, are exempt.

   We note Special Charges for the year 2004 are delinquent in the amount of $21,327.94, plus penalty and interest, of which $0.00 has been paid. Balance due: $21,327.94.

6. Liability, if any, for pro-rata portion of Real Property taxes which are carried on the King County Tax Rolls, as tax account no. 052605-9057-03, are exempt.

   We note Special Charges for the year 2003 are delinquent in the amount of $20,950.83, plus penalty and interest, of which $0.00 has been paid. Balance due: $20,950.83.

7. Liability, if any, for pro-rata portion of Real Property taxes which are carried on the King County Tax Rolls, as tax account no. 052605-9057-03, are exempt.

   We note Special Charges for the year 2002 are delinquent in the amount of $15,435.69, plus penalty and interest, of which $0.00 has been paid. Balance due: $15,435.69.
8. Liability, if any, for pro-rata portion of Real Property taxes which are carried on the King County Tax Rolls, as tax account no. 052605-9057-03, are exempt.

We note Special Charges for the year 2001 are delinquent in the amount of $5.00, plus penalty and interest, of which $0.00 has been paid. Balance due: $5.00.


10. Easement, including terms and provisions contained therein:
   Recording Information: September 5, 1945 under Recording No. 3498277
   For: Pipe line
   Affects: as described therein

11. Relinquishment of all existing and future rights to light, view and air, together with the rights of access to and from the State Highway constructed on lands conveyed by document in favor of the State of Washington:
   Recorded: August 30, 1957 and August 18, 1959
   Recording Nos.: 4829134 and 5069551

12. Relinquishment of all existing and future rights to light, view and air, together with the rights of access to and from the State Highway constructed on lands conveyed by document in favor of the State of Washington:
   Recorded: June 10, 1958
   Recording No.: 4909788

13. Relinquishment of all existing and future rights to light, view and air, together with the rights of access to and from the State Highway constructed on lands conveyed by document in favor of the State of Washington:
   Recorded: June 23, 1958
   Recording No.: 4914244

14. Relinquishment of all existing and future rights to light, view and air, together with the rights of access to and from the State Highway constructed on lands conveyed by document in favor of the State of Washington:
   Recorded: June 23, 1958
   Recording No.: 4914245

15. Relinquishment of all existing and future rights to light, view and air, together with the rights of access to and from the State Highway constructed on lands conveyed by document in favor of the State of Washington:
   Recorded: June 23, 1958
   Recording No.: 4914246
16. Relinquishment of all existing and future rights to light, view and air, together with the rights of access to and from the State Highway constructed on lands conveyed by document in favor of the State of Washington:
   Recorded: July 14, 1958
   Recording No.: 4921246

17. Easement, including terms and provisions contained therein:
   Recording Information: April 28, 1960 under Recording No. 5155997
   In Favor of: W.V. Lindquist and Elva R. Lindquist, his wife
   For: Sewer and water purposes
   Affects: as described therein

18. Easement, including terms and provisions contained therein:
   Recording Information: April 28, 1960 under Recording No. 5155998
   In Favor of: W.V. Lindquist and Elva R. Lindquist, his wife
   For: Sewer and water purposes
   Affects: as described therein

19. Easement, including terms and provisions contained therein:
   Recording Information: January 2, 1961 under Recording No. 5370063
   In Favor of: Puget Sound Power & Light Company
   For: Electric distribution line
   Affects: as described therein

20. Easement, including terms and provisions contained therein:
   Recording Information: January 2, 1961 under Recording No. 5370064
   In Favor of: Puget Sound Power and Light Company
   For: Electrical distribution line
   Affects: as described therein

21. Easement, including terms and provisions contained therein:
   Recording Information: December 12, 1962 under Recording No. 5518562
   In Favor of: King County, a legal subdivision of the state of Washington
   For: Bank protection and/or other flood control works
   Affects: as described therein

22. Easement, including terms and provisions contained therein:
   Recording Information: December 12, 1962 under Recording No. 5518563
   In Favor of: King County, a legal subdivision of the state of Washington
   For: Bank protection and/or other flood control works
   Affects: as described therein

23. Easement, including terms and provisions contained therein:
   Recording Information: December 12, 1962 under Recording No. 5518564
   In Favor of: King County, a legal subdivision of the state of Washington
   For: Bank protection and/or other flood control works
   Affects: as described therein
24. Easement, including terms and provisions contained therein:
   Recording Information: December 12, 1962 under Recording No. 5518565
   In Favor of: King County, a legal subdivision of the state of Washington
   For: Bank protection and/or other flood control works
   Affects: as described therein

25. Easement, including terms and provisions contained therein:
   Recording Information: December 12, 1962 under Recording No. 5518566
   In Favor of: King County, a legal subdivision of the state of Washington
   For: Bank protection and/or other flood control works
   Affects: as described therein


27. Easement, including terms and provisions contained therein:
   Recording Information: December 20, 1962 under Recording No. 5522168
   In Favor of: King County, a legal subdivision of the state of Washington
   For: Bank protection and/or other flood control works
   Affects: as described therein


29. Easement, including terms and provisions contained therein:
   Recording Information: May 2, 1963 under Recording No. 5578069
   In Favor of: King County
   For: Bank protection and/or other flood control works
   Affects: as described therein


31. The terms and provisions contained in the document entitled Indemnity Agreement, executed by and between Alice L. Lockwood, a widow; and King County, Washington, recorded May 2, 1963 as Instrument No. 5578072 of Official Records.

32. The terms, provisions and easement(s) contained in the document entitled "Easement and Agreement" recorded November 19, 1963 as Recording No. 5666563 of Official Records.

33. Easement, including terms and provisions contained therein:
   Recording Information: August 31, 1965 under Recording No. 5922359
   In Favor of: King County
   For: Channel improvement works
   Affects: as described therein
34. An easement and the terms and conditions thereof, including, but not limited to, the following:
   Purpose: River channel improvements and easements
   In Favor of: The United States of America
   Disclosed by: King County Superior Court Cause No. 5912
   Affects: as described therein

35. An easement affecting the portion of said premises and for the purposes stated therein, including, but not limited to, the following:
   Purpose: Clearing out and improving of North Creek
   In Favor of: King County Boom Company
   Disclosed by: King County Superior Court Cause No. 21967
   Affects: as described therein

36. Condemnation in King County Superior Court by the State of Washington, of rights of access to state highway and of light, view and air by decree entered undisclosed, Cause No. 527453.

37. Condemnation in King County Superior Court by the State of Washington, of rights of access to state highway and of light, view and air by decree entered undisclosed, Cause No. 665372.

38. Condemnation in King County Superior Court by the State of Washington, of rights of access to state highway and of light, view and air by decree entered April 25, 1967, Cause No. 665374.

39. Condemnation in King County Superior Court by the State of Washington, of rights of access to state highway and of light, view and air by decree entered September 13, 1968, Cause No. 667064.

40. An easement and the terms and conditions thereof, including, but not limited to, the following:
   Purpose: Sewer easement, access rights and tunnel easement
   In favor of: The Municipality of Metropolitan Seattle
   Disclosed by: King County Superior Court Cause No. 708515
   Affects: as described therein

Document(s) declaring modifications thereof recorded August 24, 1972 as Recording No. 7208240558 of Official Records.
41. An easement and the terms and conditions thereof, including, but not limited to, the following:
   Purpose: Sewer line and appurtenant facilities
   In Favor of: Municipality of Metropolitan Seattle
   Disclosed by: King County Superior Court Cause No. 732262
   Affects: as described therein

42. Easement, including terms and provisions contained therein:
   Recording Information: June 5, 1969 under Recording No. 6520201
   In Favor of: City of Bothell
   For: Sewer pipelines
   Affects: as described therein

43. Easement, including terms and provisions contained therein:
   Recording Information: January 22, 1970 under Recording No. 6706498
   In Favor of: Municipality of Metropolitan Seattle
   For: Sewer trunk line with all connections
   Affects: as described therein

44. Condemnation in King County Superior Court by the State of Washington, of rights of access to
    state highway and of light, view and air by decree entered February 7, 1973, Cause No. 741685.

45. An easement and the terms and conditions thereof, including, but not limited to, the following:
    Purpose: Sanitary sewer line
    In Favor of: City of Bothell
    Disclosed by: King County Superior Court Cause No. 81-2-04443-3
    Affects: as described therein

46. Conditions, notes, easements, provisions contained and/or delineated on the face of the
    Survey recorded March 19, 1980 under Recording No. 8003199003 in Volume 22 of surveys, at
    Page 296, in King County, Washington.

47. Covenants, conditions, restrictions and/or easements:
    Recorded: September 16, 1983
    Recording No.: 8309160894

48. The terms and provisions contained in the document entitled "Ordinance No. 1091 - City of
    Bothell" recorded November 14, 1983 as Recording No. 8311140590 of Official Records.

49. The terms and provisions contained in the document entitled Concomitant Zoning Agreement for
    Interchange Property, executed by and between City of Bothell; and Quadrant Corporation, a
    Washington corporation, recorded January 19, 1984, as Instrument No. 8401190507 of Official
    Records.
50. The terms and provisions contained in the document entitled Concomitant Zoning Agreement for Lockwood Property, executed by and between City of Bothell; and Quadrant Corporation, a Washington corporation, recorded January 19, 1984, as Instrument No. 8401190508 of Official Records.

51. Covenants, conditions, restrictions and/or easements:
Recorded: February 15, 1984
Recording No.: 8402150495

52. Covenants, conditions, restrictions and/or easements:
Recorded: May 31, 1984
Recording No.: 8405311034

53. Easement, including terms and provisions contained therein:
Recording Information: June 1, 1984 under Recording No. 8406010673
In Favor of: Jeff Truly and Carol Truly
For: Mobile home and associated belongings
Affects: as described therein

54. Easement, including terms and provisions contained therein:
Recording Information: August 7, 1984 under Recording No. 8408070540
In Favor of: Puget Sound Power & Light Company, a Washington corporation
For: Underground electric transmission and/or distribution system
Affects: as described therein

55. The terms and provisions contained in the document entitled Declaration of Agreement to Waive Protest to LID for Quadrant Business Park-Bothell regarding off-site street improvement obligations, executed by and between The Quadrant Corporation, a Washington corporation; and City of Bothell, recorded August 6, 1985, as Instrument No. 8508061032 of Official Records.

56. Easement, including terms and provisions contained therein:
Recording Information: July 30, 1985 under Recording No. 8507300819
In Favor of: Puget Sound Power & Light Company, a Washington corporation
For: An underground electric distribution system
Affects: as described therein

57. Easement, including terms and provisions contained therein:
Recording Information: July 19, 1985 under Recording No. 8507191030
In Favor of: Municipality of Metropolitan Seattle, its successors and assigns
For: Sewer interceptor
Affects: as described therein

58. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the plat of Quadrant Business Park-Bothell recorded in Volume 131 of Plats, Pages 87 through 91, in King County, Washington.
59. Terms, covenants, conditions and restrictions as contained in recorded Lot Line Adjustment
(Boundary Line Revision):
Recorded: November 12, 1987
Recording Information: 8711120906

60. The terms, provisions and easement(s) contained in the document entitled "Commercial
Easement and Right of Entry Agreement" recorded March 24, 1988 as Recording No.
8803240927 of Official Records.

61. The terms and provisions contained in the document entitled "Ordinance No. 1287" recorded May

62. The terms and provisions contained in the document entitled "Resolution No. 755" recorded May

63. Easement, including terms and provisions contained therein:
Recording Information: May 26, 1988 under Recording No. 8805260947
For: Utilities
Affects: as described therein

64. The terms and provisions contained in the document entitled Addendum to Pre-Annexation
Agreement dated November 16, 1984, executed by and between Richard and Beverly Truly and
The City of Bothell, recorded August 23, 1988, as Instrument No. 8808230682 of Official
Records.

65. The terms and provisions contained in the document entitled Concomitant Zoning Agreement for
Truly Property, executed by and between The City of Bothell and Richard H. Truly, individually,
and as Executor of the Estate of Beverly B. Truly, recorded October 26, 1988, as Instrument No.
8810260915 of Official Records.

66. The terms and provisions contained in the document entitled Assessment Reimbursement
Agreement, executed by and between City of Bothell, a municipal corporation; The Quadrant
Corporation, a Washington corporation; and Northcreek Associates, a California general

67. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Richard H. Truly, JR., an unmarried man, individually and as
personal representative of the Estate of Beverly Boone Truly
Grantee/Beneficiary: Gordon, Thomas, Honeywell, Malanca, Peterson & Daheim
Trustee: Old Republic Title, Ltd.
Amount: $undisclosed
Recorded: April 19, 1993
Recording Information: 9304191021
Affects portion of said premises
68. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Richard H. Truly, an unmarried man, individually and as personal representative of the Estate of Beverly Boone Truly
Grantee/Beneficiary: Brian E. Lawler, Esq.
Trustee: Northwestern Title Company, a corporation
Amount: undisclosed
Recorded: May 12, 1994
Recording Information: 9405121726

Affects portion of said premises

69. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Jack A. Johnson, as his separate estate
Grantee/Beneficiary: Melton and Associates
Trustee: Commonwealth Land Title Ins., Co.
Amount: $12,599.30
Recorded: June 28, 1994
Recording No.: 9406281049

Affects portion of said premises

70. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Richard H. Truly, a/k/a Richard H. Truly, Jr., and Richard H. Truly, as executor of the Estate of Beverly Boone Truly
Grantee/Beneficiary: State of Washington, Higher Education Coordinating Board acting through the Department of General Administration
Trustee: Chicago Title Insurance Company
Amount: $8,600,000.00
Recorded: August 19, 1994
Recording No.: 9408190553

Affects portion of said premises


Said instrument has been corrected by instrument recorded February 6, 1997 under Recording No. 9702061000.

72. Conditions, notes, easements, provisions contained and/or delineated on the face of the Survey recorded March 11, 1998 under Recording No. 9803119005, recorded in Volume 120 of surveys, at Page 176, in King County, Washington.
73. Easement, including terms and provisions contained therein:
Recording Information: October 21, 1998 under Recording No. 9810212213
In Favor of: Municipality of Metropolitan Seattle, its successors and assigns
For: Sewer tunnel
Affects: as described therein

74. Easement, including terms and provisions contained therein:
Recording Information: October 1, 1999 under Recording No. 19991001000524
In Favor of: Puget Sound Energy, Inc., a Washington corporation
For: Transmission, distribution and sale of gas and electricity
Affects: as described therein

75. The terms and provisions contained in the document entitled "Ordinance No. 1737"
recorded August 9, 2000 as Recording No. 20000809000930 of Official Records.

76. Easement, including terms and provisions contained therein:
Recording Information: November 5, 2001 under Recording No. 20011105000370
In Favor of: City of Bothell, a municipal corporation
For: Underground conduits, cables, pipelines, wires
Affects: as described therein

77. Easement, including terms and provisions contained therein:
Recording Information: November 5, 2001 under Recording No. 20011105000371
In Favor of: City of Bothell, a municipal corporation
For: Underground conduits, cables, pipelines, wires and other utility facilities
Affects: as described therein

78. Easement, including terms and provisions contained therein:
Recording Information: December 4, 2006 under Recording No. 20061204000293
In Favor of: State of Washington, Department of Transportation
For: Subterranean tiebacks
Affects: as described therein

79. Any question that may arise due to the shifting and/or changing in the course of North Creek.

80. Rights of the general public to the unrestricted use of all the waters of a navigable body of water
not only for the primary purpose of navigation, but also for corollary purposes; including (but not
limited to) fishing, boating, bathing, swimming, water skiing and other related recreational
purposes, as those waters may affect the tidelands, shorelands or adjoining uplands and whether
the level of the water has been raised naturally or artificially to a maintained or fluctuating level,
all as further defined by the decisional law of this state. (Affects all of the premises subject to
such submergence)

81. Matters that may be disclosed upon recordation of final subdivision.
INFORMATIONAL NOTES

A. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

B. If this preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only, it is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property, or (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.

2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the deed expressly described in the description set forth in Schedule A, (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements therein; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, sustained, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
   The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule A (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of impairing constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.
   An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured heretofore of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters in which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.
   The Company shall have no duty to defend or prosecute any action or proceeding to which it may be a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
   Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

5. Proof of Loss or Damage.
   In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage.

First American Title Insurance Company
6. Options to Pay or Otherwise Settle Claims: Termination of Liability.
In case of a claim under this Guarantee, the Company shall have the following additional options:
(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.
Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured, the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.
Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.
(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.
To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim against the Company under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.
Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.
This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.
The Liability of the Company under this Guarantee to the Assured shall not exceed the limit of:
(a) The amount of liability stated in Schedule A or in Part 2;
(b) The amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 5 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or
(c) The difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.
(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.
All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.
Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.
The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.
If a payment on account of a claim does not fully cover the loss of the Assured, the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.
A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.
(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
(c) No amendment to or endorsement to this Guarantee can be made except by a writing endorsed hereto or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg. 2, Santa Ana, CA 92707.
Form No. 1292 (Rev. 12/85/95)
To: Otak
1218 3rd Ave. Suite 300
Seattle, WA 98101-3026

Attn: Kristen Kissinger

Re: Property Address: Bothell, WA

Supplemental Report No. 1
Dated: March 01, 2011 at 8:00 A.M.

Commitment/Preliminary Report No. NCS-341495-WA1 dated as of February 21, 2008 (including any supplements or amendments thereto) relating to the issuance of an American Land Title Association Form Policy is hereby modified and/or supplemented as follows:

1. There has been no change in the Vested Ownership of the property since the date of the Subdivision Guarantee dated February 21, 2008.

First American Title Insurance Company National Commercial Services

By: Mike Cooper, Title Officer
Section 3—Parcel Legal Description

UWB/Cascadia Community College Campus Legal Description

Lot A Bothell BLA #BLA2003-00008 REC #20040825900002 SD BLA being POR SE 5-26-5 LY SWLY of ST HWY & SELY of Beardsley Blvd TGW POR NE 8-26-5 LY NWLY of ST HWY TGW POR SE ¼ of SD NE ¼ of SELY of ST HWY & NLY of Sammamish River TGW Lot 36 Quadrant Business Park – Bothell less POR for HWY PER REC # 20061204000292
Section 4—Phase 5 Summary

Introduction
The University of Washington Bothell/Cascadia Community College (UWB/CCC) campus is approximately 127 acres. The site is located at the northwest corner of the SR 522 and I-405 Interchange, within the City of Bothell’s jurisdiction, and is situated entirely within the King County portion of Bothell. Beardslee Boulevard borders the northern portion of the site near the NE 195th Street interchange. The site is located in portions of the NE ¼ of Section 9, SW ¼ of section 4, and the SE ¼ of Section 5, township 26 North, Range 5 East. (Refer to the legal descriptions provided in Part 3 of this submittal).

This application is submitted as an update to the preliminary PUD, therefore updating the overall Campus Master Plan, as well as, a Final PUD application for Phase 5 elements of the newly updated and revised campus master plan. This section speaks to the Phase 5 elements which include the proposed Sports Fields and Wetland Conservatory. Section 5 of this PUD application will provide information as it related to the incorporation of these proposed uses into the Preliminary PUD and the currently approved master plan.

Existing Conditions
At the time of filing the site is one parcel for development purposes. The western portion of the site consists of moderately sloping, wooded upland area. The central portion of this site contains moderate to steep east facing slopes that are part of a north-south trending ridge. A broad flat- floored valley occupies the eastern and northern areas of the site. North Creek bisects the lowland portion of the site, flowing from north to south. Site elevations range from 20 to 156 feet above sea level. North Creek has been restored through wetlands mitigation into a more natural meandering stream. As required by the wetland mitigation plan the site is continuously monitored for compliance with standards.

Existing land uses currently adjacent to the campus site vary. Single family residential properties and the Bothell Cemetery are located adjacent to the southwest and west portions of the site. The Franciscan Care Center, a retirement home, is located directly west off of 185th Street. The Beardslee Cove apartments are located to the northwest edge of the site, with lower density single family development across Beardslee Boulevard to the northwest of the site. The Knoll North Creek and Quadrant Business Parks are located across I-405 to the east. Mixed residential development is located across SR 522 to the south of the site.

Construction of Phase 1 improvements began in July of 1998. Phases 1, 2A and 3 are now complete and Phase 4 improvements, which include the construction of UWB 3 Science and Academic Building are currently in the entitlement and permitting stages with the City of Bothell and construction on hold due to funding availability.
Lowlands
A new primary and secondary stream channel has been constructed as part of a wetland restoration plan for the campus. Logs, root wads and woody debris have been placed and planting of riparian vegetation has been completed. This wetland restoration is in conformance with monitoring standards as outlined in the wetland mitigation plan, which has been approved by various state and federal permitting agencies. As of this year, the Army Corps of Engineers and Department of Ecology have released the University form any further monitoring, due to the successful restoration efforts.

The University currently maintains a greenhouse, irrigation pond (no longer in use) and plant propagation area which has been essential to the successful wetland restoration in the lowlands of the campus. The facilities are currently located in a disturbed area within the wetland restoration boundary regulated by the Army Corps of Engineers. The greenhouse is used by University maintenance staff in the facilitation of the initial wetland construction and restoration, as well as, the long term maintenance of the area. The facility was created in 1999-2000 using fill, geotextile and gravel to provide foundation for the above ground improvements which include a greenhouse structure, irrigation pond and temporary above ground irrigation piping, and a shade cloth structure for additional plant propagation and gravel staging areas. This area is currently accessed by a gravel drive from the regional trail to the west.

The lowlands of the site are also home to a regional trail system, which serves the community and campus. This trail runs north/south, meandering along and adjacent to the western wetland buffer and restoration boundary. The trail is a Class I Shared Use Path, which is ADA accessible and has a 12-foot paved surface with gravel shoulders.

Uplands
Infrastructure is in place and the storm water conveyance system has been installed within all roadway areas. The existing structures are served with installed power, communication, and gas utilities. The site includes UWB Buildings, Library, CCC Buildings, North Parking Structure, South Parking Structure, Physical Plant, and the Chase and Truly Houses. The Truly House is currently occupied by University academic programs. A new Science and Academic Building (UW-3) is proposed under a previous PUD application to be located adjacent to UWB-2 building.
Phase 5 Description – UWB Sports Fields and Wetland Conservatory

Phase 5 of the University of Washington Bothell/ Cascadia Community College campus development consists of a new sports fields complex and an approximate 4,000 square foot wetland conservatory building.

The new sport fields will consist of 2.5 acre (100,000 square foot) sports field complex which will include a shared soccer and softball field, tennis courts, basketball court and a sand volleyball court. The Sarah Simonds Green Conservatory will serve as a place for education and utility to support the plant propagation and green house activities at the campus. The sports field complex will serve the existing student body by providing enhanced opportunities for students and recreational activities. The wetland conservatory project will increase the existing FTE by 58 FTE, however will not exceed the total FTE planned for the UWB campus. The facilities are intended to provide enhanced experience and opportunity for the existing student population.

Please refer to Section 5 for a complete analysis of the proposed Phase 5 elements and their relationship to the Campus Master Plan and previously approved PUD.

Project Goals

Sports Fields

The sports field planning process has been guided by the Associated Student Body and University staff. In accordance with Staff and student input, the new Sports Fields recreation development will enhance the University’s fundamental academic mission, campus life, and qualitatively improve the University experience. As part of its commitment to an open and public planning process, the University has engaged in a dialogue about the sports field project with the University community, including faculty, staff, and students; as well as public agencies and the community at large.

Wetland Conservatory

The vision for the Sarah Simonds Green Conservatory at UWB is to create a place of study, research and appreciation of plant life, including both ornamental and exotic species, as well as native plants, in the context of the highly successful wetlands restoration. Serving the faculty, students and programs, the Conservatory will also be open to the general public, including residents, community groups and school children. In addition to the educational aspects of the greenhouse and supporting classroom, the Conservatory will also contain displays of the history of Bothell, and the development and science of the wetlands restoration. The proposed site for the Conservatory has a recent history of greenhouse use and currently supports maintenance activities for the restored wetlands. Today it is heavily
wooded, and will provide a secluded setting for the Conservatory, immersed within the wetlands.

**Phase 5 Proposed Development Schedule**

### Sports Field

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Development / Construction Documents</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PUD Permitting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sitework / Building Permit &amp; Bidding</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td></td>
<td></td>
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<tr>
<td>Completion</td>
<td></td>
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</tbody>
</table>

### Conservatory

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Development / Construction Documents</td>
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<td>PUD Permitting</td>
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<td></td>
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</tr>
<tr>
<td>Construction</td>
<td></td>
<td></td>
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<tr>
<td>Occupancy</td>
<td></td>
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</tbody>
</table>
Comparative Summary (Phase 5)
The following table summarizes the characteristics of the Phase 5—UWB Sports Fields and Wetland Conservatory proposal by master plan component in comparison to the previously approved Phases 1, 2A, 3 and 4. More detailed description of the proposed use and its elements are outlined in the text following the summary table.

<table>
<thead>
<tr>
<th>Plan Component</th>
<th>Approved and Completed Phase 1, 2A, 3 &amp; 4</th>
<th>Proposed Phase 5</th>
</tr>
</thead>
</table>
| **Institutional Program**        | • Total of 4,400 full-time equivalents (FTEs)  
• Phases 1, 2A and 3 completed and open as of January 2010  
• Phase 4 currently in entitlement and permitting process | • 58 new FTE’s are expected as a result of the classroom element of the wetland conservatory building, bringing total FTE on campus to 4,458.  
• The Sports Fields are scheduled to be open for operation June 2012.  
• The Sarah Simonds Green Conservatory is scheduled to open Fall of 2012. |
| **Upland Campus Layout and Character** | • Nine total campus buildings, two parking structures and surface parking spaces providing a minimum of 1,950 stalls, pedestrian promenade and informal path system linking the parking areas with the campus buildings  
• Vehicular access via Campus Way NE and the SR 522 off-ramp  
• West access off of 110th Avenue NE via Campus Way NE via Beardslee Boulevard | • No new upland improvements are proposed in the Phase 5 improvements. |
**Section 4—Phase 5 Summary**

Proposed Buildings

<table>
<thead>
<tr>
<th>Existing Buildings</th>
<th>Approx. Sq.Ft</th>
<th>% of Build-out</th>
<th>Proposed Phase 5</th>
<th>Approx SF</th>
<th>% Build Out</th>
</tr>
</thead>
<tbody>
<tr>
<td>UWB-Buildings</td>
<td>177,500</td>
<td>16%</td>
<td>Wetland</td>
<td>4,000</td>
<td>0.3%</td>
</tr>
<tr>
<td>CCC Buildings</td>
<td>110,000</td>
<td>10%</td>
<td>Conservatory</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>123,500</td>
<td>11%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bookstore</td>
<td>10,000</td>
<td>1.0%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central/Physical Plant</td>
<td>11,000</td>
<td>1.0%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Global Arts Building</td>
<td>54,300</td>
<td>5.0%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UWB-3 Building</td>
<td>74,995</td>
<td>6.5%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>561,295 SF</td>
<td>50.5%</td>
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</tbody>
</table>

Parking

- 1,950 total parking spaces located throughout the campus
- 1,223 structured parking spaces located in two parking garages (North and South)
- 725 surface parking spaces
- 22 parallel parking spaces on lower Campus Way NE including four barrier-free van spaces
- 26 ADA spaces provided in the parking structures
- ADA spaces provided by buildings as required.

No new parking is proposed for the Sports Fields or Wetland Conservatory as there is adequate parking on campus to serve the proposed improvements and their use (Refer to parking study in the appendix). ADA parking for the Conservatory will be provided in the North Parking Garage.

Impervious Surface

- Approximately 19.8 acres of impervious surface; approximately 15% of total site area
- **Maximum impervious surface 23 acres per existing preliminary PUD approval, condition 4.**

New Impervious Surfaces include:
- Sports Fields:
  - Paved areas – approximately 0.73 acres
- Wetland Conservatory:
  - Building Footprint and site improvements – approximately 0.39 acres
- Phase 5 Total – 1.12 acres
- Overall Campus Total (including Phase 5 Improvements) – 21.6 acres
### Building Architecture
- Building design to express the high quality of education offered on campus and identity of each institution.
- Building materials which suggest sustainability and dignity.
- Roof design is generally a sloping roof design and in some cases incorporate vegetative roofing system.

### Sports Fields
- No building, dug-outs will resemble campus architecture.

### Wetland Conservatory
- Greenhouse—glass and aluminum or steel.
- Classroom and Head house—wood siding.

### Upland Tree Preservation and Landscape Architectural Concept
- Master plan designed to preserve site’s woodland character.
- Trees preserved to the maximum extent possible within a large, centrally located cluster shaped like a hook, between buildings and parking areas, at the site perimeter, and adjacent to circulation routes.
- Hierarchy of open spaces proposed: primary spaces located along the main promenade and secondary spaces located between buildings, openings in the evergreen forest, and at primary site access points.
- Primarily native species or plants adapted to the Pacific Northwest, arranged informally. Formal arrangements may be used to frame, emphasize, enhance, or screen architectural structures, building entries, parking lots, promenades, walkways and other elements on campus.
- Landscaped buffers to provide separation between campus and adjacent residential areas; buffers to contain preserved trees, supplemental trees and landscaping, and perimeter fencing in key locations.

### No changes proposed.

### Lowlands Restoration
- The “Lowlands” or “Wetland Restoration Area” of the site includes North Creek and is located within the FEMA floodway and floodplain. The initial (Phase 1) development of the Campus site included the relocation of North Creek.

- The 58 acres of lowlands have been restored and are being monitored.
- Wetland monitoring goals have been met.
- Wetland restoration boundary has been revised.
and resulted in modifications to the floodway and floodplain. These changes were all documented/approved with a Conditional Letter of Map Revision (CLOMR) and a Final Letter of Map Revision (LOMR). The current Phase 3 development does not impact the “Lowlands” or “Wetland Restoration Area” of the site and no further study/reporting or documentation is needed.

- The site has achieved approval and release of monitoring requirements from the Department of Ecology after submittal of the Year 7 (2009) Compliance Report for the North Creek Ecosystem Restoration, Snohomish County, Washington.
- Overall site mitigation has surpassed Army Corps of Engineers requirements. The campus has more mitigation plantings than required by permit requirements.

| Vehicular Circulation | (currently in coordination with the Corps) to exclude the existing greenhouse (“disturbed area”) from the wetland restoration boundary to allow for the construction of the Wetland Conservatory and associated improvements.
- A Critical Areas Alteration Permit has been prepared in conjunction with the PUD application, which identifies temporary impacts to existing wetlands due to utility connections associated with the proposed Conservatory. |
<table>
<thead>
<tr>
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<tbody>
<tr>
<td></td>
<td>Fire/emergency and maintenance/delivery vehicular access for the Wetland Conservatory will be taken from 110th Avenue NE with access from the regional trail. This access will not be available for regular vehicular traffic.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vehicular Circulation</th>
<th>The SR 522 off-ramp is complete.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Primary vehicular access to the site via SR 522 off-ramp and Beardslee Boulevard.</td>
</tr>
<tr>
<td></td>
<td>NE 185th Street would be limited to emergency vehicles, pedestrian and bicycles; no transit.</td>
</tr>
<tr>
<td></td>
<td>NE 180th Street limited to emergency vehicles, pedestrians and bicycles.</td>
</tr>
<tr>
<td></td>
<td>Access road provides two 14-foot travel lanes through campus, widening to three lanes at Beardslee and 180th Street. No median.</td>
</tr>
<tr>
<td></td>
<td>Secondary access road provides two 14-foot travel lanes along upper campus. No median.</td>
</tr>
</tbody>
</table>

- NE 180th Street limited to emergency vehicles, pedestrians and bicycles.
<table>
<thead>
<tr>
<th>Transit</th>
<th>Regional Trail</th>
<th>Bicycle and Pedestrian Circulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Primary transit access to the site via Beardslee Boulevard&lt;br&gt;• Bus stop/shelter at Library-Student Services-Bookstore space for two articulated buses at southbound station and two articulated buses at northbound stop&lt;br&gt;• Bus stop/shelter/turnaround/layover at intersection of campus drive and 185th Street; space for two articulated buses&lt;br&gt;• Bus stop/shelter/turnaround/layover at intersection of campus drive and 180th Street via the Chase House; space for several articulated buses. Bus traffic is separate from autos&lt;br&gt;• The proposed West Campus Lane will provide pedestrian connections and access for service and emergency to the sports fields. This lane will not be accessible for passenger vehicles.</td>
<td>• Connection between the Sammamish River Trail and the North Creek Trail&lt;br&gt;• Connection to the Sammamish River trail that passes under existing SR 522 Bridge&lt;br&gt;• Connection to the North Creek Trail to I-405 via the existing 195th Street interchange&lt;br&gt;• 12-foot-wide asphalt surface with two-foot shoulders (Class One) through site to NE 185th Street&lt;br&gt;• 8-foot-wide asphalt surface with one-foot shoulders (Pedestrian Path) from NE 185th to north property line, transitioning to existing improvements NE 180th Street</td>
<td>• The regional trail will be realigned slightly to accommodate the footprint of the proposed Sports Fields.&lt;br&gt;• A trail spur from the regional trail will be extended east to access the Wetland Conservatory improvements.&lt;br&gt;• Access to the proposed Wetland Conservatory will be from the regional trail, with ADA access from both the trail and north Parking Garage and maintenance and fire/emergency access from 110th Avenue NE.&lt;br&gt;• No changes proposed.</td>
</tr>
</tbody>
</table>
• Bicycle and pedestrian access only from NE 180th Street to protect surrounding residential community. NE 185th Street
  • Bicycle and pedestrian access from NE 185th Street

Historic Resources
• Adaptive reuse within current code application will be deferred as long as residential use is continued under sales agreement. Will be evaluated in future phases.
  • Historic documentation is completed.

Landscape Buffer
• 30-foot-wide evergreen landscape buffer, 50-foot setback along west campus boundary

Grading and Drainage
• All grading for Phase 1, 2 and 3 are complete.
  • Phase 4 grading and building permits are currently being reviewed.
  • Sportsfield
    o Estimated quantities include approximately 5,000 cubic yards of cut/fill grading and 5,000 cubic yards of import material.
  • Wetland Conservatory
    o Estimated quantities include approximately 1,000 cubic yards of excavation and 3,500 cubic yards of import material estimated for the building pad and utility backfill.
  • Refer to Storm Drainage Technical Memorandums in the appendix of the application.

Offsite Improvements
• Beardslee Boulevard: Completed with Phase 2 in 2001
  • South Access: Completed with Phase 3 in 2008

• No changes proposed.
Elements of Phase 5 Improvements

The proposed new PUD elements are very different from each other based on the type of improvement and proposed use. The following section outlines the two distinct projects (UWB Sports Fields and the Sarah Simonds Green Conservatory) and their specific project elements from the architecture to the site design.

Elements of the Sports Fields Proposal

The proposed Sports Fields includes a 2.5 acre (100,000 square foot) sports field complex which will include a shared soccer and softball field, tennis courts, basketball court and a sand volleyball court. The facilities can be accessed by Campus Way NE to the west and the regional trail to the east.

Architectural Elements

The built features of the Sports Fields complex would be designed to reflect the look and feel of existing University buildings and be consistent with responsible public facility planning. The field surface would use a variety of synthetic turf colors that emulates natural lawn. This technique is commonly used in Europe and is available in North America but is seldom seen. Public entries would be marked with architectural treatments such as integrated environmental graphics, and architectural lighting. Economical materials would be used for low visibility and nonpublic areas.

Program

The program of the Sports Fields complex will include a shared soccer and softball field, tennis courts, a basketball court and a sand volleyball court. Spectator seating will be included along the south and east sides near the backstop.

Accessibility

Accessible access is taken from the ADA accessible regional trail to the east and a new accessible pathway from Campus Way NE to the west. Please refer to the pedestrian circulation figure in the PUD application for a complete listing of accessible routes on campus.

Sustainability

In alignment with UW Bothell’s priorities, the 21st Century Campus Initiative, and UW’s Climate Action Plan the sports field complex will incorporate artificial turf and unique reflector design sports field lighting systems which reduces this light pollution by 50 percent, resulting in more light being directed where it’s needed: on the playing field surface. Greater light control means that lighting is being used more efficiently, requiring fewer
fixtures to generate adequate light. This results in lowered costs to purchase, install, and maintain fixtures. The energy efficient design of new lighting will provide annual energy cost savings to the University. The lighting system also reduces maintenance costs by more than half. Therefore providing substantial savings over the projected 25-year life of the system.

The use of artificial turf benefits the environment by helping eliminate and reuse stockpiles of used tires. A single artificial turf field with crumb rubber infill will reuse and recycle 20,000 tires per field. Additionally, artificial turf does not require the use of mowing equipment or pesticides. The Environmental Protection Agency (EPA) continues to identify hazardous effects of certain chemicals on the environment. The U.S. Fish and Wildlife Service stated, “recent studies of major rivers and streams documented that 96% of all fish, 100% of all surface water samples and 33% of major aquifers contained one or more pesticides at detectable levels.” Artificial turf maintenance requires absolutely no pesticides. The synthetic turf provides a filtering aspect which leaves water draining through the turf to be scrubbed of particulates. At the end of its useful life the synthetic turf surfacing can be easily taken up and is 100% recyclable. The plastic nailer board which attaches the synthetic turf to the perimeter of the field is specified to consist of 100% post-consumer recycled plastic.

Civil Elements

Demolition
Demolition includes existing site furnishings (1 bench, approx. 20 signs) and the removal (for relocation) of a portion of the asphalt "regional trail" including the east/west pathway between the trail and the North Creek Event Center (NCEC).

Demolition work will follow the City of Bothell Design and Construction Standards and Specifications and the City of Bothell Conditions of Approval for the UWB/CCC Phase 5 project. Unless otherwise noted all existing materials will be removed and hauled from the site and disposed of at an approved waste site by the Contractor.

Temporary Erosion Sediment Control (TESC)
TESC measures for Phase 5 construction shall include: seasonal restrictions, silt fences, catch basin inlet protections, stabilized construction entrance, soil cover measures (i.e., hydroseed, straw, or mulch), and source control. Local protection measures may include sediment traps, strawbale reinforced silt fence, and similar facilities to control, treat, and dissipate runoff from active construction areas prior to release to downstream portions of the site. All construction runoff from Phase 5 work areas shall be controlled and treated in accordance with applicable City of Bothell and Washington State Department of Ecology standards.
prior to being discharged to the downstream systems. The minimum BMP’s required and some of the sequencing for the Phase 5 clearing limits and proposed BMP’s are provided in the TESC plans.

**Construction Sequencing (Phase 5 Improvements)**
- Establish and maintain TESC measures
- Clearing
- Rough grading
- Construct utilities - water and storm drainage
- Building elements construction
- Construct field improvements, sidewalk, hardscape, and landscape

**Storm Drainage**
The site has been designed to reroute the existing piped flows through the site to a proposed bioswale located on the southeastern boundary of the project. Stormwater runoff from the proposed main field will be infiltrated into the synthetic turf and captured in an underdrain network that discharges to the existing bioswale located on the eastern boundary of the sports field site. Runoff from the pedestrian/bike pathways will sheet flow toward North Creek and be dispersed at the existing vegetation adjacent to North Creek. Stormwater in the proposed volleyball, basketball, and tennis courts will infiltrate due to the pervious nature of the proposed surfaces, and be captured in an underdrain system. Those flows will be conveyed to the new bioswale.

The proposed site improvements do not include any pollution generating surfaces, therefore, water quality is not required for the site. The proposed bioswale located at the southeastern boundary of the project site has been designed to replace the existing bioswale that will be truncated at the eastern boundary. Water quality for existing areas will be maintained. Although water quality is not required for the field areas, some treatment will be provided via discharge to the remaining portion of the existing bioswale.

Stormwater detention is not required for the UWB/CCC Campus site due to the proximity of the site to North Creek and the Sammamish Slough, which enables direct discharge of stormwater. Storm drainage system materials will be in accordance with City of Bothell *Design and Construction Standards and Specifications* and the City of Bothell *Conditions of Approval* for the UWB/CCC Phase 5 project. For more detailed information relating to design and calculations, please refer to the Stormwater Memo, dated August 31, 2011 and the Technical Information Report dated June 23, 2011 located in the appendix.
Sanitary Sewer
No improvements required for the proposed Sports Fields.

Water System
The proposed water system consists of one ADA-accessible drinking fountain will be provided near the backstop for both field users and pedestrians. The drinking fountain will be served by the existing domestic water system at the NCEC building. Landscape irrigation is to be served off existing re-configured zones and does not substantially increase water consumption.

The design will follow the City of Bothell Design and Construction Standards and Specifications, and the City of Bothell Conditions of Approval for the Phase 5 improvements.

Water system materials, valves, meters, services, and assemblies will be in accordance with the City of Bothell Design and Construction Standards and Specifications. The water line will consist of one 3/4-inch diameter, poly pipe.

Through the pre-application processes, the City of Bothell has determined that water availability and fire flow is not required for the Sports Fields improvements.

Mechanical
There are no mechanical systems included in the application as part of the Sports Fields design.

Electrical Service
The existing power lines serving the campus, as well as the campus underground distribution system, are owned and maintained by Puget Sound Energy (PSE). The campus primary power system consists of cabling routed via underground duct banks and a series of manholes to pad mounted transformers and pad mounted switches. Campus owned 480 volt service feeders are extended from the transformers into the individual campus buildings.

Power for the sports field is from two existing panels (480V and 120V) in the basement of the NCEC building. Power will be routed underground from the backstop area to the fountain of the building and placing a junction box on the wall. The junction box is the only visible portion.
Sports Fields Lighting
The UW-Bothell Sports Fields complex lighting consist of five (5) 70 to 80 foot-tall light poles with light arrays focused on the sports field and five (5) 40-foot-tall poles serving the court areas. All poles are black, cylindrical metal with precast concrete foundations. There is no additional lighting proposed at the Sports Fields.

The technology incorporated in the proposed lighting system cuts energy consumption and operating costs in half by increasing lighting efficiency (controlling spill) by 50%. The system includes monitoring and remote on/off control services allowing continuous monitoring of light output and scheduling.

Landscape/Hardscape
The landscape and hardscape design for the Sports Fields complex has been developed through incorporating the University’s programs goals for the site while preserving and enhancing the existing native woodland landscape, supporting the University’s site sustainability goals and showcasing the natural ecosystems that are integral to the campus.

Hardscape
The hardscape structures and elements in the landscape are selected to compliment campus architecture and blend with the natural surroundings. Proposed materials are durable, low-maintenance, and suggest permanence and distinction.

Landscape
The proposed landscape improvements were designed to enhance the natural wooded character of the campus uplands and complement the recently restored floodplain environment of the adjacent wetland area. The landscape is unassuming and simple in character, directing attention to the beauty of the natural area to the east of the proposed field. The overall integrity of the landscape design was intended to communicate a sense of stewardship to the student body.

Native plant materials, reflective of a transitional habitat between upland and wetland, are emphasized in the plant schedule. Some limited ornamentals have been added for accent and to fulfill both functional land aesthetic purposes, but these include only species that are hardy in the Pacific Northwest, are compatible with native plants (are non-invasive) and are not resource-intensive to grow and maintain. A formal arrangement of trees has been placed along the axial walkway to screen and soften the chain link fences on either side but otherwise the composition is natural and informal.

Plant material was selected with particular emphasis on drought-tolerance. A water-efficient irrigation system has been provided to help establish plant materials but it is anticipated that
it may only be used selectively when soil moisture declines to a level that indicates the plants may be stressed. The irrigation system has been designed to allow for progressive reductions to the point where it may be completely eliminated.

Pedestrian Circulation

This Sports Fields area is in close proximity to existing and proposed campus social gathering places and somewhat isolated from purely academic functions, therefore sports activities could be well integrated into the campus environment without causing disruptions. The site is also visible and accessible to those coming to campus and provides a gradual transition between developed and natural areas.

Placing the field in the proposed location will link to and improve the existing pedestrian circulation on campus. The proposed site is currently undeveloped and covered in rough grasses. The site is well served by pedestrian walkways and the regional Sammamish River Trail to the north and east.

The multi-use regional trail will be realigned to respond to the shape of the field’s eastern edge. The sinuous nature of the existing alignment was preserved in the new layout and curves will appear natural and flowing. Surfacing of the pathway will be identical to the existing and will be replaced where construction disturbs the existing surface. The new alignment will not intrude into the wetland buffer.

Parking

No additional parking is proposed in association with the Sports Fields complex. Parking will be provided within the existing, underutilized 1,950 stalls available on campus.
Elements of the Wetland Conservatory Proposal

The Sarah Simonds Green Conservatory will be located in the area of the existing greenhouse where plant propagation, irrigation and maintenance has been in place for the last 10 years, these facilities served the extensive wetland mitigation that has occurred on the site throughout years of development with the result of a wetland restoration meeting and exceeding the requirements set by the federal and local permits.

Architectural Elements

The Sarah Simonds Green Conservatory will be a place of study, research and expand appreciation of plant life, in the context of the highly successful wetlands restoration. The facility will both serve the campus and be open to the general public. The wetland conservatory will include an educational aspect, which includes a 32 seat general purpose classroom and greenhouse. The classroom and greenhouse are currently in the design development stages, therefore the size of the head house and classroom building may change based upon available funding. The potential expansion of the head house and classroom element may change by 6 feet on the eastern edge which building size range of approximately 1,332 to 1,632 square feet. The greenhouse building is also being designed for future expansion of up to one bay, which is identified on the building plans (ranging from approximately 1,630 to 1,940 square feet). Additionally, the greenhouse and its support spaces will continue to serve wetland restoration efforts around the campus, as well as, a public display space for native and ornamental plants and a teaching space for the Botany Department. The public space will serve as an educational and interpretive tool showcasing Bothell history and the development and science of the wetlands restoration.

Accessibility

Providing accessibility for persons with disabilities requires special design considerations. The facility must conform to applicable local, state and federal regulations. Additionally, this building is located adjacent to a wetland setting and therefore, the building and its support infrastructure must have a minimal impact on the site. As such, vehicular access to the building will be limited to emergency and service vehicles only. There will be two accessible routes to the site. The first will be via the northern parking structure for the campus at the lowest level of the garage. The west end of the garage is at a grade which allows an accessible route to the regional trail. There will be a paved 12’ wide drive / path similar in construction to the regional trail that will provide access to the building. There is a second accessible route to the regional trail from the upland developed area which is being provided as part of the Sports Fields project.
Sustainability
In alignment with UW Bothell’s priorities, the 21st Century Campus Initiative, and UW’s Climate Action Plan, UWB-Conservatory will aggressively integrate sustainable strategies into the building and site, with an emphasis on environmental strategies that teach and enhance awareness and making those strategies visible as a primary aspect of UWB’s identity.

The classroom and head house portion of the project will strive to minimize energy use and has the potential for Net-Zero energy with design for the future installation of Photovoltaic (solar) panels. The building positioning has been designed for maximum performance of solar panels. This design element will further the University’s commitment to achieving improved energy performance meeting or exceeding Architecture 2030.

Civil Elements

Demolition
Demolition includes the removal of existing retaining walls and foundation, the existing storage shed, electrical system, and all items necessary to accommodate the new improvements.

Demolition work will follow the City of Bothell Design and Construction Standards and Specifications and the City of Bothell Conditions of Approval for the UWB/CCC Phase 5 project. Unless otherwise noted all existing materials will be removed and hauled from the site and disposed of at an approved waste site by the Contractor.

Temporary Erosion Sediment Control (TESC)
TESC measures for Phase 5 construction shall include: seasonal restrictions, silt fences, catch basin inlet protections (when applicable), stabilized construction entrance, inceptor ditches, soil cover measures (i.e., hydroseed, straw, or mulch), and source control. Local protection measures may include strawbale reinforced silt fence, and similar facilities to control, treat, and dissipate runoff from active construction areas prior to release to downstream portions of the site. All construction runoff from Phase 5 work areas shall be controlled and treated in accordance with applicable City of Bothell and Washington State Department of Ecology standards prior to being discharged to the downstream systems.

Earthwork
Earthwork includes excavation for the new building, access/emergency road, service area, gravel path, and related site improvements. Excavated materials will be used and balanced on site where feasible. Due to high groundwater and peat material, special foundation construction and imported materials will be required.
Clearing
Clearing includes the removal of trees, brush, other vegetation, and all stumps, rotten wood, cement concrete blocks, and other debris necessary to construct the proposed improvements.

Storm Drainage
Runoff from the roof will be conveyed and dispersed to the existing wetland. Runoff from paved areas will be collected by a series of catch basin structures and underground pipes and conveyed by open ditches or pipes to a new low impact development (LID) stormwater treatment facility, prior to discharging to wetland. The storm drainage conveyance system for this phase will consist primarily of 6-inch to 12-inch diameter corrugated polyethylene pipe (CPEP), catch basins, and open ditches/swales. Storm drainage system materials will be in accordance with City of Bothell Design and Construction Standards and Specifications and the City of Bothell Conditions of Approval for the UWB/CCC Phase 5 project.

Stormwater detention is not required for the UWB/CCC Campus site due to the proximity of the site to North Creek and the Sammamish Slough, which enables direct discharge of stormwater.

The Bothell Surface Water Design Manual (BSWDM) is based on the 2005 Ecology Stormwater Management Manual (SMM). Unless otherwise noted in the BSWDM, all provisions of the SMM apply to surface water designs within the City of Bothell. For more detailed information relating to design and calculations, please refer to the Drainage Memo located in the appendix.

The proposed location of the Wetland Conservatory is located within the mapped 100-year flood plain. The University is perusing a map revision which would remove the conservatory area from the existing mapped 100-year floodplain and would require that compensatory storage be provided near the project site.

Sanitary Sewer
The proposed sanitary sewer system consists of a 6-inch lateral connecting the building to the 8-inch sanitary sewer main line. The 8-inch sanitary sewer line connects to the existing sanitary sewer manhole located at northwest corner of the North Garage.

The design and materials will follow the City of Bothell Design and Construction Standards and Specifications and the City of Bothell Conditions of Approval for the UWB/CCC Phase 5 project.
Section 4—Phase 5 Summary

Continued

Water System
The proposed water system consists of 1-inch, 3-inch, 6-inch, and 8-inch water lines. The 1-inch line will provide domestic water service to the building. The 3-inch line will provide fire protection for the building. The 6-inch line will provide water supply to new fire hydrant(s). The 8-inch line will be used for extension of the water transmission network.

It is anticipated that one additional fire hydrants will be required to provide adequate emergency coverage for the new improvements. Additionally, a Fire Department Connection (FDC) will be furnished to provide a connection from the domestic water system to the sprinkler system inside the new building.

The design and materials will follow the City of Bothell Design and Construction Standards and Specifications and the City of Bothell Conditions of Approval for the UWB/CCC Phase 5 project.

A fire flow and water availability certificate has been issued by the City of Bothell.

Structural
The currently adopted building code for the State of Washington and City of Bothell is the 2009 International Building Code (IBC), which has been used for the development of this project.

The exterior walls for the classroom / head house will be rain screen construction of wood siding over an air space and exterior insulation. Backing will be with ground faced concrete masonry blocks.

Mechanical
The currently adopted codes for the State of Washington are:
- International Mechanical Code
- 2009 International Building Code
- NFPA
- Washington State Energy Code

Heating and Cooling
The small size of the project offers the potential for the project headhouse/classroom building to operate as a net zero energy use facility with all annual energy needs potentially being provided from building mounted solar photovoltaic panels. In order to facilitate this potential, the HVAC options described here have been proposed to minimize annual energy use and to use electricity as the energy source.

Heating
With a goal of supporting the building energy loads with roof mounted PV, the classroom / head house building will be designed to use electric source heating supply. Heating supplies for the greenhouse are still being explored.

Cooling
The cooling for the greenhouse will be provided locally. Mechanical cooling for the classroom / head house will not be provided.

Electrical Service
A new electrical service from Puget Sound Electric will be provided to serve the facility from a pad mounted transformer. Estimated service is 400A, 120/208V, with circuit breaker distribution switchboard located in the head house. This switchboard provides power to head house equipment, HVAC units, receptacles, lighting, and miscellaneous loads.

Alternative Energy
The small size of the project offers an opportunity to provide a significant portion of the electrical needs of the building from building mounted photovoltaic panels. A solar array sized for the south facing roof of the classroom and headhouse building would be between 800 and 1000 sq.ft. This size array would provide 11.2-14 kw of power with an estimated annual energy production of 11,000 – 13,700 kwh. Larger array sizes would provide a proportionally larger part of the power needs.

Emergency Backup
A 20 kW standby, 78 gallon, diesel generator set will provide emergency backup power to all loads in the facility. The generator will be located within the building.

HVAC
The HVAC equipment will be served from metered breakers, panelboard located on the roof. This panelboard is fed from the main distribution panel in the head house.

Exterior and Pedestrian Lighting
Building-mounted lighting will be provided to adequately light primary entrances. Emergency lighting, also mounted on the building exterior, will be provided where exterior paths of egress are required. Such lighting will provide a minimum illumination of 1 foot-candle (FC) to allow occupants to move to a public right-of-way or to an area of safe assembly during a power outage.

The pedestrian pathway to access the building from the regional trail will assume the same characteristics as the regional trail and will not be lit.
Section 4—Phase 5 Summary

Continued

Landscape/Hardscape

The landscape and hardscape design for the Wetland Conservatory Building serve goals of accessibility and fire access while maintaining an informal aesthetic to tie in with the existing regional trail. Existing wetland landscapes that surround the site will remain intact. The project site will encompass sustainability goals and showcase the natural ecosystems that are integral to the campus through bioswales and stormwater wetlands. Hardscapes are kept to a minimum to maintain the information and natural environment.

Hardscape

The hardscape of the site will include the pedestrian and fire/maintenance access road which will be a 12-foot paved surface and have a similar quality as the existing regional trail. The construction section for access/emergency road will consist of hot mix asphalt (HMA) over aggregate base, over construction geotextile fabric. Service area will consist of gravel surfacing over construction geotextile fabric. Maintenance and delivery break-off drives (once you pass the T-turn around) will narrow to 10 feet and consist of crushed rock. The breezeway and sidewalk south of the greenhouse and out to the paved drive must meet ADA and will be concrete surfacing with a broom finish.

The design will follow the City of Bothell Design and Construction Standards and Specifications, and the City of Bothell Conditions of Approval for the wetland conservatory building.

All roadways impacted by the construction of this project will be restored in accordance with the City of Bothell Standards.

Landscape

Swale like elements might treat water at the side of the roadway. Landscaping to be “native and adaptive.” The proposed “pond” will be a wetlands-like water treatment natural area with native plants. Some larger screening type planning will be required north of the water to block views to the service area.

Proposed plant materials will be primarily native trees, shrubs, and groundcovers with priority will be given to drought tolerant plants with low maintenance requirements. Mitigation plantings for the re-vegetation of temporary utility line impacts will be planted per wetland ecologist recommendations and City of Bothell mitigation requirements. Please refer to wetland memo and critical areas report.
Pedestrian Circulation
Access to the site would be from an accessible, asphalt pathway from the existing ADA accessible regional trail that runs north/south, directly west of the proposed wetland conservatory.

Parking
Parking for the proposed Wetland Conservatory Building will be provided within the existing North Parking Garage. Parking at the project site will be provided for maintenance and deliveries only, as well as appropriate turn around and fire access for Bothell Fire as requested.

Comprehensive Plan Compliance
The proposed Phase 5 improvements include an approximately 2.5 acre (100,000 square foot) Sports Fields complex which will include a shared soccer and softball field, tennis courts, basketball court and a sand volleyball court. Additionally, the Sarah Simonds Green Conservatory will include an approximate 4,000 square foot greenhouse/conservatory with classroom and plant propagation space. The project is located within the North Creek/195th Subarea according to the Comprehensive Plan and is in compliance with all elements of the Bothell Comprehensive Plan. The two proposed new elements on the campus will serve the students of the campus and offer more opportunities for both students and the public (in relation to the conservatory). Specific goals and policies that apply and are furthered by this project include:

Capital Facilities Element
The location of the UWB/CCC is consistent with the capital facilities element in that the site is easily accessible via SR 522 and SR 405. This regional education facility serves not only as an educational institution, but also as a gathering place for multiple community activities.

Community Services Element
HS-P3: To promote life-long learning opportunities within the community.
HS-P9: Work with the Northshore School District, the University of Washington, and Cascadia Community College and private educational institutions to further educational objectives, consistent with community values.
HS-P10: Encourage expanded community use of local public and private school facilities.
Section 4—Phase 5 Summary

Continued

Economic Development Element
ED-G2: To improve the quality of life and create places where people can live, work, learn, shop and play.

Historic Preservation Element
The Chase home has been registered on the National Historic Landmarks and the Washington Heritage Register. This historic element on the site will not be altered or affected by the proposed development.

Natural Environment Element
NE-G1: To achieve a harmonious relationship between the built and natural environments.
NE-G2: To promote community wide stewardship of the natural environment for future generations through identification, protection, preservation/conservation, and enhancement of those natural environment features which are most sensitive to human activities and which are critical to fish and wildlife survival and proliferation.
NE-G3: To preserve open space corridors to pride lands that are useful for recreation, wildlife habitat, trails and connections of crucial areas.
NE-P4: When an alteration to a critical area is proposed, such alteration shall be avoided, minimized or compensated for in the following sequential order of preference:
   • Avoiding the impact altogether;
   • Minimizing the impact;
   • Rectifying the impact;
   • Minimizing or eliminating the hazard, where the critical area poses a hazard (such as a landslide area);
   • Reducing or eliminating the impact over time;
   • Compensating for the impact;
   • Monitoring the mitigation and taking remedial action where necessary.
NE-P8: Preserve, protect, restore and enhance the Sammamish River and North Creek and their tributaries as fish and wildlife habitat by implementing the goals and policies as contained in this element, the Parks and Recreation element, the Shoreline Master Program Element, the Land Use element, best available science, and the following special objectives:
   • For North Creek and its tributaries: Provide unimpeded access to all potential natural spawning and rearing habitats for all life stages of salmon.
Section 4—Phase 5 Summary

Continued

- Protect existing stream channel complexity and floodplain and longitudinal connectivity and restore channel and floodplain connectivity where necessary.
- Protect and restore a more natural hydrologic regime.
- Reduce runoff and fine sediments.
- Reduce runoff and fine sediments.
- Reduce accelerated streambank erosion.
- Maintain and restore a more natural temperature regime.
- Protect and restore riparian habitats.
- Reduce nutrient and chemical pollutant loading and reduce impacts on salmon.

NE-P14: Strive to improve water quality, fisheries habitat and wildlife resources consistent with adopted state and federal standards.

Wetlands

NE-P27: Due to the environmental value of wetlands as well as their economic value in reducing the need for storm water facilities, ensure that development results in no net loss of wetland functions and values, and no net loss of wetland area except in limited circumstances where the lost wetland area provides minimal functions and the mitigation action results in equal or greater wetland hydrological and biological functions, including wetland habitat functions which provide equal or greater benefits to the functioning of the sub-basin, such as riparian wetland habitat restoration and enhancement, all as determined by a site-specific function assessment. Promote the long term increase and enhancement of wetlands.

Native Vegetation

NE-P31: Preserve trees within streams, wetlands and their associated buffers.
NE-P32: Encourage the planting of suitable native trees and native vegetation within degraded streams, wetlands and buffers. Encourage the planting of suitable native trees and native vegetation on steep slopes.

Monitoring, Updating and Enforcement

The proposed project is in compliance with requirements for wetland, stream and habitat mitigation and monitoring through the original PUD and various state and local permits which allowed for the upland development with 58 acres of on-site lowlands mitigation. The mitigation and monitoring for the master plan build-out is completed and has been accepted by the Department of Ecology and the Army Corps of Engineers.
NE-P40: Apply adaptive management to critical area regulations to monitor and evaluate their effectiveness and update regulations that do not achieve the level of protection prescribed in the regulations.
Conditions of Final Approval
PUD1999-0001, PUD2008-00001 and PUD 2011-00001
Applicant Response to Conditions of Phase 2A, 3 and 4 Final PUD Approval

The following Conditions of Final Approval were developed as part of the Phase 2A, Phase 3 and Phase 4 PUD application process. These Conditions of Final Approval relate to the Phase 1, Phase 2A, Phase 3, and Phase 4 phases of development for the UW-B/CCC collocated campus. Minor changes were made as part of the Phase 3 PUD application process.

As part of the Phase 4 PUD Application, the current status of each of the Conditions of Final Phase 2A and Phase 3 Approval has been noted at the end of each condition below (in italics.) No conditions were applied to Final Phase 4 PUD approval.

**APPLICANT RESPONSE TO CONDITIONS OF FINAL APPROVAL**
(PUD1999-0001, PUD2008-00001 and PUD2011-00001)

**GENERAL CONDITIONS**

1. All final construction drawings shall be accomplished in AUTOCAD (Version 14 or later) at a minimum scale of 1"=20’ (unless another scale is specifically approved) in accordance with Department of Community Development and Public Works design standards and approved prior to construction. Specific approval for each phase must also be obtained from the City of Bothell Fire Marshal, as coordinated by the Community Development and Public Works Department.

   The plans contained in Exhibit 101 constitute the approved Phase 2A Final PUD plans.

   *Phase 5 Comment – Condition 1 has been complied with.*

2. At the time of each Construction Plan Submittal, the Permittee shall submit five sets of construction plans and specifications for on-site and off-site street and utility improvements to the City Engineer for review and approval with revisions made as required. Construction plans shall meet or exceed City standards.

   *Phase 5 Comment – Condition 2 has been complied with.*

3. Upon notification by the Community Development and Public Works Director, the Permittee shall post $85,000 with the City Engineering Trust Fund for engineering plan review and inspection. Prior to the start of any grading or construction activities, any additions and/or adjustments required for the Engineering Trust shall be posted as required by the City Community Development and Public Works Director. This fund shall be replenished as required by the City. Any funds remaining after completion of the project shall be returned to the Permittee.

   *Phase 5 Comment – Condition 3 has been complied with. Phase 5 is a much smaller phase of work and fees will be paid by Permittee per normal City of Bothell requirements, without the use of an Engineering Trust.*

4. A wetland and stream buffer width of a minimum of 75 feet and an average of 100 feet shall be provided from all building facades, parking lots and other site improvements, except for the pedestrian trails, boardwalks, stream crossings and
overlooks, and for the library expansion and north parking garage which shall maintain a minimum buffer of 35 feet. All wetland buffers shall fully comply with the requirements of the ICAO, BMC 20.10. Where existing vegetation is insufficient or disturbed by construction activity, the buffer will be re-vegetated with a planting of riparian/wetland plant materials as reviewed and approved by the Department of Community Development and Public Works. In order to recreate a natural system consistent with state and federal approvals, minor exceptions to the minimum buffer width of 75 feet may be authorized by the City staff as an interim condition, provided the average of 100 feet is maintained.

*Phase 5 Comment – Condition 4 has been complied with for Phase 2 through 4. Applicant proposes this condition be revised as outlined in the proposed modification to condition, which can be found in the appendix of this application.*

5. A monitoring system shall be established as delineated in the ICAO to ensure that the function, performance and quality of the wetlands is not adversely affected by the development.

*Phase 5 Comment – Condition 5 has been complied with. The Permittee is performing formal maintenance and monitoring as further described in the Phase 5 Application. The Department of Ecology and the Army Corps of Engineers has accepted the monitoring results and waived the need for additional monitoring within the wetland restoration area.*

6. Appropriate site and structural design will be required to mitigate impacts on soil stability. The recommendations, procedures, and methodologies contained in a draft project-related soils report shall be incorporated into the final design, considered a part of the development, and implemented by the Permittee. The draft soils report shall be finalized and submitted to the City with building permit applications. The applicant shall submit grading, drainage and erosion control plans to the Department of Community Development and Public Works in compliance with all applicable City ordinances. These plans shall be approved by the Department of Public Works prior to issuance of construction or building permits for site construction.

A report prepared by a professional geotechnical engineer prior to the issuance of a temporary certificate of occupancy for each phase must be submitted to the City of Bothell documenting the Permittee's compliance with the approved soils report listed above.

*Phase 5 Comment – Condition 6 has been complied with.*

7. Grading shall take place during the dry summer and autumn months and shall include erosion/sedimentation control methods, including the use of special materials as may be recommended by the geotechnical engineer and as reviewed and approved by the Director of Community Development and Public Works.

*Phase 5 Comment – Condition 7 has been complied with.*

8. The Permittee proposes to grade approximately 185,000 cubic yards of cut and 200,000 cubic yards of fill. The Permittee shall design and implement erosion control measures to prevent surface water erosion flows into the surrounding wetlands and North Creek. The Permittee shall install and maintain erosion control
Applicant Response to Conditions of Phase 2A, 3 and 4 Final PUD Approval

measures as approved and monitored by the Community Development and Public Works Director throughout the construction process.

Phase 5 Comment – Condition 8 has been complied with.

9. All water mains shall be constructed, flushed and tested in accordance with City and State of Washington Department of Health standards and requirements.

Phase 5 Comment – Condition 9 has been complied with.

10. All water mains, hydrants, valves and other requested facilities shall be deeded to the City. Additionally, a minimum 15-foot wide unobstructed easement with the wording for the easement approved by the City, shall be dedicated to the City. These easements shall include all facilities to be owned and operated by the City, including fire hydrants and service lines up to and including the meters. The line from the meters to the buildings shall remain the property of the UW-B/CCC.

Phase 5 Comment – Condition 10 has been complied with.

11. Fire lines shall remain the property of the UW-B/CCC and State approved fire detector check assemblies shall be placed within 50 feet of the main line connection in accordance with City standards. An alternate location for the DDCV (double detector check valve) assembly, such as inside a building, must receive specific approval of the Community Development and Public Works Director. The entire fire line from the point of connection to the main up to the DDCV assembly shall be constructed, flushed, and tested in accordance with main line standards. This construction shall be included in the Public Improvement Plan submitted to and approved by the Department of Community Development and Public Works.

Phase 5 Comment – Condition 11 has been complied with.

12. All sewer mains, manholes and other required sewer facilities shall be deeded to the City. A minimum 15-foot wide unobstructed easement, with the wording for the easement approved by the City, shall be dedicated to the City. Side sewer lines shall remain the property of the Permittee and shall be operated and maintained by the Permittee.

Phase 5 Comment – Condition 12 has been complied with.

13. In addition to City fees and charges, the Permittee shall pay any connection fees and charges required by King County Metro. All sanitary sewer design shall be reviewed and approved by King County.

Phase 5 Comment – Condition 13 has been complied with.

14. The storm system including on-site mains, catch basins, manholes, structures and treatment facilities shall remain the property of the UW-B/CCC. The Permittee shall submit construction plans and an Operations and Maintenance Plan to the City for approval. The plan shall meet the requirements of the City. The Operations and Maintenance Plan shall require inspection twice yearly and submittal to the City of a yearly certification of compliance.

At a minimum, the Operations and Maintenance Plan shall provide for the following:
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a. Sweeping of all parking and roadway areas on an agreed frequency;
b. Yearly pumping of all CBs wet vaults and other facilities that accumulate silt and debris;
c. Yearly inspection and certification that the system is performing in accordance with the design;
d. Yearly maintenance of ditches, slopes, etc. as required;
e. Maintenance of coalescing plate oil/water separators, etc. at a frequency recommended by the manufacturer of the equipment; and
f. Maintenance of other features as required.
Phase 5 Comment – Condition 14 (a, b, c, d, e, and f) has been complied with. Maintenance and inspection activities are on-going.

15. In the event any portion of the development is within the one hundred year floodplain, as it may exist following the proposed relocation of North Creek and wetlands enhancement and restoration, at the time that building permits are requested to be issued, the Permittee shall be required to comply with the floodway/floodplain development regulations contained in Chapter 20.10 of the Bothell Municipal Code, including regulations relating to compensatory flood storage, building flood-proofing, etc. and shall obtain such additional Substantial Development Permits and Shoreline Conditional Use Permits as required under the Shoreline Management Act (SMA) and the Bothell Shoreline Master Program (BSMP) in order to comply with the above-referenced flood regulations as well as the requirements of the SMA and the BSMP.
Phase 5 Comment – Condition 15 has been complied with. The conservatory building will be located outside of the 100 year floodplain after a CLOMR-F is obtained which will remove the proposed building area out of the 100-year floodplain and provide compensatory storage adjacent to the site.

16. All Fire Department emergency access traffic control signals which will be installed or modified by the Campus development (including the proposed emergency access at the west Campus boundary at NE 180th Street) shall incorporate the 500 series 3M opticom equipment, which shall be compatible with current Fire Department standards.
Phase 5 Comment – Condition 16 has been complied with.

17. The minimum standards for fire lanes are as follows:

a. No less than 20 feet in width of approved all weather surface capable of supporting emergency vehicles;
b. Inside turning radii for access roads shall be no less than 30 feet when the roadway is less than 24 feet in width and 35 feet when the roadway is wider than 24 feet;
c. Roadway grades shall not exceed 15 percent;
d. Vertical clearance shall be no less than 13 feet, 6 inches;
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e. A Fire Department approved turn around shall be provided on any dead end road that exceeds 150 feet in length; and
f. Loading requirements.

Phase 5 Comment – Condition 17 (a, b, c, d, e, and f) has been complied with to date. Applicant proposes this condition be revised as outlined in the proposed modification to condition, which can be found in the appendix of this application.

18. All buildings, except for the parking structures to the extent that they comply with the provisions of City code, shall be provided with a complete fire sprinkler system meeting all the requirements of NFPA 13, 231 and 231C. Plans shall be submitted to the Fire Department for review of the building permit application. The fire sprinkler design density will be determined when information has been submitted to the Fire Department as to storage height, type of commodity and the quantity that will be stored in these buildings.

Phase 5 Comment – Condition 18 has been complied with.

19. All of the requirements of the Bothell Municipal Codes 15.04, 15.08, 15.10 and 15.32 shall be met. These ordinances address the Uniform Codes, Bothell Sprinkler and Fire Alarm Ordinance, and fire flow/fire hydrant issues.

Phase 5 Comment – Condition 19 has been complied with.

20. Fire Department access and fire lanes to the parking garages are to be provided with each building. The Fire Marshal shall verify the final access and fire protection requirements, based upon the codes in effect at the time of permit issuance. The Permittee does not propose to sprinkler the open parking garages.

Phase 5 Comment – Condition 20 has been complied with.

21. The geotechnical engineer's recommendation for construction of the parking structures includes dewatering and installation of sub-grade drainage systems to intercept sub-surface flows. The drainage design for these structures shall include provisions for the dewatering system, including temporary erosion control, conveyance and discharge to North Creek of runoff treated by the temporary erosion control system.

Phase 5 Comment – Condition 21 has been complied with.

22. All existing utilities shall be relocated and undergrounded in their final locations to accommodate the final road geometry for Beardslee Boulevard. The cost of undergrounding the utilities shall be governed by existing franchise agreements, or Utility and Rate Commission regulations where a franchise agreement is not in place. The City requires the utility relocation work to be treated as a City project under the franchise agreements. Due to the phasing of roadway improvements, the utility relocation work shall be started with Phase 1 and completed with Phase 2A construction.

Phase 5 Comment – Condition 22 has been complied with.

23. At the discretion of the Community Development and Public Works Director, the Permittee may be allowed to construct temporary curbs with Phase 1, instead of
cement concrete curb and gutter, in areas where Phase 2A road widening improvements would require demolition and relocation of the curbs in their final location.

Phase 5 Comment – Condition 23 has been complied with, all permanent curbs and curb and gutter have been completed.

24. The Permittee shall reserve additional road right-of-way along project frontages for future dedication sufficient to accommodate final road widening, as determined by the Director of Community Development and Public Works. A 10-foot wide easement for utility providers shall be granted adjacent to the new right-of-way on the Campus side of Beardslee Boulevard.

Phase 5 Comment – Condition 24 has been complied with. Note that portions of the easement area may be subject to environmental restrictions by other State or Federal agencies due to proximity to the wetland restoration area.

25. Immediately following approval of the FPUD for Phase 2A, the City shall initiate the work plan as set forth in Appendix D of the project Traffic Report, dated May 28, 1999. The Permittee shall fund data collection, design reports, technical analyses, environmental document preparation, consultants, and community meeting preparation as necessary to develop and arrive at recommended long-term strategies and/or improvements to the NE 195th Street/I-405 Interchange including location of a Shared Use Path trail crossing. The Permittee's maximum amount to be expended toward preparation of the above mentioned technical analyses shall be $100,000.00. Funds expended for this effort shall be credited towards any identified solution required to be funded in whole or in part by subsequent phases of the Campus. The Permittee will not be required to comply with any other PUD Condition that relies upon the technical analyses to be generated by this Condition until the referenced technical analyses have been completed by the City.

Phase 5 Comment – Condition 25 has been complied with. The language of Condition 25 was updated as part of the Phase 3 PUD. The updated language is shown above.

26. Phase 2A shall include construction of a new 8-inch minimum diameter water main along the new Upper Campus Road, with connections to the new NE 185th Street main and the new main at the intersection of NE 185th Street and Main Campus Drive. Domestic water services, meters, hydrants, and fire protection services shall be provided to each Phase 2A building consistent with Community Development and Public Works and Fire Department requirements. Locations of hydrants and fire protection systems shall be subject to approval of the Fire Marshal. Locations of meters, valves and related water distribution improvements are subject to the approval of the Community Development and Public Works Director. The Permittee shall submit building information to the Fire Marshal to verify the available fire flow is adequate to serve the new buildings. The Fire Marshal shall determine whether fire sprinkler systems are required for the north and south parking garages, based upon applicable City codes. The Fire Marshal will determine the access locations and fire service requirements for each building, and the Permittee shall revise the engineering plans, as necessary, to comply with the Fire Marshal's written requirements.
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Phase 5 Comment – Condition 26 has been complied with.

27. The final configuration of NE 180th Street shall be designed to meet the imposed weight of emergency vehicles and with an opticom controlled emergency gate at the Campus boundary.
Phase 5 Comment – Condition 27 has been complied with.

28. Obstructions that could impede the response of Fire Department vehicles will not be permitted.
Phase 5 Comment – Condition 28 has been complied with.

29. The Permittee shall submit a final landscape plan that generally identifies types, sizes, quantities, and locations of all plant materials to be installed. To mitigate the visual impacts on adjacent uses and to provide for a pleasing aesthetic effect, the following special landscape mitigation measures shall be incorporated into the landscape plan.

a. An evergreen landscape buffer a minimum of thirty feet in width shall be installed and/or maintained along the western periphery of the upland portion of the Campus. The landscape buffer shall consist of a mix of coniferous and deciduous trees, shrubs and ground cover. The buffer shall contain one tree for each 150 square feet of land area. Within the buffer, all coniferous trees shall have a minimum height of eight feet at time of planting and at least thirty percent of the deciduous trees shall have a minimum caliper size of three inches at time of planting. All existing healthy conifer trees within this buffer area shall be retained, unless no practical alternative to grading or utility installation necessitates removal of the fewest possible number of such existing conifer trees. Hazardous trees may be removed with replacement planting of new trees;

b. The Permittee shall install landscaping to visually soften the large building facades of the proposed Campus structures at strategically selected points along the building walls. This landscaping shall consist of groupings and/or individual deciduous and/or coniferous trees, shrubs and ground covers. To provide for an immediate softening of these facades, fifty percent of the deciduous trees used in this landscaping shall have a minimum caliper of three inches at time of planting and all coniferous trees shall have a minimum height of eight feet at time of planting. The landscape buffer adjacent to the parking structures in the southwest portion of the Campus shall have sufficient landscape planting to provide a complete visual screen from the cemetery and adjoining existing single family residences to the west, with this portion of the landscape buffer established as part of Phase 1 of the Campus. The Permittee shall install supplementary landscaping within the eastern margin of the cemetery, if determined by the Bothell Landmark Preservation Board to be necessary to create an effective buffer. In locations where it is not possible to install plant materials immediately adjacent to the building wall, other landscape elements, such as parking lot perimeter landscaping, or interior parking lot landscaping, shall be upgraded to achieve a visual softening of the building;
c. Interior parking lot landscaping shall be planted in accordance with BMC 17.36.060(D);

d. To reduce the demands of irrigation, drought tolerant plants shall be incorporated into the landscaping planting plan to the maximum extent possible. Large grass areas shall be limited to recreation areas or high pedestrian use areas. A planting scheme incorporating trees, shrubs and ground covers shall be installed in lieu of turf. Native grasses that are not irrigated may be used within the vicinity of drainage facilities, roadways and natural open space areas;

e. The laydown area shall avoid all tree retention areas and shall be operated so as to protect tree retention areas from activities within it.

f. A re-vegetation plan for all areas disturbed by construction activity shall be submitted to the Department of Community Development and Public Works for review and approval prior to the issuance of any construction or building permits. The plan shall show type, size and quantities of planting materials to be used. All disturbed areas, including areas for the installation of utilities shall be re-vegetated immediately following cessation of construction activities; and

g. The landscape plan shall restrict the placement of trees and/or large shrubs within public utility easements. The landscape plan shall also comply with sight distance triangle restrictions near all vehicle intersections, driveway entrances, and pedestrian crossings. The site lighting plan shall take into consideration locations and heights of existing and new trees in determining placement of site lighting fixtures.

Phase 5 Comment – Condition 29 (a, b, c, d, e, f, and g) has been complied with. A re-vegetation plan will be submitted with all building permit applications.

30. The south Campus transit loop shall include a minimum 3-foot wide pedestrian refuge area approved by the City to maintain safe separation from auto traffic for transit drivers accessing the buses. The south transit loop shall be designed for adequate turning radii and coordinated with the transit agencies for acceptance of bus maneuverability.

Phase 5 Comment – Condition 30 has been complied with.

31. Following operation of Campus internal roadways by Phase 1 activities, the Permittee shall review system performance with the City Traffic Engineer and implement any signing and striping changes that would improve safety or operations at Permittee’s expense prior to occupancy of Phase 2A instructional buildings. The City will take into consideration comments provided by transit agencies in implementing any measures.

Phase 5 Comment – Condition 31 has been complied with. No significant signing and striping changes have been made other than additional signage at crosswalks. Review of Condition 31 is ongoing, utilizing the Traffic Coordinating Advisory Committee referenced in the Preliminary PUD.
Prior to the Issuance of any Construction Permits for Phase 2A:

32. Detailed construction plans for all on-site improvements for Phase 2A shall be submitted with the building permit application for Phase 2A. The Permittee shall coordinate with the transit agencies on the design elements relative to transit considerations prior to submittal to the City.
   *Phase 5 Comment – Condition 32 has been complied with.*

33. Detailed construction plans for all off-site improvements for Phase 2A need not be submitted with the building permit application for Phase 2. However, they shall be submitted in adequate time to allow for plan review, approval and construction prior to occupancy of any building in Phase 2A, except for the North and South Parking Garages, which shall be constructed prior to occupancy of Phase 1 buildings.
   *Phase 5 Comment – Condition 33 has been complied with.*

34. All fees and charges shall be paid as set forth in the current City ordinances and codes prior to issuance of the Phase 2A final building permit. Additionally the Permittee shall pay for all plan reviews, inspections, etc. as related to the project.
   *Phase 5 Comment – Condition 34 has been complied with.*

35. The Permittee shall:
   a. Pay all storm, water and sanitary facility charges for the subject site; and
   b. Obtain all required City, State and Federal permits for the particular activity and pay all fees and charges.
   *Phase 5 Comment – Condition 35 (a and b) has been complied with.*

36. The Permittee shall mitigate Phase 2A development off-site traffic impacts by payment of the following fees:

<table>
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<tr>
<th>Project ref. no.</th>
<th>Project name</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>R3</td>
<td>SR 522/527</td>
<td>$ 20,240.00</td>
</tr>
<tr>
<td>R4</td>
<td>228th Ave.</td>
<td>34,850.00</td>
</tr>
<tr>
<td>R7</td>
<td>39th Ave. Ext.*</td>
<td>62,826.00*</td>
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<tr>
<td>TC-17</td>
<td>Beardslec/Main</td>
<td>94,500.00</td>
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<tr>
<td></td>
<td>SR 527/I-405 Agreement</td>
<td>2,320.00</td>
</tr>
<tr>
<td></td>
<td>TOTAL PHASE 2A</td>
<td>$ 214,736.00</td>
</tr>
</tbody>
</table>

   *or identified alternative roadway link
   *Phase 5 Comment – Condition 36 has been complied with.*

37. Construction drawings shall demonstrate compliance with fire flow requirements in accordance with Bothell Municipal Code (BMC) Chapters 15.08 and 15.32. The required fire flow for the proposed structures will be determined during the building plan review process.
   *Phase 5 Comment – Condition 37 has been complied with.*
38. If hazardous materials are going to be used during construction, as indicated in the PUD, a hazardous materials management plan and inventory statement shall be provided with construction permit application.

Phase 5 Comment – Condition 38 has been complied with.

39. Phase 2A construction plans shall include a specific evaluation of fire flow and fire access conditions and standards related to all buildings, paths and roadways proposed within Phase 2A, consistent with Uniform Fire Code and BMC requirements.

Phase 5 Comment – Condition 39 has been complied with.

40. The Permittee shall submit plans demonstrating fire hydrant spacing no greater than 300 feet on center around the building perimeter. The fire hydrants shall be located at least 50 feet from the buildings. Hydrant locations shall be approved by the Bothell Fire Marshal.

Phase 5 Comment – Condition 40 has been complied with.

41. Prior to issuance of the building permit for the north parking structure, the Permittee shall submit to the City written comments from Metro (Sewer) before approving the final location of the northeast corner of the north parking garage. Construction plans and structural evaluations for this parking garage shall address the potential for pile foundation construction to affect the sanitary sewer line.

Phase 5 Comment – Condition 41 has been complied with.

42. The Permittee shall submit updated Phase 1/Phase 2A construction plans, calculations, and a drainage Technical Information Report to the City for approval for on-site and off-site improvements, including verifying the size of two Phase 2A water quality vaults prior to submittal for structural permits. The storm system, including on-site mains, catch basins, manholes, structures and treatment facilities, shall remain the property of the UW-B/CCC. The Permittee shall submit construction plans and an Operations and Maintenance Plan to the City for approval. The plans shall meet the requirements of the City. The Operations and Maintenance Plan shall require inspection twice yearly and submittal to the City of a yearly certification of compliance.

At a minimum, the Operations and Maintenance Plan shall provide for the following:

a. Sweeping of all parking and roadway areas on an agreed upon frequency;

b. Yearly pumping of all CBs wet vaults and other facilities that accumulate silt and debris;

c. Yearly inspection and certification that the system is performing in accordance with the design;

d. Yearly maintenance of ditches, slopes, etc. as required;

e. Maintenance of coalescing-plate oil/water separators, etc. at a frequency recommended by the manufacturer of the equipment; and

f. Maintenance of other features as required.
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**Phase 5 Comment – Condition 42 (a, b, c, d, e, and f) has been complied with. Maintenance and inspection activities are on-going.**

43. The Permittee's design team shall coordinate the re-location of the northbound Beardslee transit stop with the transit agencies and City. The stop shall be ADA accessible and connect to the regional trail link. If necessary, the trail link may need to be adjusted in grade near the stop to meet applicable ADA requirements at the transit stop. The location of the stop should generally be beyond the U-turn maneuvers, yet placed to not conflict with queues from the interchange. The specific location will be approved by the City's Traffic Engineer and coordinated with the transit agencies. The northbound curb lane entering the 1-405 southbound ramp intersection should be a separate right-turn lane onto the southbound on-ramp with signing to allow transit only to pass straight through at the right only lane. The preliminary plan for Beardslee Boulevard improvements on file with the City, dated June 11, 1999, should be revised to show a right-only lane with appropriate signing and appropriate changes made to the construction plans at the time of submittal.

**Phase 5 Comment – Condition 43 has been complied with.**

44. In addition to off-site transportation mitigation payments for Phase 2A, the Permittee acknowledges the obligation for future off-site transportation mitigation payments at each subsequent phase. The Permittee may, at its option, pay mitigation fees for projects R3 (SR 522/527) and R4 (228th Street SE) prior to subsequent phases. Additionally, at Permittee's option, latecomer's fees may either be paid directly to Permittee or retained by the City to be applied to future Campus mitigation fees.

**Phase 5 Comment – Condition 44 has been complied with. The Permittee has paid only mitigation fees required for Phase 1 and Phase 2A. The Permittee has submitted documentation for the reimbursement of latecomer's fees for roadway and utility improvements along Beardslee Boulevard. It is not clear if the City has collected and/or retained latecomer's fees to date.**

**PRIOR TO COMMENCEMENT OF ANY SITE WORK FOR PHASE 2A:**

45. The following items shall occur prior to starting any grading or construction activity:

a. The Permittee shall ensure that a Bothell approved Temporary Erosion and Sedimentation Control Plan (TESCP) has been implemented to the satisfaction of the City's Construction Inspector. The TESCP shall be maintained throughout the whole construction phase;

b. The Permittee shall establish a tire/vehicle washing area within the project area. This washing area shall be designed to facilitate the removal of all mud, sand, dirt and other construction debris that might collect on construction vehicles during the course of construction activities prior to entering onto adjacent public roadways. The wash area shall be designed to collect wash runoff in a settling pond prior to entrance into the stormwater system or conveyance ditches;

c. To mitigate the air quality impacts of construction activities, the Permittee shall implement appropriate construction practices to minimize any airborne dust
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generated by the construction activity and to prevent soil tracking onto public right-of-ways; and
d. The Permittee shall provide road sweeping trucks and other facilities to ensure that all public roadways remain free from possible dirt and debris taken from the subject site.
Phase 5 Comment – Condition 45 (a, b, c, and d) has been complied with.

PRIOR TO ISSUANCE OF OCCUPANCY PERMITS FOR THE INSTRUCTIONAL BUILDINGS IN PHASE 2A:

46. The Permittee shall furnish the City with "as-builts" of all utilities and roadways. As-builts for the entire project shall include: existing and new water, sewer, storm, parking, curb, gutter, sidewalks and street improvements. The as-builts must be stamped and dated by a State of Washington Registered surveyor certifying the utilities conveyed to the City are within a recorded easement and/or right-of-way. The surveyor/engineer shall also provide an as-built survey of required water quality vaults, oil/water separators, and bioswales with critical elevations of inlets, outlets and controls. Final as-built submittal shall include the following: 1 Mylar, 3 prints and AUTOCAD Release 14 compatible 5-1/4" or 3-1/2" floppy disk, properly labeled;
Phase 5 Comment – Condition 46 has been complied with.

47. The Permittee shall supply the Department of Community Development and Public Works with separate itemized lists of the costs for the labor and materials used in the construction of the public water and sewer systems.
Phase 5 Comment – Condition 47 has been complied with.

48. The Permittee shall establish and maintain a Traffic Coordinating Advisory Committee to monitor and to make recommendations regarding the Transportation Management Plan (TMP). The composition of the Committee shall be determined jointly by the City and the UW-B/CCC and shall include representation from the adjacent neighborhoods and transit agencies. The committee shall meet periodically, but not less than quarterly, to review the overall impacts of the Campus operations on transportation, as outlined above, and to make recommendations to be considered by the UW-B/CCC and City to be implemented as required.
Phase 5 Comment – Condition 48 has been complied with. The Permittee is coordinating with the City to operate, and maintain a transportation management program along with a Traffic Coordinating Advisory Committee. The Committee is meeting on a regular basis and includes staff from the City.

49. The Permittee shall design and construct improvements at the North/South Access Road to Beardslee Boulevard as approved by the Department of Community Development and Public Works. The improvements shall include two 12-foot wide paved exiting lanes and one 12 foot wide entering lane, consistent with the Fire Department fire lane access standards and conditions.
Phase 5 Comment – Condition 49 has been complied with.
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50. The Permittee shall design and construct improvements to Beardslee Boulevard along the entire frontage of the site from the southerly property line, joining the existing improvements, to the intersection with NE 195th Street. Such improvements shall be consistent with the policies for Minor Arterials and other pertinent transportation policies contained in the Imagine Bothell... Comprehensive Plan. The improvements shall include the following:

a. Three vehicular travel lanes, transitioning from three lanes, to four lanes, to five vehicle lanes as generally depicted in the preliminary plat for Beardslee Boulevard improvements on file with the City, dated June 11, 1999, incorporating landscaped medians consistent with the Bothell Boulevard System Plan as described and depicted in Policy UD-P1 and Figures UD-1 through UD-5 of the Imagine Bothell... Comprehensive Plan;

b. Landscaping for the medians shall be incorporated so as not to impede lines of sight for motorists. The city shall have discretion as to the types and extent of plantings included in the medians to accomplish the desired gateway treatment for this roadway;

c. Two Class 2 bicycle lanes of five feet in width on the roadway;

d. Curb and gutter on both sides;

e. On the Campus side of Beardslee Boulevard, the required retaining walls, Class 1 Regional Trail, lighting, landscaping, Class 2 bike lane, drainage system, and utilities shall be designed and constructed in their final location and elevation, based upon the approved Phase 2A plan, subject to minor adjustments as may be required by the City and/or WSDOT;

f. On the north side of Beardslee Boulevard, widen the bike lane and provide a westbound traffic lane, including a c-curb between the pedestrian/bike lane and the travel lane, from Ross Road to the Woodland Hills property to the extent feasible within existing public street right-of-way;

g. Street lighting, sanitary sewer, water, and storm drain. The new storm drainage provided with the Phase 1 Beardslee improvements shall collect and convey runoff from a portion of Beardslee Boulevard to the on-site Campus storm drainage treatment facilities. To compensate for the new Phase 1 pavement area bypassing the on-site facility, the existing storm drainage system (and contributing roadway areas) immediately upstream of the proposed Beardslee Boulevard improvements will be connected to that part of the new drainage system contributing to the on-site facilities. The additional pavement and impervious area resulting from Phase 2A Beardslee Boulevard improvements shall be conveyed to a new detention and water quality vault within the dedicated right-of-way. This vault is to be located underneath the proposed pedestrian trail to avoid existing utilities in Beardslee Boulevard while providing access to the facility. The facility shall be sized to control and treat the stormwater runoff for this area in accordance with the current Bothell Surface Water Design manual;

h. Dedication of sufficient street right-of-way to the City consistent with final approved street construction and reservation of additional street right-of-way for ultimate 5-lane improvements to Beardslee Boulevard. Future
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widening to 5 lanes, if required as a result of additional traffic analysis, may encroach upon the wetland restoration area and Class 1 trail;

i. Construction of a U-turn maneuvering area to allow passenger vehicles traveling westbound on Beardslee Boulevard to turn eastbound. The location and geometry of the U-turn configuration shall be established to provide a minimum turning radius of 59 feet, as measured from the outside edge of the turn lane to the face of curb. The design shall provide a 54-foot turning radius for passenger vehicles without encroaching into the adjacent 5-foot wide Class 2 bike lane next to the curb. The cost of the Beardslee Boulevard improvements may be shared proportionally with other developments which are required by conditions of their approval to construct any of the same improvements, based upon proportionate shares of project traffic on Beardslee Boulevard; and

j. Construction of a dedicated right-turn lane from Beardslee Boulevard to southbound 1-405, with signage to allow “transit only” through movements to eastbound NE 195th Street. Lane channelization shall provide sufficient capacity for vehicle stacking as recommended in the approved traffic report. Construction within the WSDOT control zone and right-of-way shall be designed to satisfy WSDOT standards. The Permittee shall submit engineering plans and documentation to the City of Bothell and WSDOT for review and approval. WSDOT requires that their construction field office oversee the construction contract within their limited access zone. Plans, Specifications and Engineering (P, S & E) shall be prepared to allow for separate bid and contract procedures acceptable to WSDOT, the City and the Permittee.

Phase 5 Comment – Condition 50 (a, b, c, d, e, f, g, h, i, and j) has been complied with. With respect to Condition 50.g, the Campus does not believe that any additional widening of Beardslee Boulevard is required to accommodate Campus traffic. This is particularly true since the SR 522 South Access Interchange was constructed, which has become the primary access to the Campus. Right-of-way adjacent to Beardslee Boulevard has been reserved but encroaches upon the wetland restoration area and the regional trail facility.

51. The Permittee shall design and construct the following improvements to NE 185th Street between Beardslee Boulevard and the Campus site:

a. Minor improvements shall include widening pavement to a minimum 20 foot width and a 2-inch asphalt overlay on top of existing paving, striping and signage;

b. The Permittee shall design and install a continuous asphalt or concrete sidewalk at the discretion of the Community Development and Public Works Director along one side of NE 185th Street from Beardslee Boulevard to the Campus to ensure for safe pedestrian movements. Plans for this off-site walkway shall be submitted to the City for review and approval a sufficient time in advance to allow the sidewalk to be completed prior to occupancy of Phase 2A instructional buildings;

c. Use of NE 185th Street will be reviewed concurrent with each subsequent phase of Campus development. If the Director of Community Development
Applicant Response to Conditions of Phase 2A, 3 and 4 Final PUD Approval

and Public Works determines that NE 185th Street needs to be used as a secondary transit access route prior to approval of a subsequent phase, such use shall not require improvement during Phase 2A beyond that specified in Condition 51.b, above. The need for further improvement would be evaluated during review of subsequent phase applications; and
d. Based on monitoring by the City of the effectiveness of the initial signing to control passenger vehicle access to the Campus from NE 185th Street, the Director of Community Development and Public Works may a new opticom controlled gate at the Campus entrance to NE 185th Street. The gate system design and control shall be established for compatibility with City of Bothell emergency vehicles and with the transit providers’ vehicles.

Phase 5 Comment – Condition 51 (a and b) has been complied with. For Condition 51.c the Permittee is not aware of any current interest the transit agencies have in using NE 185th Street for transit service. The Permittee and the City maintain regular communications with the transit agencies. For Condition 51.d the Permittee has installed a gate system at NE 185th Street.

52. The Beardslee Boulevard/north site access traffic signal required for Phase 1 shall have been installed and be operational. If the City determines that the Level of Service will drop below “D” either under Phase 1 occupancy or based on further evaluation of forecast conditions with Phase 2A traffic, the Traffic Coordinating Advisory Committee may recommend other measures to alleviate congestion. The Permittee shall include all necessary hardware to add transit signal prioritization capabilities to the signal, if not already provided for in the signal design. The traffic signal controller cabinet shall be capable of supporting transit signal priority. The Permittee shall also provide traffic counting capabilities at the signal for all travel directions, and necessary cabinet hardware, to obtain traffic count information at the entrance. The traffic signal system shall be capable of being modified to accommodate a 4-way intersection in the future. The signal shall be interconnected to operate with the existing signal system at NE 195th Street/I-405 Interchange. All necessary right-of-way dedications and easements for City maintenance of the traffic signal shall have been completed.

Phase 5 Comment – Condition 52 has been complied with. See previous comments related to the status of the Traffic Coordinating Advisory Committee.

53. The Permittee shall provide sanitary sewer stubs, at locations to be approved by the Community Development and Public Works Director, from the NW sewer main extension to serve properties located on the north side of Beardslee Boulevard, southwest of the proposed Woodland Hills project. The Woodland Hills development is responsible for the cost of extending the sewer main from the new eastern sewer manhole across Beardslee Boulevard.

Phase 5 Comment – Condition 53 has been complied with subject to latecomer reimbursement.

54. The Permittee shall design and construct an 8-inch gravity main to the north in Beardslee Boulevard at its low point adjacent to the Campus property. When designing and constructing the off-site sanitary sewer extension along Beardslee Boulevard, the Permittee shall include sewer stub-outs to the property line of lots located on the north side of the road, south of the proposed Woodland Hills
property. Locations of the stub-outs shall be reviewed and approved by the Community Development and Public Works Director.

Phase 5 Comment – Condition 54 has been complied with subject to latecomer reimbursement.

55. The Permittee shall provide a new on-site sanitary sewer extension along the new Upper Campus Road to serve future buildings in that area of the Campus.

Phase 5 Comment – Condition 55 has been complied with.

56. The Permittee shall construct new side sewer connections from existing on-site mains to the proposed Phase 2A buildings in conformance with City standards. The final design for all sewer improvements shall be in accordance with Metro, City and Department of Ecology standards. The Permittee shall also submit the final plans to the Department of Community Development and Public Works for concurrent review and approval.

Phase 5 Comment – Condition 56 has been complied with.

57. All mains, manholes and other required sewer facilities shall be deeded to the City. A minimum 15-foot wide unobstructed easement, with the wording for the easement approved by the City, shall be dedicated to the City. Side sewer lines shall remain the property of the Permittee and shall be operated and maintained by the Permittee.

Phase 5 Comment – Condition 57 has been complied with.

1. The Permittee shall prepare and implement a striping and signing plan approved by the City for improving operation at the intersection of Beardslee Boulevard/Main/Kaysner. No construction is anticipated with this condition.

Phase 5 Comment – Condition 58 was completed by the City as part of Preliminary PUD Condition 6.3. The Permittee contributed $80,000 towards additional neighborhood intersection improvements.

SUPPLEMENTAL FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

BOTHELL CITY COUNCIL

MODIFIED CONDITIONS

The following conditions of the Hearing Examiner are modified by the City Council. Modifications are noted in bold text.

4. A wetland and stream buffer width of a minimum of 75 feet and an average of 100 feet shall be provided from the relocated North Creek and all building facades, parking lots and other site improvements, except for the pedestrian trails, boardwalks, stream crossings and overlooks, and for the library expansion and north parking garage which shall maintain a minimum buffer of 35 feet from the current North Creek channel until the current North Creek channel is abandoned. During this interim period, the Permittee shall ensure that adequate water quality measures are implemented and maintained to control sedimentation and siltation. All wetland
buffers shall fully comply with the requirements of the ICAO, BMC 20.10. Where existing vegetation is insufficient or disturbed by construction activity, the buffer will be re-vegetated with planting of riparian/wetland plant materials as reviewed and approved by the Department of Community Development and Public Works. In order to recreate a natural system consistent with state and federal approvals, minor exceptions to the minimum buffer width of 75 feet may be authorized by the City staff as an interim condition, provided the average of 100 feet is maintained.

Phase 5 Comment – Modified Condition 4 has been complied with. Applicant proposes this condition be revised as outlined in the proposed modification to condition, which can be found in the appendix of this application.

33. Detailed construction plans for all off-site improvements for Phase 2A need not be submitted with the building permit application for Phase 2. However, they shall be submitted in adequate time to allow for plan review, approval and construction prior to occupancy of any building in Phase 2A, except for the North and South Parking Garages, which shall be constructed prior to occupancy of Phase 1 buildings.

The construction plans shall include engineering drawings of street improvements for Beardslee Boulevard which includes the 112th Avenue NE/Ross Road connection. The applicant is responsible to include provisions for maintaining the queue lengths that now exist for intersection approaches. Said improvements may include, but are not limited to, shoulder pavement widening on all approaches, signing, and striping leading to the Ross Road/112th Avenue N.E. western intersection portion. The Director shall have discretion in interpreting the limits/scope of shoulder/paving improvements to meet city standards and safe operation of this connection.

The Ross Road/Beardslee Boulevard intersection shall remain open for left turns between a.m. and p.m. peak traffic hours as designated by signage.

Phase 5 Comment – Modified Condition 33 has been complied with.

CONDITIONS OF FINAL PHASE 4 PUD 2011-00001

This Final Planned Unit development approval is subject to compliance with all applicable provisions, requirements, and standards of the Bothell Municipal Code, standards adopted pursuant thereto, and the following special condition: Exhibits 8 (Subparts a, d, f, g, j, bb, cc, dd, ee, ff, gg, hh, ii, jj, kk, ll, mm, and nn) and 19 represent the project granted Phase 4 Final Planned Unit Development approval.

Phase 5 Comment – Exhibit 8 is in reference to the figures submitted with the PUD application. Exhibit 19 is in reference to a figure in the PUD application regarding revised building elevation for the Phase 4, UWB-3 Science and Academic Building. This condition will be complied with upon submittal of permits and construction of Phase 4 improvements and are not affected by the Phase 5 PUD proposal.
Section 5—Master Plan Update

Changes Proposed to the Approved Master Plan
The University of Washington-Bothell and Cascadia Community College administrations have been consistently reviewing and analyzing the overall master plan for the campus over the past few years. The evolution of the campus development, administrative policy and student population has led to re-evaluation of key master plan components and consideration of modifications to the campus master plan to address additional uses to support the educational goals of both institutions. Figure 5 of this application represents the proposed changes to the Master Plan for the campus. Below is a summary of the changes being proposed to the Preliminary PUD/Campus Master Plan.

- **New Uses Proposed**—Uses are intended to serve existing student body with an increase in total FTE is estimated at 58 FTE, specifically associated with the conservatory classroom element.
  - Sports Fields
  - Wetland Conservatory
- **Revised Campus Layout**
  - Addition of the Sports Fields in Campus lowlands.
  - Addition of the Wetland Conservatory building in location of current greenhouse.
  - Revised regional trail and pedestrian connections to new project elements
- **Revised Total Impervious Surface Calculation**
  - Updated to account for Phase 5 improvements, as well as increasing the overall impervious surface threshold to account for final build-out of the Master Plan and associated pedestrian connections.
- **Revised Wetland Restoration Boundary**
  - Updated to reflect removal of existing disturbed area proposed as location of Wetland Conservatory
- **Revised 100-Year Floodplain Boundary**
  - Updated to reflect minor modification to boundary based on approval of FEMA and City of Bothell.

Proposed Phase 5 Uses
The proposed Phase 5 improvements are outlined in detail in Section 4 of the PUD application. This Section focuses on the proposed changes in the approved Master Plan. The primary changes relate directly to the proposed Phase 5 PUD elements (Sports Fields and the Sarah Simonds Green Conservatory). In addition, other changes include an update to the impervious surface calculation, revision of the wetland restoration boundary and revision of the 100-year floodplain boundary. The following text describes the goals and needs for the proposed uses and their relationship to the campus.
**Sports Fields**

The Sports Fields is a student sponsored project, which will provide for more opportunities for student recreation on campus. The sports complex will provide availability of recreation space for intramural sports and fitness space on campus. This type of recreation use is typical of a university campus and will enrich the culture and community of the campus and its students, while promoting a healthy lifestyle.

In a student survey conducted by the University of Washington-Bothell Student Activities Committee, results showed that students highly supported the addition of the sports field complex on campus. Students see the Sports Fields as a positive addition to the campus. Students identified the following in their responses: 1) they would directly benefit from the opportunities this type of facility provides; 2) they are more likely to join an intramural sports team; 3) they desire the opportunity to stay fit, meet new people, and learn new skills.

Please refer to the master plan layout discussion on the following pages for the location of the proposed Sports Field and its consistency and integration with the current master plan.

**Wetland Conservatory**

The Sarah Simonds Green Conservatory will incorporate education and classroom elements along with functional and wetland maintenance activities to highlight the overwhelming success of the North Creek wetland restoration. The Conservatory will serve many functions for the University and the public at large. These functions include serving as a place to learn about wetlands and the extensive and successful restoration that took place on campus, providing a place to explore plant species and displaying information about the history of Bothell and the Green Family's deep ties to the Bothell community.

The proposed Conservatory Building is being designed with sustainable features such as, positioning the building to allow for the capturing of solar energy therefore minimizing operations and maintenance costs, using native landscaping and meeting specific priorities for the 21st Century Campus Initiative, which include:

- **Community:** Deepen and broaden community engagement and research.
- **Student-centered:** Enhance student services to support academic success and enrich student life.
- **Sustainability:** Develop environmental and human sustainability as a signature initiative.
- **Community:** Deepen and broaden community engagement and research.
The Conservatory will have a formal classroom element which will serve as teaching and research space for the biology and ecology departments and as a formal classroom before entering the outdoor classroom of the nearby North Creek wetland restoration project its dynamic ecosystem.

The project site was chosen adjacent to the wetland restoration boundary in the location of the existing greenhouse and plant propagation area. This area served as the location of the original plant establishment and restoration of North Creek and 58 acres of restored wetlands. The location of the proposed conservatory and the relationship to existing critical areas is discussed in more detail in the sections to follow. Currently University of Bothell students are benefiting greatly by the location of these restored wetlands on campus, which serves as an outdoor, living classroom. The Conservatory project will provide enhanced opportunities for students and the public who will visit the future building, through education and hands on experience with native plants and wetland ecosystems.

The project will also have a historical element, a place to communicate some of the history of the City of Bothell and the University campus, as well as, the Green family.

**Phase 5 Master Plan Elements**

The following elements of the Phase 5 PUD and their relationship to the existing master plan and campus have been identified below. The elements include revised campus layout, pedestrian connections, traffic and parking, site lighting, impervious surfaces and critical areas.

**Revised Campus Layout**

The revised campus layout includes the placement of these two Phase 5 elements within the lowlands of the campus. Each element has been placed in order to further the programming goals of the project, providing enhanced pedestrian connections on campus and provide enhanced opportunities for students on campus. Some very minimal changes to future building locations in the uplands area of the site has been identified on the plans to accommodate approved Phase 3 improvements, including pedestrian and vehicular circulation elements. These changes reflect the newly approved revisions in Phase 4 PUD.

*Sports Fields Location*

The undeveloped area immediately east of the North Creek Event Center was the site selected by staff and the consulting architect and landscape architects for the new Sports Fields. This 6.5-acre site is in close proximity to existing and proposed campus social gathering places and somewhat isolated from purely academic functions. Therefore,
sports activities could be well integrated into the campus environment without causing disruptions. The site is also visible and accessible to those coming to campus and provides a gradual transition between developed and natural areas.

Placing the field in this location will link to and improve the existing pedestrian circulation. The proposed site is currently undeveloped and covered in grasses. The site is well served by pedestrian walkways and the regional Sammamish River Trail to the north and east. The natural areas to the north, east, and south form an attractive backdrop for the proposed facility and both insulates the site from urban conflicts and prevents impacts created by the development from affecting neighboring properties. Refer to Figure 5 for a location of the proposed sports field complex.

Wetland Conservatory Location
The Conservatory will be located east of the existing regional trail in the lowlands of the site. The site sits lower than adjacent roadways and therefore will be mostly concealed behind existing thick vegetation in the area. This location supports the program of the building, which is to educate students and the public on the function of wetlands and the successful wetlands restoration project that took place on the campus. Additionally, the Conservatory will have elements necessary to continue to foster the successful restoration of the surrounding wetlands through an active greenhouse with plant propagation, head house for transplanting and other required work. Through the interpretative and functioning elements, and presence of a classroom setting, the Conservatory will serve the University as a classroom and learning facility to support botany and ecology education. The Conservatory will be located off of the existing regional trail and therefore provide enhanced opportunities to both students and public who use this facility.

The proposed area for the Conservatory improvements is located within an existing disturbed area and is surrounded by wetlands which enhances the educational opportunities. Refer to Figure 5 for the location of the proposed Wetland Conservatory. Please refer to the Critical Area subheading below and Section 6: Critical Areas Alteration for additional information regarding the proposed location.

Pedestrian Circulation/ADA Accessible Pathways
Pedestrian circulation will be improved through the introduction of the Phase 5 PUD proposed uses as they further connect the campus through accessible ADA connections.
Sports Fields
The existing regional trail alignment will be altered slightly to accommodate the sports field complex. The regional trail will be rebuilt alongside the proposed sports complex and outside of the existing wetland buffers. The trail will maintain its existing composition and width. ADA access will surround the facility, with access from Campus Way down to the sports field complex and then leading to the accessible regional trail. Therefore, providing enhanced pedestrian connections from the center of campus to the regional trail system.

Wetland Conservatory
The Conservatory will be accessed by pedestrians and emergency vehicles from the existing accessible regional trail to the west. ADA access will be maintained from the North Parking Garage to the pathway to the conservatory.

Traffic and Parking
In accordance with current PUD conditions, the traffic and parking use on campus are continually monitored and reported to the City. Parking trends reflect much less parking demand than was originally expected and considered as part of the original master plan. In general, the current parking capacity far exceeds the current parking demand. Specific considerations for the proposed new Phase 5 uses are described below.

The sports field complex (one soccer field, one basketball court, one volleyball court and two tennis courts) is estimated to generate 39 net external vehicle trips. Some use of the Sports Fields will occur from students already on campus. The Conservatory Building will generate 20 net external vehicle trips. Total net new trips are estimated at 59 new net external trips (37 in and 22 out), to the adjacent roadways, during the peak PM hour.

Alterations to the existing surface parking lots and garages are not proposed at this time. The approved preliminary PUD requires a range of 4,200-6,600 stalls upon full build out at 10,000 Full Time Equivalent (FTE) (or a utilization rate of .42-.66 stalls per FTE). Currently the campus has 1,950 stalls. A parking utilization study performed in May of 2010 showed a peak utilization of 29 percent, a parking demand of .32 stalls per FTE. Based on this rate and only a minor increase in FTE’s expected due to the proposed improvements, the traffic impact analysis concluded that construction of the Phase 5 improvements would not increase parking demand, and therefore can be accommodated by existing parking provided on campus. Please refer to traffic impact study in the Appendix for more detailed information.
Proposed Lighting and Noise

All lighting proposed on the site will comply with City of Bothell lighting standards. The lighting proposed is the minimum to allow for functioning sports fields and to navigate the Conservatory building. Noise associated with the projects will be minimal and are described below.

Sports Fields

The UW Bothell Sports Fields will include lighted fields and courts. The location of the sports complex is located away from residential properties and roadways, therefore greatly minimizing the likelihood of light spill and glare affecting adjoining properties. Consideration was given to this issue during the initial lighting design stage to minimize potential adverse effects on the adjacent wetland area and campus. The lighting equipment manufacturer assessed this issue and provided “photometric” drawings showing both lighting levels on the sports fields and light spill, measured in footcandles at any points of concern beyond the perimeter of the field and courts. Initial designs had lighting levels on the field that were determined to be more than adequate for the anticipated use so a plan reducing the uniform level from 50 footcandles to 30 footcandles was provided. The plan projects the area of lighting spill to 0 footcandles and was found to limit spill to an average of less than 200 feet from the perimeter of the field. Topography, buildings, and vegetation will further reduce the impact of lighting spill, however was not included in the analysis. Please refer to the lighting study and calculations included in the Appendix of this application.

The Sports Fields facility will focus on student recreational sports, as opposed to competitive or spectator sporting events; bleacher seating for student spectators would be limited, so large crowds of spectators would not be present on the field. Student participants and spectators at sporting event will likely produce event related noise such as cheers and whistles that can dominate the noise environment within the field area. Potential noise impacts associated with the sports field are increased pedestrian traffic by students traveling to and from the facility, typical noises associated with softball, soccer, basketball, and volleyball The sports field use would produce intermitted noise during hours of operation (8 am to 11pm, seven days a week). Due to the location of the field interior to the campus site the noise is not expected to have an impact on neighboring properties.

Wetland Conservatory

Lighting associated with the proposed Conservatory is limited to that which is required to navigate the site. The pathway accessing the site, taken from the existing regional trail will not be lit and will maintain the character of the existing regional trail.

Impervious Surfaces and Stormwater
Impervious surfaces calculated during the development of the original master plan were very preliminary in nature. As subsequent Final PUD designs for buildings and site development began to apply more detail to the buildings and its surrounding pedestrian connections and other plaza elements, it became clear that the overall impervious surface calculations for the site would need to be adjusted to account for final build-out conditions.

Currently, under previously approved Preliminary PUD (Condition No. 4), the total allowed impervious surfaces are 23.0 acres. At the completion of Phase 4 and Proposed Phase 5 elements, the total impervious surfaces on campus will be approximately 21.6 acres. As part of this master plan update the applicant requests that the impervious surface total for the campus be amended to 35.0 acres to accommodate the full build-out as identified in the master plan, including the pedestrian plazas and connections that will be associated with those buildings and improvements. At build-out the campus will retain its highly vegetated, woods-like character through vegetative buffers currently in place, tree preservation (as identified in Exhibit 7), as well as the very successful, 59-acre wetland and stream restoration project located on the eastern side of the campus. Please refer to the Drainage Memos in the appendix for more specific information about impervious surface area on campus and proposed stormwater approach.

**Sports Fields**
The proposed sports fields will add 0.73 acres of impervious surfaces. Significant amounts of pervious surfaces are proposed to minimize impacts and include the use of pervious pavement, concrete, sand volleyball courts and draining synthetic turf.

**Wetland Conservatory**
The Conservatory project will add approximately 0.39 acres of impervious surfaces, which includes an approximately 4,000 square foot greenhouse and classroom/head house building, concrete and gravel areas around the building and an asphalt access drive to the building from the existing regional trail for pedestrian, fire/emergency and maintenance access and circulation.

**Critical Areas**
As part of this PUD application, a Critical Areas Alteration Permit has been submitted to allow for the construction of utility connections to serve the new Conservatory Building, which will account for temporary impacts to existing wetland features. Please refer to Section 6 for more detailed information about the impacts and proposed restoration of critical areas associated with the proposed Phase 5 Conservatory utility improvements.

**Sports Fields**
The Sports Field complex will be located outside of all critical areas, including wetlands, wetland buffers and steep slopes.

**Wetland Conservatory**

All Conservatory project elements, other than utility connections, will occur within the existing “disturbed area.” Please refer to the memo from Arcadis, which documents no loss of wetland or buffer function as a result of the proposed improvements. This memo can be found in the Appendix of this document. The existing disturbed area is currently used as a greenhouse, plant propagation and irrigation support and staging area for the wetland restoration on the entire UWB/CCC campus. This disturbed area is currently being removed from the Army Corps of Engineers (ACOE) delineated wetland restoration boundary to enable the conservatory development of which the ACOE is very supportive. Please refer to the memo from Gail Terzi of ACOE provided in the Appendix of this document.

Additionally, the University is pursuing a conditional letter of map revision (CLOMR-F) from the Federal Emergency Management Agency (FEMA) in order to fill an area within the existing mapped 100-year floodplain to accommodate the new Conservatory Building. The CLOMR-F would remove the conservatory area from the existing mapped 100-year floodplain and would require that compensatory storage be provided near the project site, bordering the adjusted 100-year floodplain.

**Consistency with Current Permit Approvals**

The existing and approved Preliminary Planned Unit Development for the University of Washington Bothell campus was originally regulated by interim critical areas ordinances and conditions placed on the original approved preliminary PUD. As mitigation for the proposed UWB campus development, a wetland restoration boundary was developed in the lowlands of the site, which has been delineated and identified in all subsequent PUD documents. Permits for development and wetland restoration/mitigation were obtained from federal and state agencies, as well as, the City of Bothell. Wetland restoration and mitigation is now fully in place and providing successful habitat for the area. Required monitoring has been documented in compliance reports and signed off by both the Department of Ecology (DOE) and ACOE. The mitigation required by the development of the campus has been met and vastly exceeded. Please refer to memos provided in the Appendix of this submittal for additional information regarding success of mitigation efforts.

**Federal**

*U.S. Army Corps of Engineers:*
- Clean Water Act Section 404 – (95-4-01737)

**State**

*Washington State Department of Ecology:*
- Clean Water Act Section 401
Section 5—Master Plan Update
Continued

- National Pollutant Discharge Elimination System State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activities (NPDES)

  * Washington Department of Fish and Wildlife:
    - Hydraulic Project Approval (HPA)—(00-D4061-01)

  * Local City of Bothell:
    - Planned Unit Development PUD0004-95, other, other, other
    - Critical Areas Alteration Permit CAAP under original PUD application

As mentioned above, the proposed Conservatory is located within an area that was previously designated as a wetland restoration area during original permitting of the campus through the ACOE and City of Bothell. The wetland restoration boundary is in the process of being updated to exclude this disturbed area, which, through this proposal, will remain disturbed and the site of the Sarah Simonds Green Conservatory. The University has been released from the remaining wetland monitoring by DOE in a letter dated April 21, 2011 and by the ACOE (both provided in this section). The ACOE is in the process of reviewing the proposed Conservatory project and the adjustment of the wetland restoration boundary and are expected to approve the proposal and change the delineation of the existing wetland restoration boundary to exclude this existing disturbed area. Once approval is received from ACOE, the information will be forwarded to the City of Bothell.

This “disturbed area” and location of the Conservatory project does not currently provide any significant wetland buffer function, therefore there is no loss of function in the surrounding wetland areas through the development of this project. Please refer to a memo in the Appendix of this application, prepared by Doug Partridge, a Professional Wetland Scientist and Certified Ecologist with ARCADIS Inc, the wetland consulting firm of the UWB/CCC Campus for specific information related to critical areas on site.
Criteria for Preliminary PUD Approval

Bothell Municipal Code (BMC)12.30.060 – Preliminary PUD approval shall be granted by the City only if the applicant demonstrates the following. The following conclusions are prepared as a summary of the information provided in Sections 4 and 5 of this application as well as information provided in the Appendix of the application.

A. The proposed project shall not be detrimental to present and potential surrounding land use.

Response: The proposed Master Plan modifications and the Phase 5 PUD elements are not detrimental to present land uses and will in fact provide enhanced opportunity and student and public experience on the University of Washington Bothell/Cascadia campus. Surrounding land uses will not be affected by this proposal as the elements are located interior to the campus along the eastern edge which is bounded by Interstate 405 to the east, internal roadways and Beardslee Boulevard to the north and State Route 522 to the south.

B. Land surrounding the proposed development can be planned in coordination with the proposed development and can be developed so as to be mutually compatible.

Response: The proposed Master Plan modifications and the Phase 5 PUD elements will not have an impact of future adjacent development in the area.

C. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project, in light of the criteria set forth in BMC 12.30.200, and in compliance with transportation level of service standards and guidelines contained in the comprehensive plan.

Response: The new net external trips associated with the proposed Master Plan modifications and the Phase 5 PUD improvements will be adequately served by existing street infrastructure and meet City of Bothell level of service standards, per the July 2011 Traffic Impact Analysis prepared by Transpo (Report can be found in the Appendix of this application). ADA accessible pedestrian access will provided for both Phase 5 elements (sports field complex and the conservatory) with connections to existing pedestrian infrastructure providing enhanced circulation and access on campus.

D. Services including potable water, sanitary sewer and storm drainage are available or can be provided by the development prior to occupancy so as to comply with level of service standards or guidelines contained in the comprehensive plan.

Response: A certificate of water and sewer availability has been received from the City of Bothell for the proposed Phase 5 PUD improvements. Water and sewer connections are located near to both projects on the campus. Storm drainage will meet City of Bothell requirements and past PUD conditions of approval.
E. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, recreation spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.

Response: The proposed Master Plan modifications and Phase 5 PUD elements will be served by existing on-site parking (currently under utilized). Please refer to the Traffic Impact Analysis prepared by Transpo in the appendix of the application. The Sports Field complex is a recreation space which will provide enhanced opportunities on campus. The Conservatory will provide additional educational and interpretative space that provides enhanced opportunity for those using the regional trail system. The Master Plan modifications and Phase 5 PUD elements provide enhanced experience for public and students on the campus. The shared use field in the sports field complex will incorporate the use of artificial turf which will allow for lower maintenance needs and no water and chemical use in its maintenance. Landscaping around each Phase 5 element will be native, drought tolerant and low maintenance in nature, providing a harmonious yet understated approach as to not compete with the successful and beautiful restored wetlands adjacent to the projects.

F. In the case of green PUDs, the proposed development would achieve at least minimum certification under the Leadership in Energy and Environmental Design, National Green Building Standard, Built Green (Three Star level or higher), or other certification program as approved by the community development director.

Response: This criteria is not applicable to this PUD application. However there are sustainable elements in both Phase 5 elements, including minimized maintenance due to the use of artificial turf. The turf itself is made from recycled tires and the lighting used around the fields uses energy efficient technology that will save energy and cost for the University. The Conservatory Building will incorporate (as budget allows) photovoltaic (solar) panels in an effort to achieve net zero energy for the classroom and head house portion of the structure. The Conservatory Building will be an interpretative and educational tool to educate students and the public about the highly successful wetland restoration project which has occurred on the campus. It will also provide educational opportunities related to botany and the surrounding wetland ecosystems.

G. The project conforms with the purposes and standards prescribed in this chapter.

Response: The proposed Master Plan modifications and Phase 5 PUD meet the requirements of the Bothell Municipal Code and will have adequate utilities, infrastructure and maintain the character of the campus by adding to the amenities offered to the students, faculty and the public.

H. The project conforms to the Imagine Bothell... Comprehensive Plan, and any applicable subarea plan that has been adopted by the city.
Response: The proposed Master Plan modifications and Phase 5 PUD improvements conform to the City of Bothell Comprehensive Plan with a campus designation for the property. Both proposed Phase 5 uses are consistent with amenities offered in a college campus setting, providing opportunities for both students and the surrounding community.

I. If a subdivision application is being processed concurrently, conformance with the requirements of BMC Title 15.

Response: This criterion is not applicable.
Consistency with Original Master Plan Objectives

The proposed Master Plan modifications and Phase 5 PUD improvements, including the construction of Sports Fields and a Wetland Conservatory Building is consistent with goals and strategies of the approved Master Plan by providing enhanced pedestrian connectivity on campus, maintaining tree preservation and providing enhanced educational opportunities on campus.

The following text and table represents a comparative analysis that identifies the proposed Phase 5 Sports Fields and Wetland Conservatory Building and its consistency or update with the goals and thresholds established by the previously approved Preliminary PUD for the site. The elements are described in more detail following the comparative table.

### Comparative Summary Table

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<tbody>
<tr>
<td>Institutional Program</td>
<td>• Total of 10,000 full-time equivalents (FTEs)</td>
<td>• New FTE’s associated with the conservatory building is approximately 58, bringing the total FTE on campus to 4,458, below the previously approved 10,000 FTE</td>
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<td>• Approximately 9,650 students, faculty and staff and visitors on campus peak weekdays</td>
<td>• With the inclusion of the approximately 4,000 SF conservatory in Phase 5, total building square footage on campus is 561,295 SF.</td>
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<td>• Approximate peak population of 75% (7,400 individuals on campus at any one time</td>
<td>• Impervious surfaces maximums are being increased to 35 acres to accommodate Phase 5 improvements and future master plan (including buildings and hardscape improvements).</td>
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<td></td>
<td>• Approximately 1,143,800 million gross square feet of building</td>
<td>• Sports Fields and Conservatory to provide more opportunities for current and future student body.</td>
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<td>• Maximum impervious surface 23 acres</td>
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<tbody>
<tr>
<td>Campus Layout and Character</td>
<td>• Campus building clustered along loop road to maximize accessibility</td>
<td>• Two new uses proposed: Sports Field Complex and Wetland Conservatory.</td>
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<td>• Library only building that expands down toward the restored floodplain</td>
<td>• The Sports Fields and Conservatory do not change the physical layout of the existing master plan of clustered buildings around a looped roadway.</td>
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<td></td>
<td>• Linear Central green space connecting both institutions</td>
<td>• Pedestrian circulation and accessibility will remain linked and intact, while providing more observation to the floodplain.</td>
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<td>• Buildings sited to minimize grading and impacts to the hillside</td>
<td>• Minimal changes to upland layout have been included to accommodate Phase 4 improvements, including pedestrian and vehicular circulation.</td>
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<td>• Formal pedestrian corridors leading directly from parking to campus buildings</td>
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<td>• A series of informal pedestrian paths linking the buildings and parking throughout campus</td>
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<td></td>
<td>• Majority of the parking contained within peripheral lots or structures, allowing a pedestrian friendly campus core to observation points in the floodplain.</td>
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### Comparative Summary Table

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<tr>
<td><strong>Proposed Buildings</strong></td>
<td>· Most buildings would be two to three stories in height above ground, but may include levels below ground, particularly in the case of parking structures. The library, a campus focal point, would be four or possibly five stories in height.</td>
<td>· The Conservatory Building will be a high ceiling, one-story structure with glazing to provide a conservatory/greenhouse type of building structure. This building would provide a classroom and teaching/laboratory function as well as maintenance type of functions to support maintenance of the surrounding wetlands.</td>
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<tr>
<td>Space Type</td>
<td>Approx. % Gross SF</td>
<td>% of total</td>
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<tr>
<td>Classroom/Office Building</td>
<td>414,600</td>
<td>33.9%</td>
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<td>Library</td>
<td>168,300</td>
<td>13.8%</td>
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<tr>
<td>Student Services</td>
<td>146,100</td>
<td>12.0%</td>
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<tr>
<td>Performing Arts</td>
<td>30,800</td>
<td>2.5%</td>
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<td>Gym</td>
<td>34,600</td>
<td>2.8%</td>
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<tr>
<td>Daycare</td>
<td>53,800</td>
<td>4.4%</td>
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<tr>
<td>Teaching/Laboratory</td>
<td>315,100</td>
<td>25.8%</td>
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<tr>
<td>Building Central/Phs. Plan</td>
<td>54,500</td>
<td>4.5%</td>
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<tr>
<td>Wetland Conservatory</td>
<td>4,000</td>
<td>0.3%</td>
</tr>
<tr>
<td>Total</td>
<td>1,221,800</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Building Architecture</strong></td>
<td>· Building design to express the high quality of education offered on campus can convey a sense of permanence.</td>
<td>· Phase 5 Conservatory will be constructed of greenhouse materials (including steel/aluminum and glass) and wood, therefore blending with the architectural style on campus and vegetative surroundings. The Conservatory location is highly buffered by existing vegetation.</td>
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<td>· Building materials should suggest permanence and dignity: brick and wood proposed as the preferred building materials. Additional supplemental materials include masonry, stone, glass, tile, architectural CMU, and precast concrete.</td>
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<td>· Preferred building forms to include roof overhangs and express northwest imagery</td>
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## Comparative Summary Table

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<tr>
<td>Upland Tree Preservation and Landscape</td>
<td>• Master Plan designed to preserve site’s woodland character.</td>
<td>• No Changes Proposed.</td>
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<tr>
<td>Architectural Concept</td>
<td>• Trees preserved to the maximum extent possible.</td>
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<td>• Hierarchy of open spaces proposed: primary spaces located along the main promenade and secondary</td>
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<td>spaces located between buildings, opening in the evergreen forest, and at primary site access</td>
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<td>points.</td>
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<td>• Primarily native species or plants adapted to the Pacific Northwest, arranged informally.</td>
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<td>Formal arrangements may be used to frame, emphasize, enhance, or screen architectural structures,</td>
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<td>building entries, parking lots, promenades, walkways and other elements on campus.</td>
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<td>• Landscaped buffers to provide separation between campus and adjacent residential areas. Buffers</td>
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<td>to contain preserved trees, supplemental trees and landscaping, and perimeter fencing in key</td>
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<td>locations.</td>
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<tr>
<td>Lowland Restoration</td>
<td>• Approximately 58 acres of environmental restoration and enhancement.</td>
<td>• No Changes Proposed.</td>
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<td>• North Creek to be returned as close as possible to its original floodplain.</td>
<td>• The 58 acres of lowlands restoration is complete and monitoring requirements have been satisfied.</td>
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<td>• North Creek’s associated riverine wetland system to be restored.</td>
<td>• The proposed Conservatory will provide a place for ongoing maintenance of the wetland</td>
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<td>• Restoration and enhancement to include interpretive features for recreational and educational</td>
<td>restoration area within an area that is currently disturbed and serves a similar use.</td>
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<td>purposes.</td>
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</table>
| Vehicular Circulation| • Primary site access from SR 522 to the south, allowing direct site access from SR 522 and I-405; secondary site access from Beardslee Boulevard  
  • NE 185th Street would be limited to emergency vehicles.  
  • NE 180th Street limited to emergency vehicles, pedestrians and bicycles.  
  • Access road provides two 14' travel lanes through campus, widening to three lanes at Beardslee and 180th Street. No median.  
  • Secondary access road provides two 14' travel lanes along upper campus. No median. | • No Changes Proposed. |
| Transit              | • Transit access to the site via south access SR 522 and Beardslee Boulevard.  
  • Bus stop/shelter at Library-Student Services-Bookstore.  
  • Bus stop/shelter/turnaround/layover at intersection of campus drive and 185th Street.  
  • Bus stop shelter along west portion of loop road.  
  • Bus stop/shelter/turnaround/layover at intersection of Campus Drive and 180th Street via the Chase House, space for several articulated buses. Bus traffic is separate from autos. | • No Changes Proposed. |
### Comparative Summary Table

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</table>
| Parking Layout and Design         | • Flexible parking program with approximately 4,200 to 6,600 spaces planned, depending on the results of the transportation demand management program.  
 • A total of four major parking structures proposed at full build out  
 • Majority of parking spaces concentrated near primary site access in the site’s southern portion.  
 • Main parking structure at the south entrance terraced up the hillside.  
 • Parking structures will vary in height depending on the need and site conditions, but will stay within the established requirements.  
 • Main parking structure approximately five to six levels.  
 • Secondary structure located on the northeast side of the Campus roadway approximately four to six stories in height. | • Existing master plan outlined a portion of the area proposed for Sports Fields to be a structured parking facility. According to current transportation plans, the Sports Fields and Conservatory will not create a substantial amount of new trips, therefore current parking will meet the needs of the new facilities. Current parking demand calculations are far less than expectations; therefore other areas designated for parking structures will meet the needs of future build-out. |
| Bicycle and Pedestrian Circulation | • Regional Trail  
 • Connection between the Sammamish River Trail and the North Creek Trail.  
 • Connection to the Sammamish River Trail that passes under existing SR 522 Bridge.  
 • Connection to the North Creek Trail to I-405 via the existing 195th Street interchange.  
 • 16 foot wide Class I corridor through from connection with existing Sammamish River Trail planned to pass under existing southern terminus of North Creek Trail. | • The existing regional trail will need to be shifted to the east to accommodate the new sports field facility. Location of trails within wetland buffers (in some areas) is allowable pursuant to Bothell Municipal Code (BMC) 14.04.530.8(b) |
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<td><strong>Historic Resources</strong></td>
<td>• <em>Chase House</em> Retained and reused.</td>
<td>• No Changes Proposed.</td>
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<td>• <em>Boone Farm Historic District</em> For main house, adaptive reuse within current code application will be</td>
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<td>deferred as long as residential use is continued under sales agreement. Will be evaluated in future</td>
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<td>phases. Historical documentation is completed.</td>
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<td>• <em>Jamison House</em> Historical documentation complete.</td>
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<td>• <em>Bothell Cemetery</em> Landscape buffer to provide visual buffer from proposed 650-car parking structure,</td>
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<td>buffer to be installed as part of Phase 1.</td>
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<td><strong>Grading and Drainage</strong></td>
<td>• Estimated quantities include approximately 300,000 cubic yards of excavation and 200,000 cubic yards</td>
<td>• No Changes Proposed.</td>
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<td>of fill. Storm drainage control and water quality treatment facilities to be designed according to</td>
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<td>all applicable regulatory standards.</td>
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<td><strong>Utility Services</strong></td>
<td>• Utility systems should be designed according to the preliminary master plan layout, and capable of</td>
<td>• No Changes Proposed.</td>
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<td>being developed incrementally for each development phase.</td>
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<td><strong>Off Site</strong></td>
<td>• Improvements for the new south access point include:</td>
<td>• No Changes Proposed.</td>
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<td>• A westbound SR 522 off-ramp</td>
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<td>• Traffic signals on eastbound SR 522 at the access point.</td>
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<td>• Grade separation at the new access point with off-ramps and on-ramps for westbound SR 522.</td>
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**Section 5—Master Plan Update**

**Continued**

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## Master Plan Development Program and Timeframe

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**Phase 2b**

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**Phase 3**

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**Phase 4**

|--------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

**Phase 5**

|-----------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

**Continued Development**

|-----------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

*Final build-out date is dependent upon funding availability*
Conditions of Preliminary Approval
PUD0004-95 and PUD2008-00001
Applicant Response to Conditions of Preliminary PUD Approval

The following revised Conditions of Preliminary Approval were developed as part of the Phase 2A PUD application process. These revised Conditions of Preliminary Approval relate to the current Master Plan for the UW-B/CCC collocated campus. Additionally, minor changes to the Conditions of Preliminary Approval were made as part of the Phase 3 PUD application process. These minor changes have been highlighted.

As part of the Phase 5 PUD Application, the current status of each of the Conditions of Preliminary Approval has been noted at the end of each condition below (in italics.)

APPLICANT RESPONSE TO CONDITIONS OF PRELIMINARY PUD APPROVAL (PUD0004-95 and PUD2008-00001)

CATEGORY I CONDITIONS -- OVERALL USE AND DEVELOPMENT CONCEPT

1. All phases of development of the University of Washington-Bothell/Cascadia Community College shall be in general conformance with the text and illustrations contained in the Initial (Exhibit 1A) and Amended Preliminary Planned Unit Development application (Exhibit 31), except that where there may be a conflict between the following text and illustrations and these conditions, these conditions shall take precedence:

   a. Part 6, Master Plan Summary (Exhibit 31);
   b. Part 7, Development Standards (Exhibit 1A);
   c. The following figures:
      i. Figure 5, Proposed Master Plan (Exhibit 101);
      ii. Figure 6, Phase I Site Plan (Exhibit 31);
      iii. Figure 7, Environmental Enhancement and Restoration Plan (Exhibit 1A);
      iv. Figures 11 & 12, Character Sketches (Exhibit 101);
      v. Figure 22, Master Plan Tree Preservation Plan (Exhibit 31);
      vi. Figure 37, Upland Landscape Plan Zones (Exhibit 101)
      vii. Figure 38, Lowlands Restoration Illustrative Plan (Exhibit 101)
      viii. Figure 39A&B, Pedestrian/Bicycle Circulation Plan (Exhibit 101)
      ix. Figure 40A & B, Transit Circulation Plan (Exhibit 101)
      x. Figure 43, Existing and Proposed Water System (Exhibit 101);
      xi. Figure 44, Existing and Proposed Sewer System (Exhibit 101);
      xii. Figure 36, Demolition Plan (Exhibit 31).
      xiii. Figure 6, Phase 2A Site Plan (Exhibit 101)

The above enumerated items supersede any previously approved PUD plans for all or any portion of the subject property and shall apply to the property legally described within the PUD application.
Applicant Response to Conditions of Preliminary PUD Approval

The proposal is summarized as follows:

The campus at full build out will consist of college buildings of approximately 1,143,800 square feet in floor area, between 4,200 and 6,600 parking spaces, two formal promenades and a secondary trail system for pedestrian and bicycle access from parking and transit areas, stormwater management and water quality treatment facilities, sewer and water line extensions, interior open spaces and exterior buffers on the westerly 69 acres of the site. The easterly 58 acres of the site are proposed for environmental restoration and enhancement of North Creek and its associated floodplain and riverine wetland system (including relocation of North Creek to a natural meander), stream crossings, observation points, on-site trails and regional trail connections, including necessary bridges and a pedestrian connection after Phase 1 under SR 522 to the Sammamish River and Sammamish River Trail. Primary vehicular access to the campus will be from a new intersection on SR 522 following Phase 1, including a grade separated crossing, new traffic signals, turn lanes and bridge structures. Secondary vehicular access will be from Beardslee Boulevard on the north. Primary transit access to the campus will be from Beardslee Boulevard, including transit stops/shelters on campus and pedestrian/bicycle accessways into the campus. Direct access to I-405 will be incorporated, if Washington State Department of Transportation approval is obtained.

Phase 1 of the campus development is projected for completion in 2000 and will consist of facilities sufficient to serve the needs of up to 2,001 on campus FTEs, including the construction of approximately 269,700 square feet of instructional and support space in six campus buildings, a majority of the surface parking (1,320 spaces), portions of the informal trail system, the regional trail link, the North Creek wetlands and floodplain restoration and enhancement, including trails, observation points, sewer, water and storm drainage utility extensions and improvements, access from Beardslee Boulevard and most of the clearing and grading site preparation for ultimate development.

Phase 5 Comment – Applicant proposes this condition be revised as outlined in the proposed modification to conditions, which can be found in the appendix of this application. The overall use and development concept described in Condition 1 remains however will be slightly revised as it relates to the Phase 5 improvements, including the Sports Fields Complex and Wetland Conservatory.

2. The Permittee shall comply with all applicable plans, policies, ordinances, regulations, administrative rules and other directives of the City of Bothell, including the approved Shorelines permits, Case #SHR0005-95.

Phase 5 Comment – Condition 2 has been complied with.

3. All capital improvements, including but not limited to streets, pedestrian and bicycle ways, domestic water facilities, sanitary sewer facilities, and storm water facilities shall be designed and constructed in accordance with all applicable City of Bothell, State of Washington and Federal regulations that apply.

Phase 5 Comment – Condition 3 has been complied with.
4. The maximum amount of impervious surfaces on the property shall be approximately 23 acres, as stated in Part 7, Development Standards (Exhibit 1A), of the PUD application.

*Phase 5 Comment – Applicant proposes this condition be revised to increase overall impervious surfaces for the campus as outlined in the proposed modification to conditions, which can be found in the appendix of this application.*

5. No construction vehicles shall use NE 180th or NE 185th Streets for access to the site for any purpose except as necessary for construction of required improvements adjacent to or within either or both of said rights-of-way. Beardslee Boulevard and/or SR 522 shall be the construction accesses to the site. Construction activity on the site within 300 feet of the westerly project boundary between SR 522 and Beardslee Boulevard shall be limited to the hours between 7:00 A.M. and 7:00 P.M. Monday through Friday, except as may be modified with the permission of the Director of Community Development and Public Works.

*Phase 5 Comment – Condition 5 has been complied with.*

6. Any application for construction of the parking garages shall include detailed plans for controlling and monitoring noise and emissions from the parking garages to adjoining residential uses to the west. The design phase for such buildings shall include, but not be limited to, an analysis of the following alternatives:

   a. Adjust placement of the parking garage and/or physical plant to provide adequate buffer for adjacent residences.
   b. Adjust elevation of the parking garage and/or physical plant to reduce impact on adjacent residences.
   c. Alternative landscape treatments for the landscape buffer and the individual structures (e.g., placing some landscape materials on the buildings themselves). (Former 64)

*Phase 5 Comment – Condition 6 (a, b, and c) has been complied with.*

6.1. Following completion of North Creek relocation and filling the old creek channel, the Permittee will prepare and submit an application for Letter of Map Revision (LOMR) to FEMA for review and approval.

*Phase 5 Comment – Condition 6.1 has been complied with. A LOMR was applied for and granted by FEMA in 2003/2004.*

6.2. Following completion of North Creek relocation and filling the old creek channel, the shoreline boundary for North Creek will be relocated to correspond to the new channel alignment. The Permittee is required to submit construction corrected drawings to the City showing the final limits of North Creek and the comprehensive wetland mitigation area, including required buffer areas.

*Phase 5 Comment – Condition 6.2 has been complied with in conjunction with Condition 6.1.*

6.3. Upon approval of the preliminary PUD amendments which are the subject of this Decision, the Permittee shall deposit with the City funds in the amount of $80,000.00 for improvements related to Ross Road, 112th Avenue SE, Beardslee
Applicant Response to Conditions of Preliminary PUD Approval

Boulevard, and NE 195th Street to be implemented by the City, as such improvements are being evaluated in current City studies.

Phase 5 Comment – Condition 6.3 has been complied with by the Permittee. The Permittee has contributed $80,000 to complete its obligations under this Condition. The City needs to complete the study and associated improvements.

CATEGORY II CONDITIONS – PHASE 1 DESIGN (REQUIRED TO BE MET TO RECEIVE PHASE 1 FINAL PUD APPROVAL)

General

7. Evidence of ownership of all parcels or the signature of consent by the property owner for all parcels of land included in the entire PUD shall be submitted with the Final PUD application for Phase 1. The Phase 1 Final PUD application shall include detailed architectural plans, including building elevations, floor plans, materials, colors and surface treatments of all buildings, structures, paved areas, signing, lighting fixtures, bridges, fencing and street furniture. Any modification to height or bulk regulations of the BMC shall be specifically identified as part of this Final PUD application.

Phase 5 Comment – Condition 7 has been complied with.

8. All final designs shall be accomplished in AUTOCAD (Version 14 or later) at a minimum scale of 1”=20 feet (unless another scale is specifically approved) in accordance with City of Bothell, Dept. of Community Development and Public Works design standards and approved prior to construction. Specific approval for each phase must also be obtained from the City of Bothell Fire Marshal, as coordinated by the City of Bothell Community Development and Public Works Department.

Phase 5 Comment – Condition 8 has been complied with. Most site design plans have been prepared at a scale of 1”=20 feet. Building plans have been prepared at a variety of scales, all approved by the City.

9. All fees and charges shall be paid as set forth in the current City ordinances and codes prior to issuance of the initial phase final building grading permit. Additionally the Permittee shall pay for all plan reviews, special consultant costs, inspection, etc. as related to the project.

Phase 5 Comment – Condition 9 has been complied with.

10. At the time of each Construction Plan Submittal, the Permittee shall submit 5 sets of construction plans and specifications for on-site and off-site street and utility improvements to the City Engineer for review and approval with the revisions made as required. Construction plans shall meet or exceed the City of Bothell standards.

Phase 5 Comment – Condition 10 has been complied with.

11. With the submittal of final PUD applications, the Permittee shall post $150,000 with the City Engineering Trust Fund for the final PUD review, engineering plan review,
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and inspection. Prior to the start of any grading or construction activities, any additions and/or adjustments required for the Engineering Trust shall be posted, as required by the City Community Development and Public Works Director. This fund shall be replenished as required by the City. Any funds remaining after completion of the project shall be returned to the Permittee.

Phase 5 Comment – Condition 11 has been complied with for Phase 1 and 2a. Phase 3, Phase 4 and Phase 5 are much smaller phases of work and fees will be paid by Permittee per normal City of Bothell requirements, without the use of an Engineering Trust.

12. Prior to the Issuance of any Construction Permits, the Permittee shall:
   a. Pay all storm, water and sanitary facility charges for the subject site.
   b. Obtain all Federal, State and Local required permits for the particular activity, pay all fees and charges.
   c. Post with the City a one year maintenance (cash) guarantee fund, in the amount of 10% of the cost of the Temporary Erosion and Sedimentation Control Plan (TESCP), storm drainage, water, sewer, and all work within the public right-of-way, prior to the final acceptance by the City. Itemized costs and material breakdowns shall be submitted to the City to review.

   Phase 5 Comment – Condition 12 (a, b, and c) has been complied with. A maintenance guarantee fund was not provided since the Permittee is the State of Washington. All maintenance related items have been completed.

13. Items to be completed prior to final occupancy of initial phase:
   a. The Permittee shall furnish the City with "as-builts", of all utilities and roadways. As-builts for the entire project shall include: existing and new water, sewer, storm, parking, curb, gutter, sidewalks and street improvements. The as-builts must be stamped and dated by a State of Washington Registered surveyor certifying the utilities conveyed to the City are within a recorded easement and/or right-of-way. The surveyor/engineer shall also provide an "as-built" survey and volume computations for the required storm drainage systems and other critical elevations.

   Final "as-built" submittal shall include the following: 1 Mylar, 3 prints & AutoCAD Release 14 compatible 5-1/4" or 3-1/2" floppy disk, properly labeled.

   b. The Permittee shall supply the City’s Community Development and Public Works Department with an itemized list of the costs for the labor and materials used in the construction of the public water and sewer systems.

   Phase 5 Comment – Condition 13 (a and b) has been complied with.

Environment

14. The Final PUD application for Phase 1 of the campus shall demonstrate full compliance with the provisions contained in BMC 20.10 (ICAO), the Substantial Development Permit issued by the City and shall include the following special measures:

   a. A wetland and stream buffer width of a minimum of 75 feet and an average of 100 feet shall be provided from all building facades, parking lots and other
site improvements, except for the pedestrian trails and overlooks. All wetland buffers shall fully comply with the requirements of the ICAO, BMC 20.10. Where existing vegetation is insufficient or disturbed by construction activity, the buffer will be re-vegetated with a planting of riparian/wetland plant materials as reviewed and approved by the Department of Community Development and Public Works. In order to recreate a natural system consistent with state and federal approvals, minor exceptions to the minimum buffer width of 75 feet may be authorized by the City Staff as an interim condition, provided the average of 100 feet is maintained.

Phase 5 Comment – Condition 14.a has been complied with for Phase 1 to 4 improvements. Applicant proposes this condition be revised as outlined in the proposed modification to conditions, which can be found in the appendix of this application.

b. A monitoring system shall be established as delineated in the ICAO to ensure that the function, performance and quality of the wetlands are not adversely affected by the development.

Phase 5 Comment – Condition 14.b has been complied with. The Permittee is performing formal maintenance and monitoring activities as further described in the Phase 5 Application. The Department of Ecology and the Army Corps of Engineers has accepted the monitoring results and waived the need for additional monitoring within the wetland restoration area.

c. The stream relocation and wetland restoration areas and their required buffers shall be incorporated within a Native Growth Protection Area which shall be recorded as a covenant prior to occupancy of Phase 2. No clearing, grading, construction or tree removal, except for dead, diseased or hazardous trees, shall be allowed within the Native Growth Protection Area, except for construction specifically authorized as part of the stream relocation and restoration plans, the regional trail and overlooks and drainage and utility extensions.

Phase 5 Comment – Condition 14.c has been complied with.

15. Phase 1 construction plans shall show compliance with Clean Water Act Section 401 and 404 permits and the Hydraulic Project Approval issued by the Washington Department of Fish and Wildlife.

Phase 5 Comment – Condition 15 has been complied with.

Grading and Construction Activity

16. Appropriate site and structural design will be required to mitigate impacts on soil stability. The recommendations, procedures, and methodologies contained in a draft project related soils report shall be incorporated into the final PUD application and final design and shall be considered a part of the development, and implemented by the Permittee. The draft soils report shall be finalized and submitted to the City with building permit applications. The Permittee shall submit grading, drainage and erosion control plans to the Department of Community Development and Public Works in compliance with all applicable City ordinances. These plans shall be approved by the Department of Community Development and Public Works prior to issuance of construction or building permits for site construction.
A report prepared by a professional geotechnical engineer prior to the issuance of a temporary certificate of occupancy for each phase must be submitted to the City of Bothell documenting the Permittee's compliance with the approved soils report listed above.

Phase 5 Comment – Condition 16 has been complied with.

17. Grading shall take place during the dry summer and autumn months and shall include erosion/sedimentation control methods, including the use of special materials as may be recommended by the geotechnical engineer and as reviewed and approved by the Director of Community Development and Public Works.

Phase 5 Comment – Condition 17 has been complied with.

18. The Permittee proposes to grade approximately 300,000 cubic yards of earthen materials to accommodate the development. The Permittee shall design and implement erosion control measures to prevent surface water erosion flows into the surrounding wetlands and North Creek. The Permittee shall install and maintain erosion control measures as approved and monitored by the Director of Community Development and Public Works, throughout the construction process.

Phase 5 Comment – Condition 18 has been complied with.

19. The following items shall occur prior to starting any grading or construction activity:

   a. The Permittee shall ensure that a Bothell approved Temporary Erosion and Sedimentation Control Plan (TESCP) has been implemented to the satisfaction of the City's Construction Inspector. The TESCP shall be maintained throughout the whole construction phase.

   b. The Permittee shall establish a tire/vehicle washing area within the project area. This washing area shall be designed to facilitate the removal of all mud, sand, dirt and other construction debris that might collect on construction vehicles during the course of construction activities prior to entering onto adjacent public roadways. The wash area shall be designed to collect wash runoff in a settling pond prior to entrance into the storm water system or conveyance ditches.

   c. To mitigate the air quality impacts of construction activities the Permittee shall implement appropriate construction practices to minimize any airborne dust generated by the construction activity and to prevent soil tracking onto public rights-of-way.

   d. The Permittee shall provide road sweeping trucks and other facilities to ensure that all public roadways remain free from possible dirt and debris taken from the subject site.

Phase 5 Comment – Condition 19 (a, b, c, and d) has been complied with.

Landscaping

20. The Permittee shall submit a conceptual landscape plan which generally identifies types, sizes, quantities and locations of all plant materials to be installed. To mitigate the visual impacts on adjacent uses and to provide for a pleasing aesthetic effect,
following special landscape mitigation measures shall be incorporated into the landscape plan:

a. An evergreen landscape buffer a minimum of thirty feet in width along the western periphery of the upland portion of the campus shall be installed prior to issuance of any certificate of occupancy. Such landscape buffer shall consist of a mix of coniferous and deciduous trees, shrubs and ground cover, unless otherwise provided herein. The buffer shall contain one tree for each 150 square feet of land area. Within the buffer, all coniferous trees shall be a minimum height of eight feet at time of planting and at least thirty percent of the deciduous trees shall have a minimum caliper size of three inches at time of planting. All existing, healthy conifer trees within this buffer area shall be retained unless there is no practical alternative for grading or utility installation which would avoid removal, in which case the fewest possible number of existing conifer trees shall be removed.

b. The Permittee shall install landscaping to visually soften the large building facades of the proposed campus structures at strategically selected points along building walls prior to issuance of a certificate of occupancy for each building. This landscaping shall consist of groupings and/or individual deciduous and/or coniferous trees, shrubs and ground covers. To provide for an immediate softening of these facades, fifty percent of the deciduous trees used in this landscaping shall have a minimum caliper of three inches at time of planting and all coniferous trees shall have a minimum height of eight feet at time of planting.

c. The landscape buffer adjacent to the parking structure in the southwest portion of the campus shall be not less than 30 feet wide within a building setback of not less than 50 feet. The buffer shall have sufficient evergreen landscape planting to provide a complete visual screen from the adjoining existing single family residences to the west, with this portion of the landscape buffer established as part of Phase 1 of the campus.

d. The Permittee shall install supplementary landscaping within the eastern margin of the cemetery if determined by the Bothell Landmark Preservation Board to be necessary to create an effective buffer.

e. In locations where it is not possible to install plant materials immediately adjacent to the building wall, other landscape elements, such as parking lot perimeter landscaping, or interior parking lot landscaping, shall be upgraded to achieve a visual softening of the building.

f. Interior parking lot landscaping shall be planted in accordance with BMC 17.36.060(D).

g. To reduce the demands of irrigation, drought tolerant plants shall be incorporated into the landscaping planting plan to the maximum extent possible. Large grass areas shall be limited to recreation areas or high pedestrian use areas. A planting scheme incorporating trees, shrubs and ground covers shall be installed in lieu of turf. Native grasses that are not irrigated may be used within the vicinity of drainage facilities, roadways and natural open space areas.

h. A re-vegetation plan for all areas disturbed by construction activity shall be submitted to the Department of Community Development and Public Works for review and approval prior to the issuance of any construction or
Applicant Response to Conditions of Preliminary PUD Approval

building permits. The plan shall show type, size and quantities of planting materials to be used. All disturbed areas, including areas for the installation of utilities shall be re-vegetated immediately following cessation of construction activities.

Phase 5 Comment – Condition 20 (a, b, c, d, e, f, g, and h) has been complied with.

Transportation

21. The Permittee shall provide with the final PUD application for Phase 1 a traffic report that includes the following details and/or studies:

   a. Traffic directional volume and origin/destination volumes for both 2000 FTE's and 10,000 FTE's.
   b. Plan showing transition of Beardslee from three (3) lanes to six (6) lanes at NE 195th Street intersection.
   c. Intersection details for North Access driveway onto Beardslee Boulevard, need for hard-wire inter-connect to NE 195th signal, and verification of lane widths to accommodate transit traffic.
   d. Impacts to Main Street by Campus traffic.
   e. Impacts to Main St./Beardslee Boulevard- Kaysner/Valley View intersection.
   g. Phase 1 final PUD application must include and be based on the above cited data, as set forth in Exhibit 31:10, Traffic Analysis Reports, memoranda dated December 5 and 11, 1997.

Phase 5 Comment – Condition 21 (a, b, c, d, e, f, and g) has been complied with.

22. The Permittee shall provide with the Final PUD application for Phase 1 an update regarding work with WSDOT on conceptual approval of the SR 522 access.

Phase 5 Comment – Condition 22 has been complied with. The design and construction of the SR 522 South Access Interchange has been completed. Construction of the SR 522 South Access Interchange was completed in October 2009. The new interchange is fully operational and serving as the primary access to the Campus.

23. Prior to occupancy of the first phase of the development, the Permittee shall design and construct improvements to Beardslee Boulevard along the entire frontage of the site from the southerly property line, joining the existing improvements, to the intersection with NE 195th Street. Such improvements shall be consistent with the policies for Minor Arterials and other pertinent transportation policies contained in the Imagine Bothell... Comprehensive Plan. The improvements shall include the following:

   a. Three twelve foot wide vehicular travel lanes, incorporating landscaped medians consistent with the Bothell Boulevard System Plan as described and depicted in Policy UD-P1 and Figures UD-1 through UD-5 of the Imagine Bothell... Comprehensive Plan;
   b. Two Class II bicycle lanes of five feet in width on the roadway;
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c. Curb and gutter on both sides;
d. A five (5') foot wide sidewalk along the south/east side of the road, separated from the curb by a minimum five foot wide planting strip with street trees only in areas not served by the regional trail link;
e. Street lighting, sanitary sewer, water, and storm drain; the storm drainage from the new section of Beardslee shall be directed to the campus storm system for treatment and discharge, and the drainage and water quality treatment shall be included in the campus storm drainage system, calculations, and construction subject to authorization of a design deviation by the Director of the Department of Community Development and Public Works;
f. Dedication of sufficient street right-of-way to the City of Bothell consistent with final approved street construction.

A detailed description and plans for the above improvements shall be provided in the application for the Phase 1 Final PUD approval. Detailed construction plans for all on-site improvements for Phase 1 shall be submitted with the building permit application for Phase 1. Detailed construction plans for all off-site improvements need not be submitted with building permit applications; however, the Permittee shall submit such plans in time to allow plan check and construction prior to occupancy of any building in Phase 1.

Phase 5 Comment – Condition 23 (a, b, c, d, e, and f) has been complied with.

24. Prior to occupancy of the first phase of the development, the Permittee shall design and construct a traffic signal and improvements at the North Access to Beardslee Boulevard as approved by the City Public Works Department. The improvements shall include the following:

a. Two 12 foot wide paved exiting lanes and one 12 foot wide entering lane, consistent with the Fire Department fire lane access standards and conditions;
b. Two Class II bicycle lanes of five feet in width along the entire North Access driveway to interconnect between the proposed on-site pedestrian/bike trail system and the Class II bike lanes along Beardslee Boulevard.

A detailed description and plans for the above improvements shall be provided in the application for the Phase 1 Final PUD approval.

Phase 5 Comment – Condition 24 (a and b) has been complied with.

25. Prior to occupancy of the first phase of the development, the Permittee shall design and construct the following improvements to NE 185th Street between Beardslee Boulevard and the campus site:

a. Since transit providers have recommended approval to a change in access for transit from NE 185th Street to the campus entrance from Beardslee Boulevard, there shall be no major improvements for NE 185th Street in Phase 1, given the Permittee has submitted evidence that use of that street
for regular emergency access by fire and medical response vehicles can be safely accommodated without damage to the existing 12 inch water line.

b. Minor improvements shall include widening of pavement to a minimum of 20 feet and a 2-inch asphalt overlay on top of existing paving, striping and signage;

c. Phase 2A Final PUD shall propose a design for a pedestrian/bicycle/emergency access gateway entrance for NE 185th Street into the campus for review and approval by the City.

d. In the event that transit agencies recommend use of NE 185th Street in connection with review of future phases of campus development, the Final PUD submittal for such future phase shall require submittal of a plan for improvement of NE 185th Street, including phasing of such improvements to accommodate the initiation of transit service from that street, if so recommended by the transit agencies, for review and approval by the City.

e. Prior to submittal of Final PUD applications for Phase 2A and subsequent phases, the Permittee shall arrange a joint meeting to include City and transit providers to discuss access and ridership levels, and site circulation issues.

Detailed construction plans for all on-site improvements for Phase 1 shall be submitted with the building permit application for Phase 1. Detailed construction plans for all off-site improvements need not be submitted with building permit applications; however, the Permittee shall submit such plans in time to allow plan check and construction prior to occupancy of any building in Phase 1.

Phase 5 Comment – Condition 25 (a, b, and c) has been complied with. For Condition 25 (d and e) the Permittee is not aware of any current interest the transit agencies have in using NE 185th Street for transit service. The Permittee and the City maintain regular communications with the transit agencies.

26. Prior to occupancy of Phase 1 development, the Permittee shall design and construct the following improvements to NE 180th Street/Valley View Street between Beardslee Boulevard and the campus site:

a. A controlled emergency access as required by the Bothell Fire Marshal where NE 180th Street dead-ends at the campus.

b. From Valley View to the campus property, minor widening to provide 20-foot wide fire access. Signing shall be provided but no striping. Maintain trees at historic cemetery.

c. From Beardslee Boulevard to Valley View, provide 5-foot wide, non-exclusive pedestrian/bicycle path along one side of the roadway. Signing and striping shall be provided.

A detailed description and plan section for the above improvements shall be provided in the application for the Phase 1 Final PUD approval. Detailed construction plans for all on-site improvements for Phase 1 shall be submitted with the building permit application for Phase 1. Detailed construction plans for all off-site improvements need not be submitted with building permit applications;
however, the applicant shall submit such plans in time to allow plan check and
collection prior to occupancy of any building in Phase 1.
*Phase 5 Comment* – *Condition 26(a, b, and c) has been complied with.*

27. Prior to occupancy of the first phase of the development, the Permittee shall design
and construct one or more transit centers and/or shelters on campus, subject to the
approval of King County Metro Transit and Community Transit. Permittee shall
submit locations of preliminary transit stops, including textual description for type of
shelter, in the application for the Phase 1 Final PUD approval.
*Phase 5 Comment* – *Condition 27 has been complied with.*

28. As part of Phase 2A construction, the Permittee shall construct the entire length of
the Regional Trail to the full width of 16-feet (12-foot pavement with 2-foot gravel
shoulders) between the Sammamish River Trail and the west side of the I-405/NE
195th Street Interchange unless otherwise provided herein. A portion of the trail
from its connection to the Sammamish River Trail to where it enters the south
boundary of the campus site will need to be constructed to a width less than 16 feet.
A width of 10 feet is the maximum that can be provided underneath SR 522 due to
constraints with North Creek and the bridge structure. This is still a Shared Use
Path and will be wider than the existing Sammamish River Trail. Construction of the
Regional Trail will satisfy the City’s requirement for a sidewalk along the new Main
Campus Drive and the southeast side of Beardslee Boulevard. This trail construction
is required in addition to the bike lanes required along the north and south sides of
Beardslee Boulevard. This shall constitute the full requirements for the North Creek
Trail connection until such time as an updated design for the I-405 overpass is
developed and adopted by WSDOT and the City. The Permittee shall be responsible
for constructing the Shared Use Path pedestrian/bicycle trail improvements over the
I-405/NE 195th Street Interchange upon construction of the updated interchange
improvements. During the phase of Campus development following WSDOT’s and
the City’s completion of plans for improvement of the I-405/NE 195th Street Interchange, the Permittee will submit a schematic plan for the Shared Use Path pedestrian/bicycle trail improvements across the I-405/NE 195th Street Interchange and identify with which subsequent phase of Campus development the
improvements will be constructed.
*Phase 5 Comment* – *Condition 28 has been complied with. The language of Condition 28 was updated as part of the Phase 3 PUD. The updated language is shown above.*

29. Prior to Phase 1 Final PUD approval, the Permittee shall request vacation of the
rights-of-way of NE 180th Street and 113th Avenue NE within the project
boundaries, including vacation and/or relocation of all utilities. Vacation shall have
been approved prior to construction of any improvements affecting the right(s)-of-
way to be vacated.
*Phase 5 Comment* – *Condition 29 has been complied with.*

30. Upon issuance of construction permits for Phase 1 campus site improvements, the
City shall initiate a program for the Permittee and City to meet jointly with the Ross
Road neighborhood to review, discuss and recommend which traffic calming
improvements will be installed in the Ross Road neighborhood prior to occupancy
of the Phase 1 buildings. The Permittee and City will work together on designing a neighborhood involvement strategy to review the Ross Road traffic calming improvements which will not delay the construction of improvements or occupancy of the Phase 1 buildings. See Attachment C to Exhibit 27 for examples of acceptable improvements from which the Permittee shall design and construct improvements for Ross road/NE 185th Street and 112th Avenue NE/NE 195th Street.

**Phase 5 Comment – Condition 30 has been complied with. The Permittee has contributed $80,000.00 for neighborhood improvements in this vicinity as further described per Condition 6.3. The City has taken the lead role in determining how these funds will be used.**

31. Prior to issuance of construction permits for the first phase of development, the Permittee shall mitigate initial phase development off-site traffic impacts by payment of the following fees, as shown in Table 3 of the 1995 JHK & Associates report, Exhibit 27:

<table>
<thead>
<tr>
<th>Project ref. no.</th>
<th>Project name</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>R3</td>
<td>SR 522/527</td>
<td>$40,480.00</td>
</tr>
<tr>
<td>R4</td>
<td>228th St. SE.</td>
<td>69,700.00</td>
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<tr>
<td>R7</td>
<td>39th Ave. Ext. *</td>
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<td>R15</td>
<td>19th Ave. SE</td>
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<td>R20</td>
<td>NE 185th Ave.</td>
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<td>SR 527/I-405 Agreement</td>
<td>4,640.00</td>
</tr>
</tbody>
</table>

**TOTAL INITIAL PHASE**

$287,952.00

* or identified alternative roadway link

**Phase 5 Comment – Condition 31 has been complied with.**

32. In addition to off-site transportation mitigation payments for the first phase of development, the Permittee acknowledges the obligation for future off-site transportation mitigation payments at each subsequent phase, as shown on Table 3 of the aforementioned JHK & Associates report, except as provided for in condition number 21. Prior to issuance of construction permits for any subsequent phase, the Permittee shall pay mitigation fees for project R7, the 39th Ave. extension, or contribute in the same amount to improvements to 228th Street SE. The Permittee may, at its option, pay mitigation fees for projects R3 (SR 522/527) and R4 (228th Street SE) prior to subsequent phases.

**Phase 5 Comment – Condition 32 has been complied with. All mitigation fees have been paid for Phase 1 and Phase 2A.**

33. Within six months of occupancy of the first phase of development, the Permittee shall design, construct and/or implement a transportation management programs and projects that may include a selection from the following list:

- Employee Transportation Coordinator;
- Information kiosks;
- Marketing plan and implementation;
- Transit subsidy;
- Preferential carpool parking;
- Bike racks, lockers and showers;
g. Ride Match Program.

A programmatic description and project information as developed to date shall be provided in the application for Phase 1 Final PUD approval.

*Phase 5 Comment – Condition 33 has been complied with. The Permittee is coordinating with the City to establish, operate, and maintain a transportation management program.*

34. Prior to occupancy, the Permittee shall establish and maintain a Traffic Coordinating Advisory Committee to monitor and to make recommendations regarding the Transportation Management Plan (TMP). The composition of the Committee shall be determined jointly by the City and the UW-B/CCC and shall include representation from the adjacent neighborhoods. The committee shall meet periodically, but not less than quarterly, to review the overall impacts of the campus operations on transportation, as outlined above, and to make recommendations to be considered by the UW-B/CCC and City to be implemented as required.

*Phase 5 Comment – Condition 34 has been complied with. The Permittee is coordinating with the City to establish, operate, and maintain a transportation management program along with a Traffic Coordinating Advisory Committee. The City has had some recent staffing changes that have limited the number of regular meetings. The Permittee and City intend to get back to a regular schedule.*

35. Beginning eighteen months after receipt of the initial occupancy permit, the Permittee, with the advice of the Traffic Coordinating Advisory Committee, shall prepare annual traffic reports to verify the status of the Transportation Management Plan and the achievement of the goals outlined in traffic and transportation reports for the UW-B/CCC.

*Phase 5 Comment – Condition 35 has been complied with and is on-going.*

**Domestic Water**

36. The initial phase water improvements shall consist of a 12-inch ductile iron (DI) looped system that connects to the 12- and 16-inch mains in Beardslee Blvd. on the north, and interties with the existing 12-inch main in NE 185th Street and the existing 8-inch main in NE 180th Street unless an alternate configuration is approved by the City of Bothell Public Works Director. Subsequent water extensions shall consist of a minimum of 8-inch sub-loop lines connected to the 12-inch main campus loop for fire flows up to 3000 gpm. Where fire flows of greater than 3000 gpm are required for a future phase, a sub-loop line of greater than 8-inch in size will be required as determined by the City. When the existing 8-inch main on NE 180th is relocated to accommodate any subsequent phase, it shall be replaced with 12-inch DI. Schematic plans for the above improvements shall be provided in the application for the Phase 1 Final PUD approval.

*Phase 5 Comment – Condition 36 has been complied with.*

37. All mains shall be constructed, flushed and tested in accordance with City of Bothell and State of Washington Department of Health standards and requirements.

*Phase 5 Comment – Condition 37 has been complied with.*
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38. All mains, hydrants, valves and other requested facilities shall be deeded to the City. Additionally, a minimum 15-foot wide unobstructed easement with the wording for the easement approved by the City, shall be dedicated to the City. These easements shall include all facilities to be owned and operated by the City including fire hydrants and service lines up to and including the meters. The line from the meter to the buildings shall remain the property of the UW-B/CCC.

*Phase 5 Comment – Condition 38 has been complied with.*

39. Fire lines shall remain the property of the UW-B/CCC and State approved fire detector check assemblies shall be placed within 50 feet of the main line connection and in accordance with City of Bothell standards. An alternate location for the double detector check valve (DDCV) assembly such as inside a building must receive specific approval of the Bothell Community Development and Public Works Director. The entire fire line from the point of connection to the main up to the DDCV assembly shall be constructed, flushed, and tested in accordance with main line standards. This construction shall be included in the public improvement plan submitted to and approved by the Community Development and Public Works Department.

*Phase 5 Comment – Condition 39 has been complied with.*

Sanitary Sewer

40. The developer proposes to discharge sewage generated by the initial phase of development and by portions of future phases directly into a Metro line crossing the site. Prior to occupancy of the first phase of development, the Permittee shall design and construct the sewer system to extend past the property lines in the north and south portions of the property in such a manner as to enable adjacent unsewered properties to connect via gravity flow to the sewer system. To the north, the Permittee shall design and construct an 8-inch gravity main to the centerline of Beardslee Boulevard at its low point adjacent to the campus property. To the south, the Permittee shall design and construct an 8-inch gravity main to the centerline of Sylvan Drive in a location to be approved by the Community Development and Public Works Director. The final design for all sewer improvements shall be in accordance with Metro, City of Bothell and Department of Ecology standards. The Permittee shall also submit the final plans to the City Community Development and Public Works Department for concurrent review and approval. Schematic plans for the above improvements shall be provided in the application for the Phase 1 Final PUD approval.

*Phase 5 Comment – Condition 40 has been complied with.*

41. All mains, manholes and other required sewer facilities shall be deeded to the City. A minimum 15-foot wide unobstructed easement, with the wording for the easement approved by the City, shall be dedicated to the City. Side sewer lines shall remain the property of the Permittee and shall be operated and maintained by the Permittee.

*Phase 5 Comment – Condition 41 has been complied with.*

42. In addition to the City of Bothell's fees and charges the Permittee shall pay any connection fees and charges required by King County Metro. All sanitary sewer design shall be reviewed and approved by King County.
Applicant Response to Conditions of Preliminary PUD Approval

Phase 5 Comment – Condition 42 has been complied with.

Storm Water

43. The Permittee shall submit with the Phase 1 Final PUD application a preliminary Technical Information Report (T.I.R.), together with schematic plans, which addresses all on- and off-site drainage issues, piping, vaults, treatment and other facility sizes with the final storm system design for the initial phase. All submittals for the initial and subsequent phases shall be in compliance with the 1990 King County Surface Water Design Manual, as may be subsequently amended or superseded. Prior to issuance of any construction permit, Community Development and Public Works shall approve the final T.I.R., calculations and final design.

Phase 5 Comment – Condition 43 has been complied with.

44. The Permittee has proposed that no detention be required as part of this application package based on the principle that potential flooding and the consequent threat to property is lessened by allowing the on site storm drainage from the UW-B/CCC to enter and exit North Creek before the peak flows from the upstream North Creek basin reach the project site. As a portion of the final PUD for the initial phase, the Permittee shall prepare a study and a preliminary plan and submit it to the City for review and approval using hydrograph or other time series of flows illustrating that on- and off-site runoff will not increase the peak flow in North Creek. This analysis shall be completed for storm events of 10, 25, 50 and 100 years. If it is shown that in fact the peak flows do coincide, then detention facilities for this project would be required.

Phase 5 Comment – Condition 44 has been complied with. The logic described above remains accurate and detention facilities are not required.

45. Final North Creek design drawings shall be submitted for review and approval of the City Community Development and Public Works Department and other appropriate reviewing agencies before the City’s Community Development and Public Works Department will issue any required City permits for this work.

Phase 5 Comment – Condition 45 has been complied with.

46. The storm system including on-site mains, catch basins, manholes, structures and treatment facilities shall remain the property of the UW-B/CCC. The Permittee shall submit construction plans and an Operation and Maintenance plan to the City for approval. The plans shall meet the requirements of the City. The Operation and Maintenance Plan shall require inspection twice yearly and submittal to the City of a yearly certification of compliance.

At a minimum, the Operations and Maintenance Plan shall provide for the following:

a. Sweeping of all parking and roadway area on an agreed frequency.
b. Yearly pumping of all CBs wet vaults and other facilities that accumulate silts and debris.
c. Yearly inspection and certification that the system is performing in accordance with the design.
d. Yearly maintenance of ditches, slopes, etc. as required.
Applicant Response to Conditions of Preliminary PUD Approval

e. Maintenance of coalescing plate oil/water separators, etc. at a frequency recommended by the manufacturer of the equipment.

f. Maintenance of other features as required.

Phase 5 Comment – Condition 46 (a, b, c, d, e, and f) has been complied with. Maintenance and inspection activities are on-going.

47. In the event any portion of the development is within the one hundred year floodplain as it may exist following the proposed relocation of North Creek and wetlands enhancement and restoration at the time that building permits are requested to be issued, the Permittee shall be required to comply with the floodway/floodplain development regulations contained in Chapter 20.10 of the Bothell Municipal Code, including regulations relating to compensatory flood storage, building flood-proofing, etc. and shall obtain such additional Substantial Development Permits and Shoreline Conditional Use Permits as required under the Shoreline Management Act (SMA) and the Bothell Shoreline Master Program (BSMP) in order to comply with the above-referenced flood regulations as well as the requirements of the SMA and the BSMP.

Phase 5 Comment – Condition 47 has been complied with. The Wetland Conservatory Building will be located outside of the 100 year floodplain after a CLOMR-F is obtained which will remove the proposed building area out of the 100-year floodplain and provide compensatory storage adjacent to the site.

Public Safety

48. Construction drawings shall demonstrate compliance with fire flow requirements in accordance with Bothell Municipal Code (BMC) Chapters 15.08 and 15.32.

Phase 5 Comment – Condition 48 has been complied with.

49. All Fire Department emergency access traffic control signals which will be installed or modified by the campus development (including the proposed emergency access at the west campus boundary on NE 180th Street) shall incorporate the 500 series 3M opticom equipment, which shall be compatible with current Fire Department standards.

Phase 5 Comment – Condition 49 has been complied with.

50. The minimum standards for fire lanes are as follows:

a. No less than 20 feet in width of approved all-weather surface capable of supporting emergency vehicles.

b. Inside turning radii for access roads shall be no less than 35 feet when the roadway is less than 24 feet in width and 30 feet when the roadway is wider than 24 feet.

c. Roadway grades shall not exceed 15 percent.

d. Vertical clearance shall be no less than 13 feet, 6 inches.

e. Fire Department approved turn-around shall be provided on any dead end road that exceeds 150 feet in length.

f. Loading requirements.
Applicant Response to Conditions of Preliminary PUD Approval

Phase 5 Comment – Condition 50 (a, b, c, d, e, and f) has been complied with to date. Applicant proposes this condition be revised as outlined in the proposed modification to condition, which can be found in the appendix of this application.

51. The final configuration of NE 180th St. shall be designed to meet the imposed weight of emergency vehicles and marked as a fire lane with an opticom controlled emergency gate at the campus boundary.
   Phase 5 Comment – Condition 51 has been complied with.

52. Obstructions that could impede the response of Fire Department vehicles will not be permitted.
   Phase 5 Comment – Condition 52 has been complied with.

53. With the building permit application for the initial phase, a technical report shall be prepared by a third party consultant who has been approved by the Building Official and Fire Department. The report shall include the storage, use and handling of hazardous materials as well as any hazardous processes that will be performed on campus. In addition to the technical report, a hazardous materials inventory statement and a hazardous materials management plan shall also be prepared by the consultant. The cost for these reports shall be borne by the Permittee as required by the Uniform Fire Code.
   Phase 5 Comment – Condition 53 has been complied with.

54. If hazardous materials are going to be used during construction, as indicated in the PUD, a hazardous materials management plan and inventory statement shall be provided with construction permit application.
   Phase 5 Comment – Condition 54 has been complied with.

55. All buildings shall be provided with a complete fire sprinkler system meeting all the requirements of NFPA 13, 231 and 231C. Plans shall be submitted to the Fire Department for review of the building permit application. The fire sprinkler design density will be determined when information has been submitted to the Fire Department as to storage height, type of commodity and the quantity that will be stored in this building.
   Phase 5 Comment – Condition 55 has been complied with.

56. All of the requirements of the Bothell Municipal Codes 15.04, 15.08, 15.10 and 15.32 shall be met. These ordinances address the Uniform Codes, Bothell Sprinkler and Fire Alarm ordinance and fire flow/fire hydrant issues.
   Phase 5 Comment – Condition 56 has been complied with.

57. Phase 1 Final PUD applications shall include a specific evaluation of fire flow and fire access conditions and standards related to all buildings, paths and roadways proposed within Phase 1, consistent with Uniform Fire Code and BMC requirements.
   Phase 5 Comment – Condition 57 has been complied with.
Applicant Response to Conditions of Preliminary PUD Approval

58.  Fire hydrant spacing shall be no greater than 300 feet on center around the building perimeter. The fire hydrants shall be located at least 50 feet from the buildings. Hydrant locations shall be approved by the Bothell Fire Marshal.
   Phase 5 Comment – Condition 58 has been complied with.

59.  The required fire flow for the proposed structures will be determined during the building plan review process.
   Phase 5 Comment – Condition 59 has been complied with.

CATEGORY III CONDITIONS – PHASE 2 AND SUBSEQUENT PHASES DESIGN
(REQUIRED TO BE MET TO RECEIVE PHASE 2 AND LATER FINAL PUD APPROVALS)

Environment
60.  Prior to submittal of the final PUD application for Phase 2, the modifications to North Creek shall require FEMA approval and appropriate modifications of the North Creek flood plain limits and mapping. Final design shall be such that no impact to or raising of 100-year flow elevations shall occur to up-stream properties.
   Phase 5 Comment – Condition 60 has been complied with.

61.  The Final PUD application for each phase shall demonstrate full compliance with the provisions contained in BMC 20.10 (ICAO) and the Substantial Development Permit issued by the City.
   Phase 5 Comment – Phase 5 improvements are consistent with the provisions of Chapter 14.04 and in full compliance with the PUD conditions associated with the campus.

62.  Construction plans for all phases shall show compliance with Clean Water Act Section 401 and 404 permits and the Hydraulic Project Approval issued by the Washington Department of Fish and Wildlife.
   Phase 5 Comment – Condition 62 has been complied with.

Transportation
63.  Prior to issuance of construction permits for any subsequent phase, the Permittee shall pay mitigation fees for project R7, the identified alternative to the 39th Ave. extension or contribute an equivalent amount to improvements to 228th Street SE.
   Phase 5 Comment – Condition 63 has been complied with.

64.  Prior to occupancy of any structure within Phase 2B, the Permittee shall design and construct the south access to SR 522, subject to the approval of the access location and needs analysis by the Federal Highway Administration, and in accordance with approval of the Washington State Department of Transportation. The Permittee, WSDOT and the City shall coordinate the design of these improvements.
   a.  The added access study currently being conducted by WSDOT is not anticipated to be completed until late 1998. Funding for Phase 2A construction could be available as soon as July 1999, with occupancy as soon as the fall of 2001. The south access could not be completed in time for Phase 2A occupancy, given the significant review and approvals required.
b. Analyses to date show that an additional 1,000 FTEs in Phase 2A would not significantly impact the adjacent road network.
c. The traffic analysis for Phase 2A FPUD shall provide further detailed analysis and coordination opportunities between the City of Bothell and the Permittee to review the traffic implications of Phase 2A and establish appropriate traffic mitigation measures.

Phase 5 Comment – Condition 64 (a, b, and c) has been complied with. The design and construction of the SR 522 South Access Interchange has been completed. Construction of the SR 522 South Access Interchange was completed in October 2009. The new interchange is fully operational and serving as the primary access to the Campus.

65. Prior to or concurrent with the next phase of Campus development, after the SR 522 South Access Interchange is constructed and operational, the Permittee shall prepare a comprehensive update of the traffic/transportation elements of the Campus master plan, including an evaluation of the modal split performance of the Campus transportation demand management plan and a re-evaluation of Campus parking needs and external street network and traffic impact mitigation. The evaluation shall include a comparison of predicted future performance to the amount of Campus parking, external street network and traffic impact mitigation being provided in the current phase of Campus development.

Phase 5 Comment – Condition 65 has been complied with. The language of Condition 65 was updated as part of the Phase 3 PUD. The updated language is shown above. An updated campus traffic study was included with the Phase 4 PUD Application. A traffic impact analysis has been submitted for the Phase 5 improvements.

66. Table 3 of the 1995 JHK & Associates report, Exhibit 27 of the Preliminary PUD, sets forth the required traffic impact mitigation for Phase 1 of the campus. The traffic impact mitigation fees for subsequent phases of campus development will be based upon information available at the time of application for Final PUD for such subsequent phases and shall include updated traffic analyses and estimated fees. Actual traffic mitigation fees are due immediately prior to issuance of construction permits.

Phase 5 Comment – Condition 66 has been complied with to date.

67. Condition 67 has been deleted in its entirety per PUD2008-00001, April 30, 2008 decision.

Phase 5 Comment – Condition 67 was deleted as part of the Phase 3 PUD.
Critical Areas Alteration—For Utility Connections

Due to the location of the proposed Conservatory Building, a Critical Areas Alteration Permit (CAAP) is required for the proposed utility service lines which will temporarily impact existing wetland and buffers. The alteration permit requested is for the construction of utility crossings (including water, sewer and other dry utilities) to serve the proposed Sarah Simonds Green Conservatory. No portion of the sports field project elements occur within the wetlands or their buffers. All Conservatory structural project elements will occur within an existing delineated “disturbed area” and are not part of the CAAP application. This disturbed area is part of what is now used as a green house, plant propagation and irrigation support for the wetland restoration of the entire UWB/CCC project site.

Proposed Utility Connections

The utilities for the Wetland Conservatory project were designed in order to minimize impact on existing critical areas, while meeting the City of Bothell minimum standards for utility design. Water service will be taken from an existing main at 110th Avenue NE and routed to the proposed building in such a way as to minimize wetland impacts. Gravity sanitary sewer service will connect to an existing manhole located south of the proposed building and regional trail. The connection has been routed to minimize impacts to critical areas and existing vegetation while maintaining the minimum slope required to meet the City of Bothell requirements and maintain a functioning system. By routing the systems as designed the total temporary disturbance required for construction is minimized, while maintaining a functioning system and limiting unnecessary demolition and construction. The area of disturbance for the sewer connection also provides area for connection of dry utilities through consolidated trenching and construction through that area of the wetland.

Storm drainage will consist of a combination of piped and open ditch conveyance. This system will be contained within the Conservatory site which is previously disturbed.

The temporary utility construction disturbance will not impact the function or values of the critical area as further outlined within the Critical Areas Report located in this Section of the PUD document and also described in additional wetland memos prepared by ARCADIS Inc, located in the Appendix of this document. Best management practices (BMPs) will be employed to ensure wetland protection from contamination and other impacts during construction. These BMP’s will ensure site stabilization through construction to not allow for the transporting of sediment or increase stormwater through the area. Additionally the area of temporary impact will be restored per City code and the recommendations outlined in the memos referenced.
Consistency with City of Bothell Code
The City of Bothell Municipal Code allows for certain uses to be allowable within regulated wetlands and their buffers, such as they are not prohibited by law and are designed to minimize adverse impacts. Minor utility projects are one of the allowable activities within wetlands and wetland buffers (BMC 14.04.150.4). Please refer to the Critical Areas Report for Phase 5 improvements, included as an attachment in this Section.

Permit Applications
The Critical Areas Alteration Permit (CAAP) application page can be found in this Section of the PUD application package.

Maps/Figures
All PUD plans that identify proposed Phase 5 improvements reflect the new wetland restoration boundary. Specific figures (Figures CAAP-1, CAAP-2 and CAAP-3) can be found at the end of this section of the PUD document (within the Critical Areas Report). Figure CAAP-1 identifies existing conditions, Figure CAAP-2 identifies the wetland restoration boundary change with the proposed Wetland Conservatory improvements and Figure CAAP-3 identifies the temporary disturbance and TESC measures proposed.

Special Studies
The UWB/CCC campus has undergone a variety of special studies to document and permit the development of the campus and mitigation required as part of the overall campus development. Please refer to a specific Critical Areas Report for the alterations proposed within this section of the PUD application. Furthermore, additional critical areas documentation, including a memo regarding no net loss of function due to the proposed improvements and letters of project acceptance from the Washington State Department of Ecology and the Army Corps of Engineers are found within the Appendix of this PUD application.

SEPA Checklist
The University of Washington have assumed lead agency for this application. All SEPA documentation is currently in review with the University’s designated SEPA official for determination of impacts.
Critical Areas Identification and Critical Areas Alterations

This intake checklist identifies minimum application elements necessary for Community Development and Public Works to accept the application for further processing. Should any of the following minimum items not be provided, the application will not be accepted at the counter. Acceptance of an application DOES NOT guarantee completeness. The City will take up to 28 days to make a completeness determination.

**Applicant:** Check each box under the Applicant heading on this check list to confirm items are included in your submittal. A Permit Technician will check off each box under Staff when the item is confirmed to be included in the submittal package.

An intake appointment will be required to submit this application. Intake appointments are on Tuesday, Wednesday or Thursdays only, or as staffing levels allow. Please contact Permit Services at (425) 486-8152 for your appointment.

Development Services permit application requirements per BMC 11.06.002 and 14.04.240 (C)

**General Requirements per BMC 11.06.002 (one copy of each item required):**

Applications for project permits shall be submitted to the city upon forms provided by the director, shall consist of all materials required by the applicable development regulations for the specific permit(s) sought, and shall include the following general information.

All items noted with an "L" next to the Applicant box must be labeled by the applicant, for file identification.

**Applicant Staff**

- [ ] A completed & signed Permit Application form.
- [ ] A property and/or legal description of the site for all applications, as required by the applicable development regulations.
- [ ] Development Review Billing Form (Form D), Fire Dept. Land Use Fee.
- [ ] Information on the capacity of existing storm water conveyance and control facilities.
- [ ] Designation by name, street and mailing address, telephone number, and relationship to the applicant, of the person to receive all determinations and notices required by BMC Chapter 11.06.
- [ ] An application for a concurrency encumbrance letter (BMC 17.03.014) unless the permit is specifically exempted by BMC 17.03.003. Note: if concurrency encumbrance letter has been issued submit letter in lieu of concurrency application.

**Additional application requirements per 14.04.240(C), five (5) copies required:**

These application requirements are in addition to the minimum application requirements as set forth in BMC 11.06.002.

**Applicant Staff**

- [ ] A map using a scale of 100 feet to one inch or larger of the property indicating whether a critical area or buffer is located on the site, and if so, their boundaries. Maps and inventories of identified critical areas, which are on file at the City of Bothell, Department of Community Development may be used to alert the public and staff to the possibility of the presence of a critical area as defined by BMC Title 11. An applicant is responsible, however, for indicating the presence of a critical area whether or not it is reflected on said maps.
- [ ] All maps, drawings, text and other materials necessary to fully describe the proposed development or other use of property, including the proposed alteration of a critical area or areas.
Critical Areas Identification and Critical Areas Alterations

Other Submittal Requirements, five (5) copies required:

Applicant

- Vicinity map.
- Tree retention plan consistent with BMC 12.18.030.
- Notes and determinations from the pre-application conference (if applicable).
- A completed SEPA Checklist. A SEPA review will be required as part of the CAAP application if SEPA review has not been accomplished to date for any work proposed in association with the CAAP. The scope of work described in this application must be consistent with that analyzed under the original SEPA threshold determination.

Special Studies (if applicable), five (5) copies required: See PUD

Applicant

- A special study delineating the critical area(s) boundary(s) and describing the critical area characteristics, at a minimum. The type of special study submitted will depend upon the type of critical area on the site and whether or not such special studies have already been submitted as part of an associated land use permit application. Such special studies may include, but not be limited to, the following:
  - A Wetlands Delineation and Categorization Study.
  - A Stream Delineation and Assessment Study.
  - A Geological Hazards Study.
  - A Critical Aquifer Recharge Area Study.
  - A Frequently Flooded Areas Study.
  - A Fish and Wildlife Habitat Conservation Areas Study.
  - A Biological Evaluation or Biological Assessment (if work is to occur within the Ordinary High Water Mark).

Mitigation Plans, five (5) copies required:

Applicant

- If there are any critical areas or buffer areas proposed to be altered, a detailed Mitigation Plan shall be provided.

NOTE: Other items may be required to be submitted for a CAAP Application to be consistent with the Bothell Municipal Code.

The applicant is responsible for all notification (posting, mailing and publishing) as required by Title 11.04 in the Bothell Municipal Code.
Critical Areas Identification and Critical Areas Alterations

City of Bothell

Critical Area Identification Form

Date: September 2011

Applicant name: Sonia Binek, University of Washington-Bothell

Project/site name: UWB/CCC Co-Located Campus

Project #: ___________________________________________________________________

Project Information

Location of the proposed activity (street address and/or city block and street name):

Tax Parcel #(s):

Type of proposed development or alteration:
Phase 5 Improvements – Please refer to PUD Application Materials for detailed information

Are other permits or approvals needed?

____X Yes
_____
_____
_____

If yes, describe?

Preliminary and Final PUD Approval, Building and Engineering Permits, CLOMR-F Approval.

Site Information

Briefly describe the existing site, including current and past uses of the property:

The site is used as the co-located UWB/CCC Campus.
Critical Areas Identification and Critical Areas Alterations

City of Bothell Critical Areas Identification Form
Page 2 of 3

Are there any mapped or known wetlands, critical aquifer recharge, frequently flooded, geologically hazardous or fish and wildlife habitat areas on, or within 300 feet of, the site as defined in BMC Title 14.04?

X Yes
____No
____Not sure

If yes, describe the critical area(s) and proximity to site:
Please refer to PUD Application and associated wetland memos.

Have any critical areas tracts or protection easements been recorded on the title of the property or adjacent properties?

X Yes
____No
____Not sure

Has a critical area review, or other environmental review, been conducted for another project located on or adjacent to the site?

X Yes
____No
____Not sure
Is there evidence of the following on/near the site? Check all that apply:

- ✔ Surface waters including stream, intermittent streams, drainage channels, and/or ditches
- ✔ Clay, peat or muck soils
- ✔ Evidence of standing water or soil saturation (cracked soil, bare soils, etc)
- ☐ Depressions areas or swales
- ☐ Seeps or springs
- ☐ Plants such as cattail, buttercup, yellow iris, reed canary grass, bulrush, skunk cabbage, water lily, or other wetland plants?
- ☐ Evidence of flooding (drift lines, flood debris, etc)
- ✔ The site is within the 100-year flood plain, shown on flood insurance maps published by FEMA, or on other local flood maps
- ☐ Slopes greater than ~15 % (What is the steepest slope? _____)
- ☐ Evidence of erosion, unstable soil, or cracks on hillsides
- ✔ Ponds or wetlands
- ☐ Mature forests/stands of trees
- ☐ Large snags
- ☐ Stormwater treatment or detention facilities
- ☐ Wells (active or abandoned)
- ☐ Drainage tiles or other subsurface drainage features
University of Washington, Bothell

City of Bothell Critical Areas Report

In Support of Development of Sarah Simonds Green Conservatory

September 2011
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- A Doug Partridge Resume
- B September 2011 Letter to USACE
1. Introduction

This Critical Areas Report has been prepared by ARCADIS U.S., Inc. for the University of Washington, Bothell (UWB) to support City of Bothell permitting associated with the proposed Sarah Simonds Green Conservatory (hereafter Conservatory). Specifically, this report has been focused on demonstrating that proposed actions “shall result in equivalent or greater functions and values of the critical areas associated with the proposed action, as determined by the best available science” (Chapter 14.04.090 of City of Bothell Municipal Code). Critical areas that will be affected by the proposed project include wetlands.

The vision for the Conservatory is to create a place of study, research and appreciation of plant life, including both ornamental and exotic species, as well as native plants, in the context of the highly successful wetlands restoration. Serving the faculty, students and programs, the Conservatory will also be open to the general public, including residents, community groups and school children. In addition to the educational aspects of the greenhouse and supporting classroom, the Conservatory will also contain displays of the history of Bothell, and the development and science of the wetlands restoration. The proposed site for the Conservatory has a recent history of greenhouse use and currently supports maintenance activities for the restored wetlands. Today it is heavily wooded, and will provide a secluded setting for the Conservatory, immersed within the wetlands.

The Conservatory planning and design process has made great efforts to keep the proposed construction within the existing footprint of the nursery area. The nursery area was a historical wetland that was filled as a result of the campus development and more specifically construction of the onsite nursery. As discussed later in this report, no areas within the defined nursery area meet the technical criteria for wetlands. However, two utility corridors will need to access the Conservatory and will temporarily impact 849 square feet (sf) of wetlands. This report has been prepared to address the proposed impact to City of Bothell regulated wetlands. This report also includes a discussion of impacts to wetland buffer areas proximate to the proposed Conservatory location. Wetland buffer areas on the campus were mapped as part of the original Planned Unit Development (PUD) permit associated with campus development. A map of current site conditions is presented as Figure 1, as well as the proposed project design as Figure 2. The temporary storm water management plan is presented as Figure 3.
This report has been prepared to meet all requirements for a Critical Areas Report as specified by City of Bothell Municipal Code. Results and conclusions presented herein are based upon information provided by UWB, readily available public domain information (i.e., U.S. Geological Survey 7.5’ topographic quadrangles), aerial photographs from various sources, as well as our on-site reconnaissance, data collection, and analyses by standard methods. They represent the best professional judgment of ARCADIS.

2. Applicant and Agent Information

This report has been prepared for:

University of Washington, Bothell
Sonia Binek
Project Coordinator
Administration and Planning
Box 358575
11125 NE 180th St.
Bothell, WA  98011

The agent who prepared this report is:

Douglas Partridge, PWS, CE
ARCADIS U.S., Inc.
2300 Eastlake Avenue East, Suite 200
Seattle, Washington 98102
Tel 206 325 5254
Fax 206 325 8218

Mr. Partridge’s resume is included as Appendix A. Mr. Partridge has managed the North Creek Restoration Project for the past 9 years, and has been involved with the project since the construction and design phases.

3. Project Site History

The nursery area (i.e., proposed location for Conservatory) was constructed during campus development to provide an on-site source for native plant materials required by restoration activities. It was sited within a low lying wetland area in the northwest portion of the campus, and originally included two greenhouses, an irrigation detention...
pond, and large areas for lay-down of plant materials. Wetlands within the nursery area were covered with a permeable geotextile material and then fill (i.e., coarse gravel, or soil) was placed over-top this barrier to support nursery activities. A delineation of the nursery area on is presented as Figure 1.

This area was originally intended to be restored as the last phase of wetland restoration in 2002. However, if maintained, it provided an area to support site adaptive management and continue native plant propagation to support enhancement plantings throughout the compliance monitoring interval. Therefore, it was requested that that U.S. Army Corps of Engineers (USACE) allow the campus to retain the nursery area in its current use for the ten year compliance monitoring interval. USACE agreed under the terms that this area would be restored prior to their signing-off on the project.

At this time the campus has a very unique opportunity to utilize the nursery area for the development of the Conservatory. Development of the Conservatory represents an amazing opportunity for the campus to showcase this unique restoration site while enhancing educational and public outreach opportunities. The proposed location for the Conservatory was chosen given the proximity to the restored wetlands, as well as the potential to continue to support adaptive management, maintain the native plant nursery, as well as provide additional research opportunities. The current project design is presented as Figure 2.

UWB has recently submitted a request to modify the existing USACE Section 404 permit to not mandate this wetland restoration and to allow for the development of the Conservatory. This request, if accepted, would revise the existing restoration boundary to exclude the approximate 1.0 acre nursery area (as shown on Figure 1). This request has been made under the assumption that the restoration site in its current condition more than compensates for the original wetland impacts associated with the campus development. In addition, this opportunity to enhance environmental education for both the campus and general public far outweighs the potential benefits of restoring this small corner of the restoration site. For additional reference, ARCADIS’ letter to USACE is subsumed herein as Appendix B. Given the original campus PUD’s required consistency with the Section 404 and 401 permitting to account for original wetland impacts¹, the University of Washington is requesting that the City of Bothell concurrently approve a modification to the Native Growth Protection Area (based upon

¹ “4. Phase 1 construction plans shall show compliance with Clean Water Act Section 401 and 404 permits and the Hydraulic Project Approval issued by the Washington Department of Fish and Wildlife."
assumed USACE approval) associated with the restoration site to reflect these proposed changes to the restoration boundary.

ARCADIS has prepared this Critical Areas Report to specifically address temporary impacts to 849 sf of wetlands that will result from the extension of utility lines (i.e., sewer and water) to service the proposed Conservatory.

4. City of Bothell Critical Areas Jurisdiction

As noted above, the nursery area consists of historic wetland areas that were filled as a result of the original campus development. Based upon this previous impact, wetland areas are assumed not to occur within the nursery area. In the summer of 2011, ARCADIS re-evaluated a 2006 wetland delineation completed for USACE to more accurately map the perimeter of this utilized nursery area (Figure 1). The existing thickness of fill is dependent upon original site grade and intended uses, and varies throughout the defined areas.

Therefore, the only critical areas impacts that will occur as a result of Conservatory development are temporary impacts to 849 sf of wetlands outside of the nursery area due to the extension of campus utilities. It also should be noted that UWB has applied to the Federal Emergency Management Agency (FEMA) for a CLOMR-F (conditional letter of map revision-fill) to allow for placement of fill in the nursery area and alter the previously mapped floodplain on the campus site. Proposed actions would include raising the finished floor elevation of the Conservatory and the land immediately adjacent to the proposed building. This permit also includes excavating to provide for compensatory storage in the southern portion of the nursery to balance flood storage. This report has been prepared assuming approval of the CLOMR-F permit application.

5. Characterization of Critical Areas

As noted above, two utility corridors will need to access the Conservatory. Both crossings will occur in the same wetland complex that occurs along the southern and western boundaries of the nursery area. This wetland is continuous with the overall site restoration project, and is classified as a Category 1 wetland based upon City of Bothell municipal code.

The utility corridor from the west (i.e., water main) accesses the nursery site where the wetland is extremely narrow and temporary impacts to both the wetland and associated buffer could be minimized to 297 sf of wetlands and 1234 sf of associated

City of Bothell Critical Areas Report
Sarah Simonds Green
Conservatory
buffer. This wetland can be characterized as a water conveyance feature (i.e., wetland ditch) that conveys surface and subsurface water flows from adjacent uplands away from nursery and into the larger restoration site. The current condition is dominated by emergent vegetation. The upland buffer area, upgradient of the wetland crossing, can be characterized by upland grasses and forb species, with scattered trees in the vicinity. Two isolated mature evergreens will be removed as a result of this utility corridor, and are addressed as part of the PUD permit application for the Conservatory. Replanting activities for both the wetland and buffer areas will be completed immediately following construction and further discussed below. Given the dominance of herbaceous species in both habitats, these areas will be quickly restored to pre-existing conditions.

The corridor from the south (i.e., sewer main, as well as dry utilities including power and communications) will temporarily impact an area of 552 sf of wetlands and 1979 sf of associated buffers. Previous restoration activities in the vicinity of the utility corridor focused on removal of non-native plant species, selective grading of micotopography, and restoration of a mosaic of palustrine forest, scrub-shrub, and emergent wetland plant communities. The proposed corridor will avoid the adjacent microdepression dominated by emergent wetland vegetation, but require clearing of a restored palustrine forest community. The upland buffer area to be affected can be characterized by upland grasses and forb species, with no mature trees in the vicinity. The other dominant feature within the buffer is the heavily used regional trail. Impacted areas will be immediately restored to pre-existing grade and replanted (discussed below). Thus, functioning can be restored quickly based upon existing conditions and the small size of impacts.

5.1 Wetland Functioning

To support planning and permitting associated with development of the Conservatory, ARCADIS performed a functional assessment of the existing wetland restoration site. This functional assessment was performed assuming the use of the nursery area for development of the Conservatory. Consistent with the original permit conditions, ARCADIS relied upon the Draft Guidebook to Functional Assessments of Depressional Wetlands of the Pacific Northwest/Puget Sound Lowlands Region (Puget Sound Lowlands Guidebook) (LCLA 1995a) with support from the Guidebook for Application of Hydrogeomorphic Assessments to Riverine Wetlands (Riverine HGM Model) (Brinson et al. 1995). The regional HGM model consists of 15 identified ecosystem functions performed in a Puget Sound riverine ecosystem (Table 1), and supported by a total of 34 variables used to provide input into the appropriate functions. While
ARCADIS recognizes that City of Bothell ordinances currently require wetland assessments utilizing the *Washington State Wetland Rating System for Western Washington* (revised), please recognize the historical nature of this project and the fact that this site was originally permitted based upon these original protocols. Consistency with the past permitting and associated protocols allows a more effective comparison to pre-restoration conditions as well as provides consistency with communications between the multiple regulatory agencies (i.e., USACE, Washington Department of Ecology, and City of Bothell).

A summary table for scaling of all variables (i.e., pre-project, 2006, and 2009) including the scaling rationales is included as Table 2. The scaling of current conditions was based upon site knowledge and 2009 monitoring date, and assumes the construction of the Conservatory. A summary table for resulting functional indices is included as Table 3. The results of this 2011 assessment indicate that restoration activities have now increased functional indices in fourteen of the fifteen (93%) ecosystem functions assessed. The only function excluded was subsurface water storage, which was not enhanced by this project due to the fact that it met the reference standard condition prior to implementation of the project. Since 2006 which was the last time a functional assessment was performed on the site, the level of functioning has remained consistent for nine functions and increased in five functions. Those functional indices which have continued to increase include: dynamic surface water storage, nutrient cycling, plant community maintenance, detrital biomass, and spatial structure and habitat.

The proposed development will not affect overall functioning within the restoration site, which to date has significantly enhanced fourteen of the identified 15 ecosystem functions performed in this riparian wetland ecosystem. The proposed project will also not change functioning within the affected buffer area from its current disturbed condition (see discussion below). Based upon ARCADIS knowledge of campus master planning, as well as other regional projects in the area, it is our best professional judgment that the project will cause no cumulative impacts to the lower North Creek restoration site.

6. Storm Water Management

The construction/temporary storm water plan is included as Figure 3. The plan primarily focuses on construction of silt fences along the perimeter of the construction area. This is intended to protect adjacent critical areas (i.e., wetlands). Trees adjacent to the construction site, and not proposed for removal, will be appropriately protected.
Finally, all catch basins within or proximate to the construction area will be protected and maintained throughout construction.

7. Alternative Analysis

As noted above, the Conservatory planning and design process has made great efforts to keep the proposed construction within the existing footprint of the nursery area. In addition, the design has tried to maximize energy efficiency where ever possible. That being said, the need still exists to connect the Conservatory with the sewer and water main lines which will results in temporary impacts to 849 sf of wetland impacts. As discussed above, these impacts will not affect the overall functioning of the 58 acre wetland restoration site.

The utilities for the Conservatory project were designed in order to minimize impact on existing critical areas and infrastructure, while meeting the City of Bothell minimum standards for utility design. Water service will be taken from an existing main at 110th Avenue NE and routed to the proposed building in such a way as to minimize wetland impacts. Gravity sanitary sewer service will connect to an existing manhole located south of the proposed building and regional trail. The connection has been routed to minimize impacts to critical areas and existing vegetation while minimizing impacts to existing regional trail infrastructure and maintaining the minimum slope required to meet the City of Bothell requirements and maintain a functioning system. By routing the systems as designed the total temporary disturbance required for construction is minimized, while maintaining a functioning system and limiting unnecessary demolition and construction.

The alternative to not construct the conservatory due to 849 sf of temporary impacts to wetlands would be a great loss to the Bothell community and educational campus. Development of the Conservatory represents a once in a lifetime opportunity for the campus to showcase this unique restoration site while enhancing educational and public outreach opportunities. Based upon the extensive planning completed to support permitting of this Conservatory, non-detectable impacts will occur to existing wetlands and associated wetland buffers on the campus property. Therefore, ARCADIS has concluded that the benefits of developing the Conservatory which provide enhanced opportunities for environmental education and public outreach far outweigh the benefits of not building the Conservatory and restoring this 1 acre back to a wetland.
8. Restoration Actions

The wetland and associated buffer areas which will be temporarily impacted by the proposed development will be restored consistent with the original restoration for the site. Removed tree and shrub species will be restored at a ratio of 1:1, primarily focused on existing Red alder (Alnus rubra), Pacific willow (Salix lasiandra), and Oregon ash (Fraxinus latifolia). The species composition and associated densities for the restored plant community are included as Table 4. To address temporal and aesthetic impacts associated with the project, restoration will utilize larger nursery stock than previous specified in the original restoration plans. Tree stock will be either 3 or 5 gallon containers, and the understory shrubs a minimum of 1 gallon containers. In addition, all areas wetland areas will be seeded with a native seed mix to address temporary sediment and erosion control as well as increased understory diversity. This will only enhance the native recruitment which can be anticipated to occur from adjacent wetland seed sources.

Given the temporary nature of the impacts and immediate restoration following a previously accepted restoration plan, UWB requests that no additional mitigation is required for the proposed actions. All areas will remain to be included in the site comprehensive monitoring and adaptive management program. Newly restored areas will be closely monitoring by the full time wetland maintenance team for potential colonization by non-native species. Also struggling tree and shrub species within the restored areas will be monitored, and replaced as necessary from the on-site native plant nursery area.

Finally, UWB would like to note that the original restoration project went well beyond what was necessary for wetland impacts associated with the original campus development. In fact, the restoration site maximized all areas (i.e., 58 acres) within the site to restore to the lower North Creek Ecosystem to mitigate for only 6.1 acres of wetlands. As detailed in our recently submitted letter to USACE (Appendix B), UWB is requesting all agencies to recognize the potential “excess” mitigation credit associated with the original restoration project to facilitate this once in a lifetime opportunity. Attempts to increase the geographical extent of wetlands on the site beyond the existing restoration boundaries will not positively influence wetland functioning, and would likely prove difficult to design and implement.
9. Monitoring and Adaptive Management

As noted above, the restored areas will be re-integrated into the comprehensive site monitoring and adaptive management program. Newly restored areas will be closely monitored by ARCADIS and the full time wetland maintenance team for potential colonization by non-native species. Also struggling tree and shrub species within the restored areas will be monitored, and replaced as necessary from the on-site native plant nursery area. All tree and shrub mortality will be replaced at a ratio of 1:1 for a period of three years.

Success of the restoration efforts will be based upon percent cover of native trees and shrubs, herbaceous cover, and percent native species. Approved performance standards for the restoration site relative to restored vegetation are as follows:

1. Percent Cover of Native Tree Species: Forest community greater than or equal to 55%.

2. Percent cover of native shrub species: Forest community greater than or equal to 20% and less than or equal to 75%.

3. Percent cover of herbaceous species in emergent wetland community greater than or equal to 85%

4. Percent of native individuals in all communities greater than 75%.

10. Financial Guarantees

As part of this permitting process, UWB will submit a self-guarantee to the City of Bothell providing information regarding the institutional financial status and ability to fund the restoration process through completion. This self-guarantee indicates that sufficient funding is being held by UWB to fund the ongoing restoration associated with the development of the Conservatory.

11. Conclusions

The Conservatory planning and design process has made great efforts to keep the proposed construction within the existing footprint of the nursery area. The only critical areas impacts that will occur as a result of Conservatory development are temporary impacts to 849 sf of wetlands outside of the nursery area, in addition to impacts to
3,213 sf of wetland buffers. These impacts will result from the extension of existing site utilities to service the new building. The proposed development will not affect overall functioning within the existing wetland restoration site, which to date has significantly enhanced 14 of the identified 15 ecosystem functions performed in this riparian wetland ecosystem. The proposed project will also not change functioning within the affected buffer area. Finally, it was concluded that no cumulative impacts will result from the proposed project on the lower North Creek restoration site.

Consistent with overall goals of the City of Bothell Critical Areas regulation, the proposed project:

1. Maintains functioning of onsite wetland areas, and includes only a small area of temporary impacts. Through a functional assessment of existing wetlands, ARCADIS demonstrated that the proposed project will maintain a healthy, functioning riparian wetland ecosystem within the campus property.

2. The Conservatory was strategically located in a less ecologically sensitive areas which was filled as part of the original campus development and has been continually used/disturbed for over a decade. The proposed construction will not have a direct effect on the adjacent wetland ecosystem or adjacent wetland buffer areas.

3. There are no cumulative adverse environmental impacts to water quality, wetlands, and fish and wildlife habitat that will result from this project.

Development of the Conservatory represents a once in a lifetime opportunity for the campus to showcase this unique restoration site while enhancing educational and public outreach opportunities. Based upon the extensive planning completed to support permitting of this Conservatory, non-detectable impacts will occur to existing wetlands and associated wetland buffers on the campus property.
Table 1. Riverine Waters/Wetlands Functions Addressed by the North Creek Restoration Project

<table>
<thead>
<tr>
<th>Functional Group</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydrology</td>
<td></td>
</tr>
<tr>
<td>Dynamic surface water storage</td>
<td>Capacity of a wetland to detain water from overbank flow for a short duration when flow is out of the channel.</td>
</tr>
<tr>
<td>Long term surface water storage</td>
<td>Capacity of a wetland to temporarily store (detain) surface water for long durations; associated with standing water not moving over the surface.</td>
</tr>
<tr>
<td>Energy dissipation</td>
<td>Allocation of the energy of water to other forms as it moves through, into, or out of the wetland as a result of roughness associated with large woody debris,</td>
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<td>Subsurface water storage</td>
<td>Availability of water storage beneath the wetland surface. Storage capacity becomes available as periodic draw down of water table or reduction in soil</td>
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<td>Capacity of a wetland to moderate the rate of groundwater flow or discharge from upgradient sources.</td>
</tr>
<tr>
<td>Biogeochemistry</td>
<td></td>
</tr>
<tr>
<td>Nutrient cycling</td>
<td>Abiotic and biotic processes that convert nutrients and other elements from valence to another; primarily recycling processes.</td>
</tr>
<tr>
<td>Removal of elements and compounds</td>
<td>Removal of imported nutrients, contaminants, and other elements and compounds.</td>
</tr>
<tr>
<td>Retention of particulates</td>
<td>Deposition and retention of inorganic and organic particulates (&gt;0.45 µm) from the water column, primarily through physical processes.</td>
</tr>
<tr>
<td>Organic carbon export</td>
<td>Export of dissolved and particulate organic carbon from a wetland. Mechanisms include leaching, flushing, displacement, and erosion.</td>
</tr>
<tr>
<td>Plant Community</td>
<td></td>
</tr>
<tr>
<td>Plant community</td>
<td>Species composition and physical characteristics of living plant biomass.</td>
</tr>
<tr>
<td>Detrital biomass</td>
<td>Production, accumulation, and dispersal of dead plant biomass of all sizes.</td>
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<td>Faunal Support/Habitat</td>
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</tr>
<tr>
<td>Spatial structure and habitat</td>
<td>Capacity of a wetland to support animal populations and guilds by providing heterogeneous habitats.</td>
</tr>
<tr>
<td>Interspersion and connectivity of habitat</td>
<td>Capacity of a wetland to permit aquatic organisms to enter and leave the wetland via permanent or ephemeral surface channels, overbank flow, or unconfined</td>
</tr>
<tr>
<td>Distribution and abundance of</td>
<td>Capacity of a wetland to maintain characteristic density and spatial distribution of aquatic, semi-aquatic, and terrestrial invertebrates.</td>
</tr>
<tr>
<td>Distribution and abundance of</td>
<td>Capacity of a wetland to maintain characteristic density and spatial distribution of aquatic, semi-aquatic, and terrestrial vertebrates.</td>
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<tr>
<td>VBEAV</td>
<td>Beaver Abundance</td>
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<tr>
<td>VBIRD</td>
<td>Distribution and Abundance of Resident and Migratory Birds</td>
</tr>
<tr>
<td>VTREE</td>
<td>Tree Basal Area</td>
</tr>
<tr>
<td>VNATIVE</td>
<td>Species Composition for Tree, Shrub, and Ground Cover Strata</td>
</tr>
<tr>
<td>VCONTIG</td>
<td>Contiguous Vegetation Cover</td>
</tr>
<tr>
<td>VCWD</td>
<td>Coarse Woody Debris</td>
</tr>
<tr>
<td>VDURAT</td>
<td>Duration of Overbank Flow</td>
</tr>
<tr>
<td>VFISH</td>
<td>Distribution and abundance of resident and migratory fish</td>
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<tr>
<td>$V_{FWD}$</td>
<td>Fine Woody Debris</td>
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<tr>
<td>$V_{FREQ}$</td>
<td>Frequency of overbank flow</td>
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<tr>
<td>$V_{GAPS}$</td>
<td>Gaps in forest</td>
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<tr>
<td>$V_{HERB}$</td>
<td>Herbaceous plant cover</td>
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<td>$V_{HERP}$</td>
<td>Distribution and abundance of Herptiles</td>
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<tr>
<td>$V_{INUND}$</td>
<td>Average depth of inundation</td>
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<tr>
<td>$V_{DECOMP}$</td>
<td>Logs in several stages of decomposition</td>
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<tr>
<td>$V_{MACRO}$</td>
<td>Macrotopographic Relief</td>
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<tr>
<td>$V_{MAMM}$</td>
<td>Distribution and abundance of permanent and seasonally resident mammals</td>
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<td>----------</td>
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<tr>
<td>V\text{MICRO}</td>
<td>Microtopographic Complexity</td>
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<tr>
<td>V\text{ORGAN}</td>
<td>Organic matter in wetland</td>
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<tr>
<td>V\text{PATCH}</td>
<td>Vegetation patchiness</td>
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<tr>
<td>V\text{PORE}</td>
<td>Soil Pore Space</td>
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<tr>
<td>V\text{REDVEL}</td>
<td>Reduction in flow velocity</td>
</tr>
<tr>
<td>V\text{REGEN}</td>
<td>Presence of seedling/saplings</td>
</tr>
<tr>
<td>V\text{SEDM}</td>
<td>Retained sediments</td>
</tr>
<tr>
<td>V\text{SHRUB}</td>
<td>Shrub density or canopy coverage</td>
</tr>
<tr>
<td>V\text{SNAGS}</td>
<td>Basal area of standing dead trees (Snags)</td>
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<tr>
<td>V_SORPT</td>
<td>Sorptive properties of soils</td>
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<tr>
<td>V_STRATA</td>
<td>Number and attributes of vertical strata of vegetation</td>
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<tr>
<td>V_SLEIN</td>
<td>Subsurface flow into wetland</td>
</tr>
<tr>
<td>V_SUBOUT</td>
<td>Subsurface flow from wetland to aquifer or baseflow</td>
</tr>
<tr>
<td>V_SURFCON</td>
<td>Surface hydraulic connections</td>
</tr>
<tr>
<td>V_SURWAT</td>
<td>Surface Water Presence</td>
</tr>
<tr>
<td>V_TREE</td>
<td>Tree density or canopy coverage</td>
</tr>
<tr>
<td>V_WTF</td>
<td>Fluctuation of Water Table</td>
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Table 3. Summary of HGM Functional Assessment for the UWB/CCC North Creek Ecosystem Restoration Project

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Hydrology</td>
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<tr>
<td>Dynamic surface water storage</td>
<td>Capacity of a wetland to detain water from overbank flow for a short duration when flow is out of the channel.</td>
<td>0.3</td>
<td>0.8</td>
<td>+0.5</td>
<td>0.9</td>
<td>+0.6</td>
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<tr>
<td>Long term surface water storage</td>
<td>Capacity of a wetland to temporarily store (detain) surface water for long durations; associated with standing water not moving over the surface.</td>
<td>0.0</td>
<td>0.8</td>
<td>+0.8</td>
<td>0.8</td>
<td>+0.8</td>
</tr>
<tr>
<td>Energy dissipation</td>
<td>Allocation of the energy of water to other forms as it moves through, into, or out of the wetland as a result of roughness associated with large woody debris, vegetation structure, micro- and macro-topography, and other obstructions.</td>
<td>0.0</td>
<td>0.7</td>
<td>+0.7</td>
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<td>+0.7</td>
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<tr>
<td>Subsurface water storage</td>
<td>Availability of water storage beneath the wetland surface. Storage capacity becomes available as periodic draw down of water table or reduction in soil saturation occurs.</td>
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<td>1.0</td>
<td>0.0</td>
<td>1.0</td>
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<tr>
<td>Moderation of groundwater flow and discharge</td>
<td>Capacity of a wetland to moderate the rate of groundwater flow or discharge from upgradient sources.</td>
<td>0.6</td>
<td>1.0</td>
<td>+0.4</td>
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<tr>
<td><strong>Biogeochemistry</strong></td>
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<td></td>
</tr>
<tr>
<td>Nutrient cycling</td>
<td>Abiotic and biotic processes that convert nutrients and other elements from valence to</td>
<td>0.1</td>
<td>0.5</td>
<td>+0.4</td>
<td>0.7</td>
<td>+0.6</td>
</tr>
<tr>
<td>Removal of elements and</td>
<td>Removal of imported nutrients, contaminants, and other elements and compounds.</td>
<td>0.2</td>
<td>0.8</td>
<td>+0.6</td>
<td>0.8</td>
<td>+0.6</td>
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<tr>
<td>Retention of particulates</td>
<td>Deposition and retention of inorganic and organic particulates (&gt;0.45 µm) from the water</td>
<td>0.2</td>
<td>0.8</td>
<td>+0.6</td>
<td>0.8</td>
<td>+0.6</td>
</tr>
<tr>
<td>Organic carbon export</td>
<td>Export of dissolved and particulate organic carbon from a wetland. Mechanisms include</td>
<td>0.1</td>
<td>0.6</td>
<td>+0.5</td>
<td>0.6</td>
<td>+0.5</td>
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<tr>
<td><strong>Plant Community</strong></td>
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<td>Plant community</td>
<td>Species composition and physical characteristics of living plant biomass.</td>
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<td>0.5</td>
<td>+0.4</td>
<td>0.9</td>
<td>+0.8</td>
</tr>
<tr>
<td>Detrital biomass</td>
<td>Production, accumulation, and dispersal of dead plant biomass of all sizes.</td>
<td>0.1</td>
<td>0.1</td>
<td>0.0</td>
<td>0.5</td>
<td>+0.4</td>
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<tr>
<td><strong>Faunal Support/Habitat</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Spatial structure and habitat</td>
<td>Capacity of a wetland to support animal populations and guilds by providing heterogeneous habitats.</td>
<td>0.1</td>
<td>0.4</td>
<td>+0.3</td>
<td>0.6</td>
<td>+0.5</td>
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<td>Interspersion and connectivity of habitat</td>
<td>Capacity of a wetland to permit aquatic organisms to enter and leave the wetland via permanent or ephemeral surface channels, overbank flow, or unconfined hyporheic gravel aquifers.</td>
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<td>0.8</td>
<td>+0.6</td>
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</tr>
<tr>
<td>Distribution and abundance of invertebrates</td>
<td>Capacity of a wetland to maintain characteristic density and spatial distribution of aquatic, semi-aquatic, and terrestrial invertebrates.</td>
<td>0.2</td>
<td>0.8</td>
<td>+0.6</td>
<td>0.8</td>
<td>+0.6</td>
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<tr>
<td>Distribution and abundance of vertebrates</td>
<td>Capacity of a wetland to maintain characteristic density and spatial distribution of aquatic, semi-aquatic, and terrestrial vertebrates.</td>
<td>0.6</td>
<td>0.7</td>
<td>+0.1</td>
<td>0.7</td>
<td>+0.1</td>
</tr>
</tbody>
</table>