PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT APPROVAL - PHASE 6

Applicant
University of Washington Bothell
March 2014
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Student Activities Center

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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" 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

**An intake appointment will be required to submit this application.** Please contact Permit Services at (425) 486-8152 for your appointment.

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>SECTION 1</td>
<td>X A completed &amp; signed Permit Application form...........................................................................................................................................</td>
</tr>
<tr>
<td>SECTION 2</td>
<td>L X 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>
</tr>
<tr>
<td>SECTION 1</td>
<td>X Development Review Billing Form (form D) ...........................................................................................................................................</td>
</tr>
<tr>
<td>SECTION 1</td>
<td>L X 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>
</tr>
<tr>
<td>APPENDIX</td>
<td>X 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>
</tr>
<tr>
<td>SECTION 1</td>
<td>L X 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>
</tr>
</tbody>
</table>
| SECTION 1 | L X 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.
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.

SECTION 6 L ☒ 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;

SECTION 6 L ☒ A proposed site plan for the subject property depicting the following:
   ☒ Topography at two-foot contours for slopes 15 percent or less and five-foot contours for slopes over 15 percent;
   ☒ 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;
   ☒ Designated placement, location, and principal dimensions of lots, buildings, streets, parking areas, recreation areas and other open space, landscaping areas and utilities;

☐ 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;

SECTION 6 L ☒ Drawing and/or text showing scale, bulk and architectural character of proposed structures

SECTION 6 L ☐ For single-family PUDs, a conceptual drawing depicting the number and location of lots which would be allowed if no regulations were modified;

SECTION 6 L ☒ Special features including but not limited to critical areas and sites or structures of historic significance

SECTION 3 L ☒ A text describing conditions or features which cannot be adequately displayed on maps or drawings

SECTION 4 L ☒ 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;

SECTION 3 L ☐ 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.

☐ 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.

SECTION 3 AND 4 ☒ 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.

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

Applicant

SECTION 6 L ☒ Vicinity map

SECTION 6 L ☒ Tree retention and landscaping plan consistent with BMC 12.18

APPENDIX L ☒ Transportation Impact analysis per BMC 17.04010 (2 copies only: file, traf)

SECTION 1 L ☒ Notes and determinations from the pre-application conference

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:

**SECTION 6 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;
- Elevation and perspective drawings of project structures and improvements
- 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;
- Proposed final agreements which may have been required as conditions of preliminary PUD approval
- A development schedule, if development may extend over more than a two-year period

The following plans and diagrams:

- An off-street parking plan
- 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;
- Landscaping and tree planting plan, including site grading
- 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:

- Site contours (maximum 5 foot contour interval) showing existing natural grade and proposed finished grades
- 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
- Road width and turning radii
- Proposed sanitary, storm water and water systems plan(s) with points of connection, grades and sizes indicated
If critical Areas are located on or adjacent to the area to be altered the following information is required:

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Staff</th>
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<tbody>
<tr>
<td>L □ A wetlands delineation and categorization report (if wetlands present on or adjacent to the subject property)</td>
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<tr>
<td>L □ A Stream Delineation and Assessment Study (if streams located on or adjacent to the subject property)</td>
<td>☐</td>
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<tr>
<td>L □ A Geological Hazards Report (Soils Report) (if steep slopes present on subject property)</td>
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<tr>
<td>L □ An Aquifer recharge special report prepared by a Geologist (if aquifer recharge occurs on the adjacent to the subject property)</td>
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<tr>
<td>L □ A special flood report prepared by a licensed engineer, (If the site within a Frequently flooded area)</td>
<td>☐</td>
</tr>
<tr>
<td>L □ A Wildlife Inventory\Study (if site contains endangered, threatened, or sensitive species)</td>
<td>☐</td>
</tr>
<tr>
<td>L □ A Title Report prepared by a licensed Title Insurance Agency</td>
<td>☐</td>
</tr>
<tr>
<td>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.</td>
<td>☐</td>
</tr>
</tbody>
</table>

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.
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<tr>
<th>FOR STAFF USE ONLY</th>
<th>COM □</th>
<th>SF □</th>
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<tbody>
<tr>
<td>PERMIT NUMBER:</td>
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<tr>
<td>PLAN NUMBER:</td>
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<tr>
<td>PRJ#</td>
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<td>RELATED PERMIT(S):</td>
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**Project name/Name of business (if applicable)**  UWB PUD Phase 6

Subject property address  18225 NE Campus Parkway  Suite No.

**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

**Applicant:** University of Washington, Attn: Amy Van Dyke, Room HH-1424, Box 358535

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

Phone (425) 352-5261  FAX (425) 352-5294  E-Mail: avandyke@uwb.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 Drive, Suite 400 City Kirkland State WA Zip 98033

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

**Contact Person:** Chad Weiser 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 Drive, Suite 400 City Kirkland State WA Zip 98033

Phone (425) 250-5250  FAX (425) 827-9577  E-Mail: chad.weiser@otak.com
Permit Application

Contractor: Skanska

Mailing address: 221 Yale Ave N, City: Seattle, State: WA, Zip: 98109

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).

Phase 6 PUD application for a Student Activities Center (SAC) on the UW Bothell campus. Please see attached narrative for specific project information.

Pre-application meetings are mandatory for Type II and higher applications. Additionally, the City will conduct pre-application meetings for projects below the mandatory threshold if requested by the applicant. The fee for a non-mandatory pre-application meeting will be determined based on the staff time to prepare and attend the pre-application meeting.

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

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:

1. 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.

Applicant understands and by his/her signature to this application agrees to indemnify, defend and hold harmless the City of Bothell, its agents and employees from and against any and all claims, losses or liability, including attorney’s fees arising from injury or death to persons or damage to property occasioned by any act, omission or failure of the applicant, his officers, agents and employees, in performing the work authorized by this permit. This paragraph shall not apply to any damage resulting from the sole negligence of the City, its agents and employees. To the extent any of the damages referenced by this paragraph were caused by or resulted from the concurrent negligence of the City, its agents or employees, this obligation to indemnify, defend and hold harmless is valid and enforceable only to the extent of the negligence of the applicant, his officers, agents and employees.

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 and any attachments and/or checklists is true, correct and complete.

Signed: ______________________ Date: 3/10/14

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.
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:

<table>
<thead>
<tr>
<th>Boundary Line Adjustments</th>
<th>Conditional Use Permits</th>
<th>Plats</th>
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<tbody>
<tr>
<td>Binding Site Plans</td>
<td>Variances</td>
<td>Short Plats</td>
</tr>
<tr>
<td>Commercial Permits</td>
<td>Multi-Family Permits</td>
<td>Planned Unit Developments</td>
</tr>
<tr>
<td>First time Tenant Improvement Permits</td>
<td>SEPA Reviews</td>
<td>Critical Area Alteration Permits</td>
</tr>
<tr>
<td>Non-Residential/Multi-Fam Utility Permits</td>
<td>Grading Permits</td>
<td>Right-of-Way Permits</td>
</tr>
</tbody>
</table>

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 2013 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 - 2013 Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planners</td>
<td>$152.38</td>
</tr>
<tr>
<td>Civil Engineers</td>
<td>$161.37</td>
</tr>
<tr>
<td>Construction Inspectors</td>
<td>$147.75</td>
</tr>
<tr>
<td>Traffic Engineer</td>
<td>$161.37</td>
</tr>
<tr>
<td>Fire Department</td>
<td>$170.47</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: 3/10/14  Project Name: UWB PUD Phase 6

Company Name: University of Washington  Billing Contact Name: Kazuko Stoesz
Billing Contact Phone: 206-616-0203  Billing Contact Email: kazukos@uw.edu
Billing Address: Box 358500, 18115 Campus Way NE  City: Bothell  State: WA  Zip Code: 98011

Authorized Signature: [Signature]  Date: 3/10/14

I hereby certify that the information provided on this form is true and correct and that the applicable requirements of the City of Bothell described above 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 Development Review Billing authorization.

-- City Use Below This Line --

Permit Number(s):

Plan 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 - 4:30 pm. Appointments are required for most intakes.

Updated 1/13
Concurrence Application

FOR STAFF USE ONLY

PROJECT NAME ________________________________________ CON # ________

RELATED PERMITS ___________________________________ RECEIPT # __________

Applicant: University of Washington, Attn: Amy Van Dyke, Room HH-1424, Box 358535
Mailing address 18115 Campus Way NE City Bothell State WA Zip 98011-8246
Phone (425) 352-5261 FAX (425) 352-5294 E-Mail: avandyke@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 X 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: Transpo Group
Contact Michael Swenson, PE
Mailing address 1307 14th PL SE City Kirkland State WA Zip 98034
Phone (425) 821-3605 Fax (____) __________ E-Mail: mike.swenson@transpo-group.com

Property Information:
Site address 18225 NE Campus Parkway Assessor parcel number(s) 0526059057
Plat name/lot # __________________________ Size of property 5,386,692 sf
Legal description (attach separate sheet if necessary) Please see attached
Comprehensive Plan sub-area Campus
Is this an update to an active concurrency application? X Yes □ No
Has property previously been reviewed for concurrency? X 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 X No
If yes, type of permit __________________ Permit number __________________
Existing use of property (attach separate sheet if necessary)

______________________________
City of Bothell

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, 9:00am - 4:00pm.
Concurrency Application

Existing number of PM peak hour trips __________ Proposed use(s) __________

Number of new PM peak hour trips __________

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.

- □ 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 Fees:
  - □ Project generates 3-19 peak hour trips: $871.00 + 5% Technology Fee
  - □ Project generates 20-50 peak hour trips: $1,740.00 + 5% Technology Fee
  - □ Project generates more than 50 peak hour trips: $2,900.00 + 5% Technology Fee

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.

Applicant / Owner or Applicant / Non-Owner (Circle one) Signature ___________________________ Date 2/20/14

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.
Concurreny Application

This intake checklist identifies minimum application elements necessary for the City of Bothell to accept the application. If 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  Staff

<table>
<thead>
<tr>
<th>Project Description</th>
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<tbody>
<tr>
<td>□ Project type and size</td>
<td></td>
</tr>
<tr>
<td>□ Project location, with vicinity map</td>
<td></td>
</tr>
<tr>
<td>□ Proposed site access, with site plan (reduced size, ok)</td>
<td></td>
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<tr>
<td>□ Horizon planning year</td>
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<table>
<thead>
<tr>
<th>Existing Conditions</th>
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<tbody>
<tr>
<td>□ Existing traffic volumes, daily and peak hour turning movement</td>
<td></td>
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<tr>
<td>□ All counts completed within one year prior to the application date</td>
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<tr>
<td>□ Roadway network, including traffic control</td>
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<tr>
<td>□ Level of service calculations at impacted corridors and site entrances</td>
<td></td>
</tr>
<tr>
<td>□ Parking supply</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accident/Safety Conditions</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Sight distance analysis at intersections and access points</td>
<td></td>
</tr>
<tr>
<td>□ Clear zone analysis</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Trip Generation and Distribution</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Trip generation using the latest ITE Generation Manual or other approval method</td>
<td></td>
</tr>
<tr>
<td>□ Trip distribution map showing turning movements assigned to roadway network</td>
<td></td>
</tr>
<tr>
<td>□ Parking generation analysis using the latest ITE Parking Generation Manual or other</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Transit and Non-Motorized Facilities</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>□ Identification of existing transit service</td>
<td></td>
</tr>
<tr>
<td>□ Identification of existing trails, bicycle lanes, and other non-motorized facilities</td>
<td></td>
</tr>
</tbody>
</table>
Concurrence Application

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.
- 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

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, the enclosed traffic study includes the before mentioned items. I understand that failure to include all areas of discussion as described below may result in an application being determined inconsistent with Bothell Code and may result in delays of the subject application.

Michael J. Swenson
State of Washington
Registered Professional Engineer

Signature ____________________________

Place professional stamp here

Date: 2/20/14

permit services, Dawson building, 5654 NE 182nd street, phone (425) 486-8152, Fax (425) 486-2489. For more information, please contact a permit technician. Permit intake and issuance are Monday through Friday, 9:00am - 4:00pm.
Application for Fire Flow & Water / Sewer Availability

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Due date</th>
</tr>
</thead>
</table>

- Certificates of Availability for Water &/or Sewer or Fire Flow are valid for 2 years from the date of issuance.

Applicant name: **Kevin Krakberger**
Mailing address: 10230 NE Points Drive, Suite 400, City Kirkland, St WA Zip 98033
Phone (425) 822-4446, Fax (425) 827-9577, Email Address: kevin.krakberger@otak.com

Relation of applicant to property/project (check one): [ ] owner [ ] contractor [X] other [Engineer]
Subject Property Parcel Number: 0526059057, Property Location/Address: 18115 NE Campus Parkway

Property within City limits? [X] Yes [ ] No. If no, has notice of intent to annex been submitted? [ ] Yes [ ] No

Note: Application for water/sewer service for properties outside the City limits are subject to the provisions of Resolution 544 as amended.

Proposed development is / has:
[ ] New Development
[ ] Plat w/ #____________________ lots
[ ] Addition
[ ] Multifamily w/ #____________________ units
[ ] Existing Development
[ ] Commercial (describe use below)
[ ] Failing Well
[ ] Failing Septic
[ ] Other (describe below)

New Development on UWB Campus

Type of construction: [X] I [ ] II [ ] III [ ] IV [ ] V [ ] A [ ] B
Occupancy: A-3, B, S-1

Sq. Ft. per Floor below ground: 1st __________ 2nd __________ 3rd

Sq. ft per Floor above ground: 1st 11,500 2nd 11,500 3rd 11,500 4th __________ 5th __________

6th __________ 7th __________ 8th __________ 9th __________ 10th __________

Sprinklers Proposed? [X] Yes [ ] No

This application is for (check all that apply):

<table>
<thead>
<tr>
<th>WATER</th>
<th>SEWER</th>
<th>FIRE FLOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>[X] Connection to existing main/line</td>
<td>[X] Connection to existing main</td>
<td>[X] Check for fire flow availability</td>
</tr>
<tr>
<td>[ ] Connection to existing service</td>
<td>[ ] Connection to existing service</td>
<td></td>
</tr>
<tr>
<td>[ ] System extension/improvement</td>
<td>[ ] System extension/improvement</td>
<td></td>
</tr>
</tbody>
</table>

Three copies of the following information must accompany this application, with the applicable fee:

[X] Site plan showing the address / location map of property.
[X] Preliminary site plan to scale with dimensions showing location of utilities and buildings with square footage, property lines and existing fire hydrant locations.
[ ] For extensions or improvements, a preliminary site plan showing node (contour) elevations, main sizes, length and location
[ ] Signed notice of intent to annex, if property is outside City limits

Applicant Signature: **Kevin Krakberger**
Date: 2/27/14

Return required attachments and completed form with applicable fees to Permit Services.

Per Fire Marshal, all development shall have a minimum fire flow of 1500 gpm with 20 psi residual for a duration of 2 hours. Residential structures greater than 3500 sq. ft. (includes attached garage) and all commercial structures may require an increase in required fire flow.
The applicant proposes an expansion of the University of Washington – Bothell / Cascadia Community College Bothell campus. This expansion consists of construction of a Student Activities Center. This proposal is intended to “provide a facility that will accommodate the combined campus need for student assembly and gathering space, student leadership and clubs, recreational opportunities and social and educational events”.

The building is proposed to be 3-stories and 36,000 gross square feet. Level 1 will be primarily utilized as a fitness center, Level 2 will be student and professional staff offices at Level 2 and an events space center on Level 3.

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

Entitlement of this proposal includes modification of the campus’ preliminary planned unit development and approval of a phased final planned unit development. These actions require a Type III permit application. Type II applications are decided by the city’s hearing examiner after a public hearing.

The applicant should include a SEPA environmental checklist with their application package. Staff will review the checklist and will determine SEPA compliance utilizing all previous documents and determinations of environmental impact for the campus. The city may elect to adopt existing environmental determinations for this phase of the project.

### Applicable Permits

- Comprehensive Plan Amendment
- Shoreline Substantial DevPermit
- Shoreline Conditional Use Permit
- Shoreline Variance
- Personal Wireless Services Pmt
- Sign Permit
- Land Clearing Permit
- Certificate of Appropriateness (Historic Pres.)
- SEPA Determination

Comprehensive Plan Amendment

Shoreline Substantial DevPermit

Shoreline Conditional Use Permit

Shoreline Variance

Personal Wireless Services Pmt

Sign Permit

Land Clearing Permit

Certificate of Appropriateness (Historic Pres.)

SEPA Determination
Conditional Use Permit  
Reasonable Use Determination  
Preliminary Planned Unit Development  
Planned Unit Development - Major Amendment  
Final Planned Unit Development  
Variance  
Critical Areas Alteration Permit  
Site/Design Plan Approval  
Landscape Plan Approval  
Other _______________________

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.

<table>
<thead>
<tr>
<th>Applicable Codes and Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Codes that will apply to the proposal:</td>
</tr>
<tr>
<td>Imagine Bothell...Comprehensive Plan</td>
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</tbody>
</table>

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 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 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

BUILDING DIVISION

Pre-Application No.: PRE2014-04478
Name of project: UW Bothell Student Activity Center
Date of pre-application meeting: 2/6/14
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:
(Detailed summary of the project as the reviewer understands it)

Project consists of construction of a 36,000 sq ft 3 story structure with fitness center on 1st floor, offices on 2nd and events space on 3rd floor.

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

1. Please follow the checklist provided with the permit application and provide all items specified therein, unless staff from the division associated with the item approves otherwise.
2. Per RCW 18.08.140, a state licensed designer is required to design the plans for this project.
3. If the building is designed for an occupant load of greater than 500 then the structure must be designed as Risk Category III per IBC Table 1604.5.
4. The scope of work summary indicates natural ventilation is proposed using manually operated windows/doors at the perimeter. Please assure plans indicate how the minimum percentage of natural ventilation is being provided and how adjoining rooms without openings to outdoors are adequately ventilated (IBC Section 1203.4.1). In addition, plans must indicate how heat will be provided to occupiable spaces to maintain a minimum temperature of 68 degrees F per IBC Section 1204.1.
5. Please assure plans indicate (preferably on the cover sheet) all building design characteristics - codes used for design/construction, type of construction, area of building and per floor, occupancy classifications, occupant loads for building and per floor and plumbing occupant loads based on occupancy.
6. The design must meet the requirements of the building codes adopted on/after July 1, 2013 under Bothell Municipal Code (BMC) Section 20.02.015, which are the 2012 International Building Code (IBC), 2012 International Mechanical Code (IMC), 2012 International Fuel Gas Code (IFGC), 2012 Uniform Plumbing Code (UPC), 2012 Washington State Energy Code (WSEC), and standards associated with these codes (any documents with previous standards specified or used for design will not be accepted). Along with these codes, please list all deferred submittals (if any) on the front of the plans.

Soils report required.
7. Please include Form 11 (Building Code Summary Worksheet) fully completed in the building permit submittal.

8. A Non-Residential Energy Code (NREC) analysis for lighting and building envelope (if applicable) 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.

9. Any structural members, components, and designs thereof (also any future revisions during construction) must be reviewed and approved by The City of Bothell peer reviewer for the project (CWA Consultants).

10. 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.

11. The plans must include schedules for doors, door hardware, windows, and floor, wall, and ceiling finishes per the 2012 IBC.

12. The plans must clearly indicate all fire rated areas/components (including structural frame), the fire ratings of each wall/floor/ceiling/roof, the assemblies used for all required fire rated components, opening protection, and details for fire-stopping penetrations per IBC Chapter 7. (All fire rated assemblies and fire-stopping systems must indicate the listings on the plans)

13. The plans must clearly indicate all egress requirements and components (including occupant load of each area and all exit access, exit, and exit discharge requirements) required per IBC Chapter 10.

14. The plans must clearly indicate how accessibility will be provided to those areas/components required to be accessible per IBC Chapter 11 and 2009 ANSI A117.1.

15. The plans must indicate how minimum plumbing facilities will be provided for all occupancies per IBC Chapter 29.

### Standard Comments

Standard comments:

a) Applications for which no permit is issued within 18 months 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 in accordance with state law.

b) Applications shall 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.

c) Every permit issued shall expire two 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).

**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. 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.
Community Risk Reduction

Pre-Application No. PRE2014-04478
Name of project: UW Student Activity Center
Date of pre-application meeting: 2/6/14
Reviewing staff, title: Lt. Butch Noble, Fire Plans Examiner
Date reviewed: 2/3/14
Telephone number: 425-489-4873
E-mail address: butch.noble@ci.bothell.wa.us

Summary of Proposal:
The proposal is for a 3-story student activity center.

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

1. The structure will require sprinklers per NFPA 13, standpipes and FDC – all located in close proximity to each other per the Fire Marshall and accessed off of Campus Way by a fire apparatus. Existing or new fire hydrants will need to be located near the FDC.
2. Submit 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.
3. Prior to issuance of the building permit, the developer must provide information from the water purveyor showing that the required fire flow is available to the site.
4. An addressable fire alarm system will be required and monitored at a UL listed central station per NFPA 72.
5. The slope of entry cannot exceed the maximum for fire apparatus per City of Bothell Engineering Standards.
6. All portions of the first floor of the occupancy must be within 150 feet of fire apparatus access, as measured by an approved route around the exterior of the facility.
7. Approved access and level areas shall be provided for ground ladders at all rescue openings. Exterior doors and openings required by the IFC or the IBC shall be maintained readily accessible for emergency access by the fire department.
8. Access shall support the weight of the fire apparatus (35 tons) and point load of 75 psi for aerial downriggers.
9. Building should have address on all drivable sides and sized per Bothell Engineering Code 903.
10. Permits may be required for items such as compressed gases, use or storage of LPG, flammable or combustible liquids and other permissible activities under the International Fire Code.

11. Fire extinguishers rated 2A10BC shall be provided throughout the occupancy for light hazard occupancies, with a maximum of 75 feet of travel distance to any extinguisher. Higher hazard occupancies will require more or higher-rated extinguishers.

<table>
<thead>
<tr>
<th>Applicable Codes and Development Standards</th>
</tr>
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<tbody>
<tr>
<td><strong>General Codes and Standards:</strong></td>
</tr>
<tr>
<td>Projects must comply with the following codes and standards:</td>
</tr>
<tr>
<td>• International Building Code 2012 Edition; as adopted by Washington State and the City of Bothell</td>
</tr>
<tr>
<td>• International Fire Code 2012 Edition; as adopted by Washington State and the City of Bothell</td>
</tr>
<tr>
<td>• Bothell Municipal Code, Chapter 20 - Buildings and Construction and Section 20.32 - Fire Hydrants and Fire Flow Requirements</td>
</tr>
<tr>
<td>• Imagine Bothell Comprehensive Plan</td>
</tr>
<tr>
<td>• Other applicable NFPA standards</td>
</tr>
</tbody>
</table>

Telephone: 425/489-4873  
Fax: 425/481-4335

Address: Bothell Fire and E.M.S.  
Community Risk Reduction  
9654 NE 182nd St.  
Bothell, WA 98011

E-mail  
Deputy Chief/Fire Marshal Frank Shasky – frank.shasky@ci.bothell.wa.us  
Lieutenant/Fire Plans Examiner Butch Noble – butch.noble@ci.bothell.wa.us  
Firefighter/Inspector Doug Werts – doug.werts@ci.bothell.wa.us
TRANSPORTATION ENGINEERING DIVISION

Pre-Application No. PRE2014-04478; PRJ XXXX
Name of project: UW Student Activity Center
Date of pre-application meeting: February 06, 2014, 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:
This project proposes to construct a three storied Student Activity Center of 36000 square feet inside the University of Washington Campus.

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

TRAFFIC REVIEW

1) The project is subject to Traffic Concurrency evaluation per Bothell Municipal Code Title 17.03 (see form Q).

2) A Transportation Impact Analysis (TIA) will be required. The TIA must adhere to Bothell Transportation Impact Analysis Guidelines as outlined in the current Bothell Design and Construction Standards.

3) Prior to the development of TIA the applicant must submit a scoping memo that will include the following:
   a) Trip generation calculation
   b) Horizon year
   c) Growth factor
   d) Pipeline project
   e) Background traffic
   f) Identification of corridor(s) that will be impacted by 10 or more peak hour trips

4) 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.
5) The TIA must include the transportation impact fee estimate per BMC Chapter 17.045.

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

7) 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.

<table>
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<tr>
<th>Applicable Permits</th>
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<tbody>
<tr>
<td>The permits needed for the proposal are: (hand check applicable boxes after printing)</td>
</tr>
<tr>
<td>□ Grading</td>
</tr>
<tr>
<td>□ Utility</td>
</tr>
<tr>
<td>□ Right of Way</td>
</tr>
<tr>
<td>□ Building (Rockery over 4' in height or in a fill area)</td>
</tr>
<tr>
<td>□ Other ______________________</td>
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</tbody>
</table>

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<thead>
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<tbody>
<tr>
<td>Codes that will apply to the proposal:</td>
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**Current City of Bothell Design and Construction Standards and Specifications**

**Current WSDOT Standard Specifications for Road, Bridge and Municipal Construction**

**Current American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of highways and Streets.**

**Current Highway Capacity Manual (HCM)**

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

**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.**
The project being proposed is a student activity center between the main campus and the new tennis courts.

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

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

4. Potable water is in the internal campus roadway. Any fire hydrants required will need to be fed from this main. The Fire Department will decide if additional fire hydrants are needed. A reduced pressure backflow assembly (RPBA) will be required to protect the domestic water service to the new 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 on the City’s water main between the fire department connection and the closest fire hydrant.

5. 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
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.**
Section 2—Parcel Information

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
<table>
<thead>
<tr>
<th>PARCEL DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel: 05205-9057</td>
</tr>
<tr>
<td>Name: UNIV OF WA RE OFFICE</td>
</tr>
<tr>
<td>Site Address: 18225 NE CAMPUS PKWY 98011</td>
</tr>
<tr>
<td>Geo Area: 85-20</td>
</tr>
<tr>
<td>Spec Area: 0-0</td>
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<tr>
<td>Property Name: UNIVERSITY OF WA/CASCADE COMMUNITY COLLEGE - BOTHELL CAMPUS</td>
</tr>
</tbody>
</table>

| Jurisdiction: BOTHELL |
| Levy Code: 0651 |
| Property Type: C |
| Plat Block / Building Number: |
| Plat Lot / Unit Number: |
| Quarter-Section-Township-Range: SE-3-26-5 |

<table>
<thead>
<tr>
<th>Legal Description</th>
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<tbody>
<tr>
<td>LOT A BOTHELL BLA #BLA2003-000038 REC #2004082578900022 SD BLA BEING POR 5-26-5 LY SWLY OF ST HWY &amp; SELY OF BEARDSLEY BLVD TGW POR 8-26-5 LY NWLY OF ST HWY TGW POR SE 1/4 OF SD NE 1/4 LY SELY OF ST HWY &amp; NLY OF SAMMAMISH RIVER TGW LOT 36 QUADRANT BUSINESS PARK - BOTHELL LESS FOR HWY PER REC# 20061204000292</td>
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<tr>
<td>Plat Block:</td>
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<tr>
<td>Plat Lot:</td>
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<table>
<thead>
<tr>
<th>LAND DATA</th>
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<tbody>
<tr>
<td>Highest &amp; Best Use As If Vacant: EDUCATIONAL SERVICE</td>
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<tr>
<td>Highest &amp; Best Use As Improved: PRESENT USE</td>
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<tr>
<td>Present Use: School(Public)</td>
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<tr>
<td>Base Land Value SqFt: 5</td>
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<tr>
<td>Base Land Value: 26,933,100</td>
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<td>% Base Land Value Impacted: 100</td>
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<td>Base Land Valued Date: 1/3/2013</td>
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<td>Base Land Value Tax Year: 2014</td>
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<td>Land SqFt: 5,385,629</td>
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<td>Acres: 123.36</td>
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| Percentage Unusable: 0 |
| Unbuildable: NO |
| Restrictive Size Shape: NO |
| Zoning: C |
| Water: WATER DISTRICT |
| Waterfront: |
| Waterfront Location: |
| Waterfront Footage: |
| Lot Depth Factor: |
| Waterfront Bank: |
| Tide/Shore: |
| Waterfront Restricted Access: |
| Waterfront Access Rights: NO |
| Poor Quality: |
| Proximity Influence: NO |

<table>
<thead>
<tr>
<th>Views</th>
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<tr>
<td>Rainier</td>
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<tr>
<td>Territorial</td>
</tr>
<tr>
<td>Olympics</td>
</tr>
<tr>
<td>Cascades</td>
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<tr>
<td>Seattle Skyline</td>
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<tr>
<td>Puget Sound</td>
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<td>Lake Washington</td>
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<tr>
<td>Lake Sammamish</td>
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<tr>
<td>Lake/River/Creek</td>
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<tr>
<td>Other View</td>
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<table>
<thead>
<tr>
<th>Designations</th>
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<tbody>
<tr>
<td>Historic Site</td>
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<tr>
<td>Current Use</td>
</tr>
<tr>
<td>Nbr Bldg Sites</td>
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<tr>
<td>Adjacent to Golf Fairway: NO</td>
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<tr>
<td>Adjacent to Greenbelt: NO</td>
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<tr>
<td>Other Designation: NO</td>
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<tr>
<td>Deed Restrictions: NO</td>
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<td>Development Rights Purchased: NO</td>
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<td>Easements: NO</td>
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<td>Native Growth Protection Easement: NO</td>
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<td>DNR Lease: NO</td>
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<table>
<thead>
<tr>
<th>Waterfront</th>
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<tbody>
<tr>
<td>Waterfront Location:</td>
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<tr>
<td>Waterfront Footage:</td>
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<td>Lot Depth Factor:</td>
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<td>Waterfront Bank:</td>
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<td>Tide/Shore:</td>
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<tr>
<td>Waterfront Restricted Access:</td>
</tr>
<tr>
<td>Waterfront Access Rights: NO</td>
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<tr>
<td>Poor Quality:</td>
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<tr>
<td>Proximity Influence: NO</td>
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<table>
<thead>
<tr>
<th>Nuisances</th>
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<tbody>
<tr>
<td>Topography: NO</td>
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<tr>
<td>Traffic Noise:</td>
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<td>Airport Noise:</td>
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<td>Power Lines: NO</td>
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<td>Other Nuisances: NO</td>
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<tr>
<th>Problems</th>
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<tr>
<td>Water Problems: NO</td>
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<tr>
<td>Transportation Concurrency:</td>
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<tr>
<td>Other Problems: NO</td>
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<tr>
<th>Environmental</th>
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<tr>
<td>Environmental Type: YES</td>
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<tr>
<td>Information Source:</td>
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<td>Delineation study:</td>
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<td>Percentage Affected:</td>
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<table>
<thead>
<tr>
<th>BUILDING</th>
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<tbody>
<tr>
<td>Building Number:</td>
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</table>

Click the camera to see more pictures.

http://info.kingcounty.gov/Assessor/eRealPropertyDetail.aspx?ParcelNbr=052059057
Building Description: NORTH PARKING STRUCTURE
Number Of Buildings Aggregated: 0
Predominant Use: PARKING STRUCTURE (345)
Shape: Long Rect or Ireg
Construction Class: REINFORCED CONCRETE
Building Quality: AVERAGE/GOOD
Stories: 3
Building Gross Sq Ft: 50,400
Building Net Sq Ft: 50,400
Year Built: 2001
Eff. Year: 2001
Percentage Complete: 100
Heating System: (unknown)
Sprinklers: Yes
Elevators: Yes

Section(s) Of Building Number: 1

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<thead>
<tr>
<th>Section Number</th>
<th>Section Use</th>
<th>Description</th>
<th>Stories</th>
<th>Height</th>
<th>Floor Number</th>
<th>Gross Sq Ft</th>
<th>Net Sq Ft</th>
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<tbody>
<tr>
<td>1</td>
<td>PARKING STRUCTURE (345)</td>
<td>3</td>
<td>16</td>
<td></td>
<td>50,400</td>
<td>50,400</td>
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TAX ROLL HISTORY

This is a government owned parcel.

Change to state law (RCW 84.40.045 and 84.40.175) by the 2013 Legislature eliminated revaluation of government owned parcels.

SALES HISTORY

<table>
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<tr>
<th>Excise Number</th>
<th>Recording Number</th>
<th>Document Date</th>
<th>Sale Price</th>
<th>Seller Name</th>
<th>Buyer Name</th>
<th>Instrument</th>
<th>Sale Reason</th>
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<tbody>
<tr>
<td>2469582</td>
<td>201012010000844</td>
<td>9/16/2010</td>
<td>$0.00</td>
<td>WASHINGTON STATE OF: DEPARTMENT OF TRANSPORTATION</td>
<td>BOTHELL CITY OF</td>
<td>Quit Claim Deed</td>
<td>Other</td>
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<tr>
<td>2253575</td>
<td>20061201000292</td>
<td>10/2/2006</td>
<td>$0.00</td>
<td>UNIVERSITY OF WASHINGTON</td>
<td>STATE OF WASHINGTON</td>
<td>Warranty Deed</td>
<td>Other</td>
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<tr>
<td>1930716</td>
<td>200212220002247</td>
<td>3/22/2002</td>
<td>$0.00</td>
<td>WASHINGTON STATE OF</td>
<td>BOTHELL CITY OF</td>
<td>Quit Claim Deed</td>
<td>Other</td>
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<tr>
<td>1497940</td>
<td>19960913000840</td>
<td>7/15/1996</td>
<td>$16,900,000</td>
<td>TRULY BEVERLY BOONE</td>
<td>WASHINGTON STATE OF</td>
<td>Statutory Warranty Deed</td>
<td>Other</td>
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REVIEW HISTORY

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<th>Tax Year</th>
<th>Review Number</th>
<th>Review Type</th>
<th>Appealed Value</th>
<th>Hearing Date</th>
<th>Settlement Value</th>
<th>Decision</th>
<th>Status</th>
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<tbody>
<tr>
<td>1989</td>
<td>8802354</td>
<td>Local Appeal</td>
<td>$2,269,100</td>
<td>1/1/1900</td>
<td>$0</td>
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PERMIT HISTORY

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<tr>
<th>Permit Number</th>
<th>Permit Description</th>
<th>Type</th>
<th>Issue Date</th>
<th>Permit Value</th>
<th>Permit Status</th>
<th>Issuing Jurisdiction</th>
<th>Reviewed Date</th>
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<tbody>
<tr>
<td>BNR2012-01565</td>
<td>New 1,650 s/f Greenhouse building, New</td>
<td>Building</td>
<td>8/13/2012</td>
<td>$790,000</td>
<td>BOTHELL</td>
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<tr>
<td>BNR2012-05164</td>
<td>New 1,270 Head House building, New</td>
<td>Building</td>
<td>8/13/2012</td>
<td>$1,050,000</td>
<td>BOTHELL</td>
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<tr>
<td>BNR2012-07757</td>
<td>Re Roof commercial bldg (270 6'4&quot;)</td>
<td>Remodel</td>
<td>7/19/2012</td>
<td>$143,900</td>
<td>BOTHELL</td>
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<tr>
<td>Parcel</td>
<td>Description</td>
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<td>Cost</td>
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<tr>
<td>BNR2012-02055</td>
<td>Re roof commercial building (LB1 Bldg)</td>
<td>Remodel 7/19/2012</td>
<td>$125,400</td>
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<tr>
<td>BNR2012-02054</td>
<td>Re roof commercial building (LBA Bldg)</td>
<td>Remodel 7/19/2012</td>
<td>$77,900</td>
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<tr>
<td>BLD2011-00137</td>
<td>Temporary shoring wall for construction, associated with new UWB-3 Science and Academic Bldg.</td>
<td>Other 6/20/2012</td>
<td>$160,500</td>
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<tr>
<td>BLD2011-00138</td>
<td>Foundation wall for construction, associated with new UWB-3 Science and Academic Bldg.</td>
<td>Other 6/20/2012</td>
<td>$200,000</td>
<td>BOTHELL</td>
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<tr>
<td>BNR2012-02159</td>
<td>Minor TII to swap out 2 solid doors for 2 doors with re-light</td>
<td>Remodel 6/11/2012</td>
<td>$3,000</td>
<td>BOTHELL</td>
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<tr>
<td>BNR2012-01593</td>
<td>F.1 Court fence - related to development of student sports field at UW-Bothell campus</td>
<td>Other 5/22/2012</td>
<td>$36,000</td>
<td>BOTHELL</td>
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<tr>
<td>BNR2012-01594</td>
<td>F.2 Field Fence</td>
<td>Other 5/22/2012</td>
<td>$201,600</td>
<td>BOTHELL</td>
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<tr>
<td>BLD2009-00232</td>
<td>Single family to office</td>
<td>Remodel 9/14/2009</td>
<td>$90,000</td>
<td>Complete BOTHELL 7/2/2012</td>
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<tr>
<td>GRA2007-00024</td>
<td>To construct a new academic/faculty staff office building with multipurpose space &amp; stage &amp; outdoor plaza &amp; walk.</td>
<td>Building, New 5/12/2008</td>
<td>$0</td>
<td>Complete BOTHELL 8/23/2010</td>
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<td>MEC200100083</td>
<td>Other 3/20/2001</td>
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<td>Complete BOTHELL 7/12/2001</td>
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<tr>
<td>PLM200100022</td>
<td>Other 3/20/2001</td>
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<td>Complete BOTHELL 7/12/2001</td>
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<tr>
<td>BLD200000344</td>
<td>Other 3/7/2001</td>
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<td>Complete BOTHELL 5/21/2002</td>
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<tr>
<td>BLD199900527</td>
<td>None Other 3/6/2000</td>
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<td>BLD199900628</td>
<td>None Other 3/6/2000</td>
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<td>BLD199900385</td>
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<td>Complete BOTHELL 7/19/2001</td>
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<td>BLD030899</td>
<td>None Building, New 1/6/1999</td>
<td>$3,618,800</td>
<td>Complete BOTHELL 6/12/2000</td>
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<tr>
<td>BLD030698</td>
<td>None Building, New 1/6/1999</td>
<td>$4,244,200</td>
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<tr>
<td>BLD033698</td>
<td>None Other 10/5/1998</td>
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<td>Complete BOTHELL 6/12/2000</td>
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<tr>
<td>BLD033598</td>
<td>None Other 10/5/1998</td>
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<tr>
<td>BLD037098</td>
<td>None Demolition 9/18/1998</td>
<td>$0</td>
<td>Complete BOTHELL</td>
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<td></td>
</tr>
</tbody>
</table>
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  

First American Title Insurance Company National Commercial Services  

By: Mike Cooper, Title Officer
First American Title Insurance Company
National Commercial Services
2101 Fourth Avenue, Suite 800, Seattle, WA 98121
(206)728-0400 - FAX (206)448-6348

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

First American Title Insurance Company
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

First American Title Insurance Company
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


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.


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.


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 partnership, recorded May 1, 1991, as Instrument No. 9105011652 of Official Records.

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.

First American Title Insurance Company
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 land expressly described in the description set forth in Schedule A, 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; 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, suffered, 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, or 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 importing 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 hereunder 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 for 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 the Assured is 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.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company 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. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

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. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of the loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the Loss or Damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

Form No. 1282 (Rev. 12/15/95)
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 if, 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 Assured 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 rata.

(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 the Time 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 of or endorsement to this Guarantee can be made except by a writing endorsed hereon 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 First American Title Insurance Company, First American Title Insurance Company, 10900 Wilshire Boulevard, Los Angeles, CA 90024.
GUARANTEE

Issued by

First American Title Insurance Company

818 Stewart Street, Suite 800, Seattle, WA 98101
Title Officer: G. Paul Brown
Phone: (206)728-0400
FAX: (206)448-6348
**First American Title Insurance Company**  
National Commercial Services  
818 Stewart Street, Suite 800, Seattle, WA 98101  
(206)728-0400 - (800)526-7544  
FAX (206)448-6348

**SUBDIVISION GUARANTEE**

<table>
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<tr>
<th>LIABILITY</th>
<th>$4,000.00</th>
<th>ORDER NO.:</th>
<th>NCS-657303-WA1</th>
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<td>TAX</td>
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<td>YOUR REF.:</td>
<td>Student Activities Center Building</td>
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*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, 2014 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. BLA 2003-00008 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 2014 in the amount of $43,007.52, of which $0.00 has been paid. Balance due: $43,007.52.

2. The terms and provisions contained in the document entitled Agreement, executed by and between Guiseppe Mangini and Mary Mangini, his wife; and B.W. Lockwood and Alice L. Lockwood, his wife and Benj. E. Boone, Inc., a corporation, recorded December 15, 1931 as Instrument No. 2702887 of Official Records.

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

4. 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

5. 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

6. 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

7. 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

8. 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
9. 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

10. 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

11. 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

12. 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

13. 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

14. 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

15. 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

16. 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
17. 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

18. 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


20. 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


22. 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


24. 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.

25. 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.

26. 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

First American Title Insurance Company
27. 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

28. 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

29. 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.

30. 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.

31. 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.

32. 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.

33. 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.

34. 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

35. 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

36. 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

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 February 7, 1973, Cause No. 741685.

38. 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

39. 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.

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

41. 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.

42. 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.

43. 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.

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

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

46. 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

47. 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

48. 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.

49. 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

50. 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

51. 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.

52. Terms, covenants, conditions and restrictions as contained in recorded Lot Line Adjustment (Boundary Line Revision):
Recorded: November 12, 1987
Recording Information: 8711120906

53. 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.


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

57. 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.


59. 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 partnership, recorded May 1, 1991, as Instrument No. 9105011652 of Official Records.

60. 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

61. 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

62. 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
Affects portion of said premises


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

64. 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.

65. 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

66. 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

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

68. 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

69. 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

70. 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

71. Easement, including terms and provisions contained therein:
    Recording Information: 20130502001101
    In Favor of: Puget Sound Energy, Inc.
    For: Gas or electricity distribution

72. Conditions, notes, easements, provisions contained and/or delineated on the face of the survey, recorded under Recorders No. 20131121900016, in Volume 304 of Surveys, at page(s) 049, in King County, Washington.

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

74. 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)

75. 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.
SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in 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 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 land expressly described in 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; 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, suffered, 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 this Guarantee.
   (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 this Guarantee, 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 this Guarantee, 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 imparting 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 hereunder 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 for 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 the Assured is 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 whereby 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.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company’s expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company 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. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company’s obligations to the Assured under the Guarantee shall terminate.

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. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company’s obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the Loss or Damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
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 surrended 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 Assured against 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 least of:

(a) the amount of liability stated in this Guarantee;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or 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 of or endorsement to this Guarantee can be made except by a writing endorsed hereon 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. 1282 (Rev. 12/15/95)
Introduction

The joint University of Washington Bothell/Cascadia Community College campus is developed under a PUD action. The Preliminary PUD was approved in 1996, which allowed creation of a Campus Master Plan. The Preliminary PUD was subsequently updated in three separate actions in 1999, 2008 and 2011 in association with Phases 2A, 3 & 5. This has allowed construction of the campus over time. This application is intended to be Phase 6 of the PUD, which will update the Preliminary PUD, including the overall Campus Master Plan, as well as a Final PUD for Phase 6 elements of the updated Campus Master Plan. Phase 6 includes the Student Activities Center and the sidewalk connection along the east side of Campus Way NE to NE 180th Street.

Section 3 of this submittal package is intended to detail specific Phase 6 elements. Section 4 of this PUD application will provide information as it relates to the incorporation of these proposed uses into the Preliminary PUD and the currently approved Master Plan.

Existing Conditions

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 2 of this submittal).

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 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 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, 3 and 5 are now complete and Phase 4 improvements, which include the construction of UWB3 Science and Academic Building are currently under development.
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. The Army Corps of Engineers and Department of Ecology have released the University from any further monitoring, due to the successful restoration efforts.

The University currently maintains several facilities, including the Sarah Simonds Green Conservatory, greenhouse and plant propagation area, which have 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 wetland conservatory is a 4,000 square foot structure that serves as a place for study and research of plant life in the context of this emerging wetland. The facility includes classrooms, greenhouse and plant propagation space.

Additionally, a 2.5-acre sports field complex is located in the lowlands area. The facility includes a shared soccer and softball field, tennis courts, basketball courts and a sand volleyball court. The facility is accessed by Campus Way NE to the west and the regional trail to the east.

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

A majority of the infrastructure is in place on the campus. 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.
Phase 6 Description – Student Activities Center

The new 34,500 gross square-foot Student Activities Center (SAC) that will serve the combined student and staff of both the University of Washington-Bothell and Cascadia Community College campus. Reinforcing the unique identity and diversity of the Bothell campus, the Student Activities Center will provide a facility to accommodate the campus need for student assembly and gathering space, student leadership and clubs, recreational opportunities and social and educational events. Located on the east side of Campus Way NE and to the south of the North Creek Events Center, the building is part of the Lowlands planning zone of campus; it is an ecologically rich site and celebrates the campus wide interaction between the built and natural environments. The facility is sized to accommodate the existing full time equivalency (FTE) on campus with an eye toward expansion to support the 10,000 FTE originally planned for the campus. Refer to Section 4 for a complete analysis of the proposed building and its relationship to the campus and previously approved PUD.

Project Goals

In 2010, the University of Washington Bothell commissioned a revision to the Campus Master Plan, derived from precepts established in the 21st Century Campus Initiative, which included initial thinking about a proposed Student Activities Center. This was followed by a Student Activities Center Feasibility Study in 2011, which further developed a proposed program, preliminary square footage and budget. A concept design phase soon followed that refined and confirmed program and facility expectations:

- Reinforce an identity for the Bothell campus, community and region.
- Respect an ecologically active site.
- Create a vibrant place for students.
  - Serve a critical role in building and strengthening the identity of the student community.
  - Serve as a gathering space where intellectual dialogue and student engagement are encouraged.
  - Be a welcoming place where students participate in activities and ideas with one another.
# Phase 6 Proposed Development Schedule

<table>
<thead>
<tr>
<th>Student Activities Center</th>
<th>2014</th>
<th>2015</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>
</tr>
<tr>
<td>Occupancy</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The diagram shows the proposed schedule for Phase 6, with specific activities planned for 2014 and 2015. Construction and Occupancy are highlighted for their respective years.
Comparative Summary (Phase 6)
The following table summarizes the characteristics of the Phase 6—UWB Student Activities Center proposal by master plan component in comparison to the previously approved Phases 1, 2A, 3, 4 & 5. More detailed description of the proposed use and its elements are outlined in the text following the summary table.

**Comparative Summary Table**

<table>
<thead>
<tr>
<th>Plan Component</th>
<th>Approved and Completed Phases 1, 2A, 3, 4 &amp; 5</th>
<th>Proposed Phase 6</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Institutional Program</strong></td>
<td>• Total of 4,458 full-time equivalents (FTEs)</td>
<td>• No additional full time equivalents (FTE) for a total of 4,458 FTEs</td>
</tr>
<tr>
<td></td>
<td>• Phases 1, 2A and 3 completed and open as of January 2010</td>
<td>• Scheduled to open Fall 2015</td>
</tr>
<tr>
<td></td>
<td>• Phase 4 under development, expect to be complete in 2014</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Phase 5 completed in 2013</td>
<td></td>
</tr>
<tr>
<td><strong>Upland Campus</strong></td>
<td>• Ten total campus buildings, two parking structures and surface parking spaces providing a minimum of 1,952 stalls, pedestrian promenade and informal path system linking the parking areas with the campus buildings</td>
<td>• New Student Activities Center with expanded, multi-level pedestrian circulation and universal site access for the campus.</td>
</tr>
<tr>
<td><strong>Layout and Character</strong></td>
<td>• Vehicular access via Campus Way NE and the SR 522 off-ramp</td>
<td>• Added sidewalk along the east side of Campus Way NE to reflect street planning suggested by the Master Plan.</td>
</tr>
<tr>
<td></td>
<td>• West access off of 110th Avenue NE via Campus Way NE via Beardslee Boulevard</td>
<td></td>
</tr>
<tr>
<td>Proposed Buildings</td>
<td>Existing Buildings</td>
<td>Approx. Sq.Ft</td>
</tr>
<tr>
<td>--------------------</td>
<td>--------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>UWB-Buildings</td>
<td></td>
<td>177,500</td>
</tr>
<tr>
<td>CCC Buildings</td>
<td></td>
<td>110,000</td>
</tr>
<tr>
<td>Library</td>
<td></td>
<td>123,500</td>
</tr>
<tr>
<td>Bookstore</td>
<td></td>
<td>10,000</td>
</tr>
<tr>
<td>Central/Physical Plant</td>
<td></td>
<td>11,000</td>
</tr>
<tr>
<td>Global Arts Building</td>
<td></td>
<td>54,300</td>
</tr>
<tr>
<td>UWB-3 Building</td>
<td></td>
<td>74,995</td>
</tr>
<tr>
<td>Wetland Conservatory</td>
<td></td>
<td>4,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>561,295 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Phase 6</th>
<th>Approx SF</th>
<th>% Build Out</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Activities Center Phase I</td>
<td>34,500</td>
<td>3.1%</td>
</tr>
<tr>
<td>Student Activities Center Phase II</td>
<td>36,000</td>
<td>3.2%</td>
</tr>
</tbody>
</table>

**Student Activities Center**

- Construction of the Student Activities Center building is proposed in two phases. Phase I is the Student Activities Center as described herein. Phase II is an addition of approximately 36,000 square feet to the south portion of the Student Activities Center, to be constructed at a future date.
- Due to total program area and a desire to maximize views from upper campus to the wetlands, the Student Activities Center steps down the existing slope east of Campus Way NE with two stories at the west (upper) side and three stories at the east (lower) side of the building.

**Parking**

- 1,952 total parking spaces located throughout the campus
- 1,223 structured parking spaces located in two parking garages (North and South)
- 727 surface parking spaces
- 22 parallel parking spaces on lower Campus Way NE including four barrier-free van spaces
- 28 ADA spaces provided in the parking structures
- ADA spaces provided by buildings as required.

- No additional parking spaces will be required with the proposed Student Activities Center since it will not accommodate additional FTE, but only support the FTE currently approved for the campus.
## Section 3—Phase 6 Summary

### Impervious Surface
- Approximately 21.6 acres of impervious surface; approximately 16.4% of total site area
- Maximum impervious surface 35 acres per Phase 5 PUD approval.

### Building Architecture
- Building design to express the high quality of education offered on campus and identity of each institution.
- Building materials that suggest sustainability and dignity
- Roof design is generally a sloping roof design and in some cases incorporate vegetative roofing system

### New Impervious Surfaces include:
- **Student Activities Center**
  - Building and paved areas – approximately 0.47 acres
- Overall Campus Total (including Phase 5 Improvements) – 22.07 acres

### Student Activities Center
- The Student Activities Center is proposed to be clad in box-rib metal panels, fiber cement panels and a mixture of curtainwall and storefront systems. Light and medium toned exterior colors characterize the building exterior and vibrant colors emanate from interior spaces within to highlight the unique, student driven program of the building.
- The building is naturally ventilated via strategically located, manually operated windows at the building perimeter.
- Sustainable attributes includes stormwater management, site integration and views, daylighting, and energy efficient building systems and envelope.
  - In keeping with recently constructed campus buildings, and to maximize the view to the wetlands from the campus buildings above, the Student Activities Center will have flat roofs. Overhead protection from the elements will be provided at the building entries. A green roof is currently held as an additive alternate for the project.
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.

Student Activities Center

- The Student Activities Center as currently proposed has rotated the building 90 degrees to maximize an east-west axis supporting existing view corridors and established circulation routes to the wetlands.
- Each level provides an important connection to a different level of the campus experience. Level 1 provides direct access to the existing sports fields, Level 2 is oriented to and provides access to Campus Way NE, and Level 3 connects, via a new pedestrian bridge, to the existing deck of the North Creek Events Center which directly links back to the main campus promenade.
- While site and building construction will remove some trees, existing trees to the south of the building will remain as part of Phase I until such time as Phase II is completed. New site plantings will be a mixture of native and wetland riparian species, planted in flowing natural arrangements along the north, east and south sides of the building. Plantings at the south façade of the building will rise up the slope and become part of the character along Campus Way NE.
### 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 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 6 development does not impact the “Lowlands” or “Wetland Restoration Area” of the site and no further study/reporting or documentation is needed.

- Wetland restoration boundary was further revised to exclude the existing greenhouse (“disturbed area”) from the wetland restoration boundary to allow for the construction of the Wetland Conservatory and associated improvements.

- 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.

### Additional Information

- The 58 acres of lowlands have been restored and are being monitored.

- Wetland monitoring goals have been met and the US Corps of Engineers permit closed.

- Lowland wetland restoration is not affected by the current Phase 6 proposal.
<table>
<thead>
<tr>
<th>Vehicular Circulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The SR 522 off-ramp is complete.</td>
</tr>
<tr>
<td>• Primary vehicular access to the site via SR 522 off-ramp and Beardslee Boulevard.</td>
</tr>
<tr>
<td>• NE 185th Street would be limited to emergency vehicles, pedestrian and bicycles;</td>
</tr>
<tr>
<td>no transit.</td>
</tr>
<tr>
<td>• NE 180th Street limited to emergency vehicles, pedestrians and bicycles.</td>
</tr>
<tr>
<td>• Access road provides two 14-foot travel lanes through campus, widening to three</td>
</tr>
<tr>
<td>lanes at Beardslee and 180th Street. No median.</td>
</tr>
<tr>
<td>• Secondary access road provides two 14-foot travel lanes along upper campus. No</td>
</tr>
<tr>
<td>median.</td>
</tr>
<tr>
<td>• Reconfiguration of curb line along east side of Campus Way NE adjacent to the SAC</td>
</tr>
<tr>
<td>and thus eliminating the King County Metro bus stop.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transit</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Primary transit access to the site via Beardslee Boulevard</td>
</tr>
<tr>
<td>• Bus stop/shelter at Library-Student Services-Bookstore space for two articulated</td>
</tr>
<tr>
<td>buses at southbound station and two articulated buses at northbound stop</td>
</tr>
<tr>
<td>• Bus stop/shelter/turnaround/layover at intersection of campus drive and 185th</td>
</tr>
<tr>
<td>Street; space for two articulated buses</td>
</tr>
<tr>
<td>• Bus stop/shelter/turnaround/layover at intersection of campus drive and 180th</td>
</tr>
<tr>
<td>Street via the Chase House; space for several articulated buses. Bus traffic is</td>
</tr>
<tr>
<td>separate from autos</td>
</tr>
<tr>
<td>• The proposed West Campus Lane will provide pedestrian connections and access for</td>
</tr>
<tr>
<td>service and emergency to the sports fields. This lane will not be accessible for</td>
</tr>
<tr>
<td>passenger vehicles.</td>
</tr>
<tr>
<td>• Elimination of a King County Metro bus stop in association with the reconfiguration</td>
</tr>
<tr>
<td>of curb line along east side of Campus Way NE adjacent to the SAC.</td>
</tr>
</tbody>
</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.

- No new parking proposed with the Phase 6 improvements.
<table>
<thead>
<tr>
<th><strong>Bicycle and Pedestrian Circulation</strong></th>
<th><strong>Regional Trail</strong></th>
<th><strong>An additional sidewalk connection along the east side of Campus Way NE is proposed from the new SAC to the intersection of Campus Way NE and NE 180th Street.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Connection between the Sammamish River Trail and the North Creek Trail</td>
<td>• Connection to the North Creek Trail to I-405 via the existing 195th Street interchange</td>
<td></td>
</tr>
<tr>
<td>• Connection to the Sammamish River trail that passes under existing SR 522 Bridge</td>
<td>• 12-foot-wide asphalt surface with two-foot shoulders (Class One) through site to NE 185th Street</td>
<td></td>
</tr>
<tr>
<td>• Connection to the North Creek Trail to I-405 via the existing 195th Street interchange</td>
<td>• 8-foot-wide asphalt surface with one-foot shoulders (Pedestrian Path) from NE 185th to north property line, transitioning to existing improvements</td>
<td></td>
</tr>
<tr>
<td>• 12-foot-wide asphalt surface with two-foot shoulders (Class One) through site to NE 185th Street</td>
<td>• NE 180th Street</td>
<td></td>
</tr>
<tr>
<td>• 8-foot-wide asphalt surface with one-foot shoulders (Pedestrian Path) from NE 185th to north property line, transitioning to existing improvements</td>
<td>• Bicycle and pedestrian access only from NE 180th Street to protect surrounding residential community.</td>
<td></td>
</tr>
<tr>
<td>NE 180th Street</td>
<td>NE 185th Street</td>
<td></td>
</tr>
<tr>
<td>• Bicycle and pedestrian access only from NE 180th Street to protect surrounding residential community.</td>
<td>• Bicycle and pedestrian access from NE 185th Street</td>
<td></td>
</tr>
<tr>
<td>NE 185th Street</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Historic Resources</strong></th>
<th><strong>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.</strong></th>
<th><strong>No changes proposed.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Historic documentation is completed.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Landscape Buffer</strong></th>
<th><strong>30-foot-wide evergreen landscape buffer, 50-foot setback along west campus boundary</strong></th>
<th><strong>No changes to the buffer widths are proposed.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>• 30-foot-wide evergreen landscape buffer, 50-foot setback along west campus boundary</td>
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</tr>
</tbody>
</table>
### Grading and Drainage

- All grading for Phases 1 through 5 are complete.
- Total grading for Phase 6 improvement is approximately 5,000 cubic yards with 4,000 cubic yards of fill and 1,000 cubic yards of cut.
- Refer to Storm Drainage Technical Memorandums in the Appendix of the application.

### Utility Services

- Utility systems should be designed according to the preliminary master plan layout, and capable of being developed incrementally for each development phase.
- Storm water, domestic water, and sanitary sewer are designed in accordance with the preliminary master plan layout.
Elements of the Phase 6 - Student Activities Center

The proposed Student Activities Center is a 34,500 square foot building designed to accommodate the campus need for student assembly and gathering space, student leadership and clubs, recreational opportunities and social and educational events. The Student Activities Center is currently under design and includes a potential expansion, based on funding availability, which may include up to a 36,000 square foot

The building is located on the east side of Campus Way NE and to the south of the North Creek Events Center. Site improvements include a plaza along Campus Way NE as well as a sidewalk along the east side of the roadway from the SAC to the intersection of Campus Way NE and NE 180th Street.

Architectural Elements

The programming and design phases for the Student Activities Center were informed by the collaborative participation of several key stakeholders. A Building Advisory Committee composed of University of Washington Bothell and Cascadia Community College administrative staff, professional Student Life staff, student government leadership and student club representatives were engaged in the process at every level, from space planning and square footage allocation to building massing, materiality and color. Work with the Building Advisory Committee was overlapped with systems reviews by campus Facilities personnel and architectural and site design reviews by the UW Architectural Commission and UW Landscape Advisory Committee.

Program

Fitness

Located on Level 1 with direct access to the Sports Fields, the fitness component of the Student Activities Center is comprised of a shared cardiovascular and weights room, a Fitness Studio for instructed classes, a space for lending of outdoor recreation equipment, a public locker area and shower rooms. Office space for the UWB Wellness and Recreation staff is provided on this same level in a central location for the management and oversight of all fitness spaces.

Student Life & Leadership

To foster engagement and collaboration between student government, student club leadership and professional Student Life staff, the Student Leadership component of the project on Level 2 has been conceived of as an open plan office with shared support spaces such as casual common space for games and gathering, meeting rooms, workroom, breakroom and storage. Recognizing that student government and clubs have a different work culture than the professional staff, two office spaces were developed as bookends to the shared support spaces; circulation and transparency is maximized to foster a sense of shared activity and to support cross cultivation of shared work endeavors. The office is
Section 3—Phase 6 Summary
Continued

designed to allow for efficient, highly flexible layouts with modular workstations. Ceilings are open to structure in most locations to promote optimal daylighting and natural ventilation. Level 2 provides direct access to Campus Way NE.

Events
The events space on Level 3 is accessed via an exterior stair from the NW corner of the site, or via the pedestrian bridge which connects the Student Activities Center to the deck of the North Creek Events Center (NCEC). The bridge connection is important in that it provides a direct connection from the main promenade on the upper campus, helps to activate the currently underutilized NCEC and provides an egress route for the assembly occupant load at this level. The Events space is designed to serve as a day to day space for the student population to study, converse or hold informal gatherings. It has also been developed to support a host of more formal, scheduled events such as banquets, lectures, concerts, club fairs or variety nights. High ceilings and large windows dominate this space providing for a dramatic flexible space with views both inward from the campus and outward to the wetlands.

Lobbies and Circulation Spaces
Lobbies on Levels 2 and 3 greet building visitors and occupants with gathering space and clear circulation to Student Leadership and Events Spaces. A coffee cart is proposed for the lobby / pre-function area at the Level 3 Events space. A casual commons area and space for games such as pool and foosball is provided along with main building reception at Level 2. The entry sequence into Level 1 incorporates a shared locker area for students accessing the Fitness Center. All three levels are connected via an interior stairway and elevator vestibule.

Building Envelope
The Student Activities Center is proposed to be clad in light silver box rib metal panels, medium gray fiber cement panels and a mixture of curtainwall and storefront glazing systems. This represents a departure from the recommended master plan materiality, but is in response to a particular program that sets the building apart from other buildings on campus. It is a student gathering place that is student funded, operated and occupied, and therefore striving for a unique and singular expression on campus. In a departure from the dark red brick and sloped dark brown standing seam metal roofing which characterize the original campus buildings, the Student Activities Center takes cues from more recently constructed campus buildings such as the CCC Global Arts Building and the UWB 3 Science Building, drawing on several characteristics such as lighter colors, use of metal panels as building cladding, streamlined massing and flat roofs.

Careful consideration of color was an important factor in creating a vibrant and unique identity for the building. The proposed light silver box rib metal panel system is a nod to stakeholder consensus regarding the use of lighter materials as a refreshing contrast to the
gray skies inherent to the Pacific Northwest. A simple palette of accent colors is drawn from the campus landscape. The blue of the meandering waters of North Creek and the yellow seen in the grasses and sedges carpeting the upper wetlands are used on interior volumes and glimpsed through the sheer layers of glazing surrounding the building. This interior color acts as wayfinding markers and delineates interior program spaces for the external observer. A vital green representing the conifer stands of the Uplands is used on the Level 3 stair deck and bridge, celebrating the new landscape design of the pedestrian connection below and the views to the wetlands and rolling hills beyond.

A flat, stepped roof is proposed for the project to enhance views from upper campus to the wetlands below. Stormwater collected from the roof will be diverted to a stormwater garden located to the southeast of the building and conjoined with the existing campus stormwater conveyance system. Mindful of a possible enhancement of the roof, the project is carrying an additive alternate for a vegetated roof.

Sustainability is a driving factor for the design approach to the building envelope, therefore careful consideration is given to the exterior wall assemblies and detailing. RS-29 modeling will be utilized to test and confirm the effectiveness of the building envelope.

Building Systems and Support Spaces
The Student Activities Center provides building systems and support spaces to manage the day to day operation and use of the building. Restrooms are provided at each level with appropriately sized fixture counts serving the various program occupancies. Per campus standards, a unisex restroom is provided at each level in addition to the gender specific restrooms. Mechanical, electrical, IT rooms, storage and maintenance closets are provided. Recycling and trash will be collected at a central point in the building and transported to dumpsters located in the existing loading dock of the North Creek Events Center.

Summary of Phase 1 Space Allocation

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Net Square Footage</th>
<th>Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fitness</td>
<td>7,800</td>
<td>23%</td>
</tr>
<tr>
<td>Student Life &amp; Leadership</td>
<td>8,700</td>
<td>25%</td>
</tr>
<tr>
<td>Events</td>
<td>8,500</td>
<td>25%</td>
</tr>
<tr>
<td><strong>Total Assignable SF</strong></td>
<td><strong>25,000</strong></td>
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</tr>
<tr>
<td>Non-assignable (Building Support)</td>
<td>9,500</td>
<td>27%</td>
</tr>
<tr>
<td>Efficiency Factor</td>
<td>72%</td>
<td></td>
</tr>
<tr>
<td><strong>Total Gross Square Footage</strong></td>
<td><strong>34,500</strong></td>
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</table>
Accessibility
Federal civil rights law ensures accessible features in all new construction of public accommodations and is a critical factor in the appropriate design of a public facility. Accessibility is embraced by campus and evident throughout existing buildings and campus circulation. To maximize access into the Student Activities Center, program elements were organized internally to provide direct access to each of the three levels in the building. The building also serves as an accessible route connecting three levels of campus: the Sports Fields, Campus Way NE and the upper campus promenade by way of the North Creek Events Center deck and pedestrian bridge. A strategically located interior elevator vestibule provides round the clock access to each of these three levels. All interior spaces and components will comply with required regulations.

Sustainability
Sustainability is a vibrant and distinct hallmark of the Bothell campus. Located in close proximity to a thriving restored wetland, the campus promotes sustainability through its campus planning, stewardship of its natural resources, academic offerings and institutional operational policies. The Bothell campus commitment to sustainability is evidenced in their participation in the American College and University President’s Climate Commitment (ACUPCC), the University of Washington’s Climate Action Plan, the University of Washington Bothell’s 21st Century Initiative, the University of Washington Bothell’s Sustainability Task Force and Cascadia Community College’s Environmental Stewardship policy. Student representatives expressed great interest in the development of sustainable ideas for the building and encouraged their incorporation early in the project. The Student Activities Center has explored and integrated several sustainable strategies into the building and site, including stormwater management, site integration and views, daylighting, natural ventilation and efficient building systems and envelope. While the project will not be pursuing LEED certification, many of the building systems, materials and energy performance practices of LEED will be incorporated into the project.

Civil Elements
Clearing
Clearing in preparation of construction will include the removal of trees, brush, other vegetation, and all stumps, rotten wood, and other debris.

Demolition
Demolition will include the removal of a portion of the existing drainage system, electrical system, irrigation system, and other items necessary to accommodate the new improvements. The existing transit stop located on Campus Way NE is proposed to be eliminated or
relocated. The existing transit shelters will need to be removed. The metal stairs to the second level of the NCEC are also proposed to be removed.

Demolition work shall comply with the City of Bothell Design and Construction Standards and Specifications, and the City of Bothell Conditions of Approval. Unless otherwise noted, existing materials will be removed and hauled from the site and disposed of at an approved waste site by the Contractor. Opportunities to recycle existing materials will be reviewed during the design process.

**Earthwork**

Earthwork includes excavation for the new building and related site improvements. Excavated materials will be used and balanced on site where feasible. Due to alluvial material, special foundation construction and imported materials will be required for the eastern area of the building. Additional fill will be necessary to transition from the lower level of the building to lower existing grades to the south and east.

**Temporary Erosion Sediment Control (TESC)**

TESC measures for Phase 6 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, silt fence reinforced with straw bale, 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 6 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 6 clearing limits and proposed BMP’s are provided in the TESC plans.

**Construction Sequencing (Phase 6 Improvements)**

- Establish and maintain TESC measures
- Clearing
- Rough grading
- Construct utilities - water and storm drainage
- Building elements construction
- Construct site improvements including sidewalk, hardscape, and landscape

**Site Improvements**

A concrete sidewalk will be installed between the Student Activities Center and Campus Way. Campus Way streetscape will be reconfiguration at the west side of the building in order to improve pedestrian circulation. Improvements include widening the sidewalk and connecting the crosswalk and stair up to the campus promenade. The design of cement concrete sidewalk/hardscape will follow the City of Bothell Design and Construction Standards and
Specifications, and the City of Bothell Conditions of Approval. Removal of the existing transit stop and pullout is proposed.

Utilities

Storm Drainage

Storm drainage system design will be in accordance with the City of Bothell Design and Construction Standards and Specifications, and the City of Bothell Conditions of Approval for the SAC. The Bothell Surface Water Design Manual (BSWDM) is based on the 2011 Department of Ecology Stormwater Management Manual (2005 SWMM). Unless otherwise noted in the BSWDM, all provisions of the 2005 SWMM apply to surface water designs within the City of Bothell.

Runoff from the roof of the SAC will be conveyed to the existing wetland via existing “clean water” storm system. Because the proposed building location sits on the current clean stormwater discharge, this will need to be rerouted along the north side of the SAC building and south along the east side of the SAC building where it can reconnect to the existing swale.

New pollution generating impervious surfaces are not anticipated, but any runoff from new pollution generated impervious surface (PGIS) will be collected and treated in accordance with the 2005 SWMM prior to discharge to the downstream drainage system. Water quality treatment will meet the City of Bothell, UWB/CCC Campus, and Salmon-Safe standards. An allowance for additional water quality provisions should be included.

Stormwater detention has historically not been required for the UWB/CCC Campus site due to the proximity of the site to North Creek and the Sammamish River which is an exempt water body and thus enables direct discharge of stormwater. Please refer to the Storm Drainage memorandum in the Appendix for further and justification of the no detention approach for Phase 6 improvements.

Storm drainage system materials will be in accordance with the City of Bothell Design and Construction Standards and Specifications. The storm drainage conveyance system for this phase will consist primarily of 6-inch to 12-inch diameter corrugated polyethylene pipe (CPEP) with smooth interior walls (AASHTO M294 Type S and ASTM D1248 Type 111), Type 1/Type 2 catch basins, and project specific area drains and inlets.

Domestic Water

The proposed water system consists of 4-inch and 6-inch water lines. The 4-inch line will connect to the existing water main in Campus Way and provide domestic water service to the building. The 6-inch line will connect to the existing water main in Campus Way and
provide fire protection for the building. A fire department connection will be provided south of the SAC building near Campus Way.

It is assumed the existing water system provides adequate flow and pressure to accommodate the new improvement; this will need to be confirmed with the City of Bothell. Existing fire hydrants on the Campus appear to meet required coverage areas in the vicinity, but this will be verified as the design moves forward.

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

Water system materials will be in accordance with the City of Bothell Design and Construction Standards and Specifications. The water line will consist of 4-inch to 6-inch diameter, ductile iron, class 52 pipe (AWWA C-150 and C151).

Sanitary Sewer
Since the lower level of the SAC will be below the existing elevation of the 8-inch sanitary sewer main line in Campus Way, a pump system will be required to serve the lower level. Having a pump system, even for just the lower level is considered undesirable. Therefore, the system will be considered as an “interim” solution. The plumbing system for the proposed building should be designed to allow for future conversion to a gravity system for all levels. For now it is assumed the lower level will drain to a pump station located on the east side of the building. The future conversion to a gravity system can be accomplished by removing the pump station and connecting the stub from the building to a gravity main as part of a future phase.

Sizing of the pump system will be determined during design. The pump station is anticipated to be a pre-manufactured system consisting of a manhole/vault, a minimum of two pumps, power, emergency backup power, and controls.

The existing 8-inch sanitary sewer main in Campus Way will be extended to the south. A small (3 to 4-inch) diameter force main will run from the pump station on the east side of the building to the southern end of the sewer main extension in Campus Way.

The two upper levels will be served by a 6-inch sewer lateral connected to the existing 8-inch sanitary sewer main in Campus Way.

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

An additional grease trap facility may be required to accommodate expanded food service. An allowance should be maintained for this possibility.
Sanitary sewer system materials will be in accordance with the City of Bothell Design and Construction Standards and Specifications. The sanitary sewer system will consist of 6-inch to 8-inch diameter PVC pipe (ASTM D3034 SDR-35), manholes, and cleanouts.

A Water/Sewer Availability application has been submitted for the building.

**Structural**

The currently adopted building code for the State of Washington is the 2012 International Building Code (IBC), which has been used for the development of this project.

**Foundations and Shoring**

The foundations will bear on dense native soils or on soils reinforced with rammed aggregate piers where softer alluvial soils occur. Conventional concrete spread footings will occur below all columns, continuous strip footings at concrete basement walls, and grade beam type footings at braced frame locations. Additionally, a continuous footing will be installed around the perimeter of the building in order to provide support for exterior metal stud cladding walls.

Along the west side of the building a temporary shoring wall consisting of steel soldier piles with timber lagging will be utilized where necessary to accommodate the lower level excavation. A permanent 10 to 12 concrete basement wall will be installed along this portion of the building as well.

**Slab on Grade**

The slab will bear on native soil and aggregate pier reinforced soils where necessary. The slab on grade will vary from 4 to 6 inches in thickness. All slabs will be installed with a capillary break and vapor barrier.

**Second and Third Floor Construction**

The elevated slabs consist of a 3-1/2” concrete topping slab over 2” to 3” deep composite metal deck supported by steel wide flange purlins and girders. The floor framing is supported by steel wide flange columns to the foundations below.

**Roof Construction**

The roof framing system consists primarily of 1 1/2” to 2” deep metal roof deck without concrete topping over open web steel joists and steel wide flange girders supported by the columns below. At the main multi-purpose space perforated acoustic deck will be used. Where rooftop mechanical units or generators occur concrete topping will be added to the
deck for acoustic/vibration control.

**Lateral Force Resisting System**
The lateral force resisting system consists of steel concentrically braced frames located in either direction which will resist lateral loads down to the foundations below. Where basement concrete walls occur they would be used as shear walls and serve as a replacement for the braced frames.

**Exterior Walls**
The exterior walls will primarily be non-load bearing metal stud infill for resistance of wind loading where glazing does not occur.

**Mechanical, Plumbing and Fire Protection**
The currently adopted codes for the State of Washington are:
- 2012 International Building Code (IBC) with State Amendments
- 2012 International Mechanical Code (IMC) with State Amendments
- 2012 Uniform Plumbing Code (UPC) with State Amendments
- 2012 International Fire Code (IFC) with State Amendment
- 2012 National Fuel Gas Code (NFGC) NFPA 54, WAC 51-52
- 2010 National Electrical Code (NEC)
- 2012 Washington State Energy Code, (WAC 51-11, WSEC)

**Fire Protection**
- Provide code-required sprinkler system.
- Connect fire water line and backflow prevention in water entry room.
- Coordinate fire department connection (FDC) with structural and architectural features.
- Route stairwell standpipes and connections, as needed.
- Coordinate location of test drains with architect and plumber.

**Plumbing**
- Domestic water system:
  - Provide domestic potable water connection with appropriate backflow prevention in water entry room.
  - Connect water to plumbing fixtures.
  - Provide domestic hot water with a gas-fired condensing water heater and recirculation loop.
  - Provide secondary water meter with connection to BMS for subsequent trending and monitoring by UW Bothell Facilities Department.
  - Ensure PSE gas meter is pulse-based for connection to BMS for subsequent trending and monitoring by UW Bothell Facilities Department.
- Waste water system:
  - Connect waste and vent piping to all fixtures.
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Continued

- Sewage pump will be provided by Civil Engineer.
- Storm drainage system:
  - Rainwater will be routed via downspouts. Coordinate downspout connection with Civil.
- Natural gas piping:
  - Connect gas to all gas-fired equipment including, but not limited to boilers and water heaters.
  - Coordinate final gas meter location with Architect.

HVAC

- Air Conditioning:
  - Cooling will only be provided for the elevator machine room, electrical room and MDF.
  - Provide high efficiency air-cooled split system heat pumps.
- Hydronic Heating:
  - Provide high efficiency condensing natural gas-fired boilers to provide 180F heating water.
  - Plan for primary variable flow pumping.
  - Provide fin-tube radiation around the perimeter spaces beneath the operable windows.
  - Provide duct-mounted heating coils downstream of each energy recovery ventilator (ERV).
- HVAC:
  - Provide natural ventilation via operable windows during appropriate conditions. Manual operated windows opened when green light turned on.
  - Provide tempered ventilation air via supply diffusers when windows are closed to the enclosed (during occupied hours) and open areas via ERVs.
  - Exhaust required locations to shaft riser fitted with powered exhaust fan.
  - Provide ceiling fans in noted locations to help with air circulation.
  - Route ducted outside air down to each ERV within the shaft from roof-mounted louver.
- BMS:
  - Provide interactive recessed dashboard in 1st floor lobby and provide connection to BMS in location identified by LMN.
- Proposed Ventilation Scheme:
  - Stage 1: Temp < 60 (adj)
    - Windows closed
    - Hydronic heat on
    - All ERVs operational
    - Green light off
  - Stage 2: 61 < Temp < 75 (adj)
- Green light on
- Both windows open
- Hydronic heat off
- Open area ventilation/exhaust air (ERV) off
- Enclosed area ERVs on
  - Stage 3: 76 < Temp < max. (adj)
    - Green light on
    - Lower windows open
    - Open area ERVs in full exhaust mode
    - Enclosed area ERVs on

**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.

The scope of electrical work for the SAC includes primary power distribution, main power service, emergency power, mechanical controls and equipment connections, lighting control, fire alarm systems, and access control systems. Power will be provided via a Puget Sound Energy pad mounted transformer and the project is proposed to include a 400 amp, 277/480 volt, 3-phase service switchboard located at the lower level electrical room. Code required emergency power for emergency egress pathway lighting is proposed to be provided via a battery backups integral to the lighting fixtures. Building power will be distributed over the three building levels; each 120/208 volt, 3-phase distribution (1) will be serviced from 150 kva transformers with 400 amp distribution board and (2) sub panels per floor with an additional panel for dedicated exercise equipment. Power to the (1) building elevator will be 480 volt, 3-phase. 277/480 volt, 3-phase distribution will service panels for lighting and mechanical loads. Heating for the building is via gas boilers and gas water heaters.

Appropriate power and disconnects for all mechanical equipment will be provided. An analog, addressable fire alarm system as required by the City of Bothell, University of Washington and WAC standards will be provided and will include both manual and automatic detection. Smoke detection for device control (elevator, door hold opens, etc.) and in public egress pathways will be provided. The system will interface with the building sprinkler systems, including valve monitor, and pressure and flow switches. The access control system will be coordinated with the University’s access control system design and door hardware throughout the building. All electrical equipment installation will meet seismic zone 3 and will be installed in compliance with all local, state and national codes including the 2012 National Electrical Code with City of Bothell amendments.
Exterior and Pedestrian Lighting
Care will be taken in selecting luminaries that are not only energy efficient, but easily maintainable and aesthetically pleasing. Landscape lighting will address comfort, safety, maintenance, and aesthetics while protecting the natural landscape of the upland portions of the campus. Building entrance lighting will have minimal glare to pedestrians. Lighting levels at the building entries will be designed to provide 3-5 foot-candles; at the pedestrian pathways lighting will be designed to 0.5 foot-candles average. Feature lighting for building entrances and building signage will be included, while addressing light pollution and night sky issues. Exterior lighting will utilize a 15-foot tall pedestrian scale post top full cutoff luminaries to illuminate pedestrian pathways at the new Crescent Path as well as West Campus Way. A combination of post tops and illuminated handrail may be used to illuminate stairs along the North side of the building and the plaza. Exterior lights to be controlled by a photocell “on” and time clock “off” function, conforming to the established building usage. All lighting will conform to City of Bothell requirements.

Landscape/Hardscape
The landscape and hardscape design for the campus and the new Student Activity Center has been developed through incorporating the University’s programs goals for the site while preserving and enhancing the existing native woodland landscape. The design incorporates a variety of both hardscape and softscape use areas to support a growing need for outdoor campus activities, while supporting the University’s site sustainability goals and showcasing the natural ecosystems that are integral to the campus.

Hardscape
The only hardscape occurs on two sides of the building. The Campus Way sidewalk is proposed to expand to provide a more generous plaza space at the entry to the building. Instead of a curb-tight sidewalk, the extension allows for future street tree planting. Extending the curb also allows for a more pleasant pedestrian experience along Campus Way, and allows the forested area to extend further up the slope. Simple seating elements are located within the resulting plaza area.

The north side of the building also has some additional hardscape to accommodate an entrance to the building at the lower level. The existing main stairway will remain but be supplemented by a sculpted set of stairs that connect to the Activity Center; the new stairway is embraced by the forested landscape that surrounds the building. The only new hardscape material is cast-in-place concrete to complement the existing palette.
Landscape
The existing woodland character of the site will be preserved with an emphasis on preserving as many trees as possible. New native woodland trees will be planted to enhance and support the existing forest. This building is located at the interface between forest and wetlands, and overlook views from the stairway as well as views of the building itself are important. It’s essential that the new building be subservient to the landscape. The building is tucked into the hillside forest in a way that maintains the forested character of the area.

Proposed plant materials will be primarily native trees, shrubs, and groundcovers with priority given to drought tolerant plants with low maintenance requirements. No lawns or planters are proposed. There is a rainwater element that will be created by capturing stormwater that comes from the building roof; it will be channeled into an on-site swale that will be enhanced to provide a habitat-friendly attractive perennial stream.

Pedestrian Circulation
The proposed building and site design for the Student Activities Center comprehensively enhances pedestrian circulation. Access to the building is gained at three levels: the Sports Fields, Campus Way NE and the deck of North Creek Events Center (NCEC). Implementation of a gracious stair climb along the north elevation between Campus Way NE and the Sports Fields reinforces the main circulation and view axis from campus out to the wetlands. Reconfiguration of the Campus Way streetscape at the west building elevation improves pedestrian circulation by widening the sidewalk and clearly engaging the crosswalk and stair up to the campus promenade. A new bridge from Level 3 spans to the deck of the NCEC, adding a new destination point for the existing elevated pedestrian pathway from the campus promenade to NCEC, and activating this currently underutilized pedestrian route.

Parking
The facility will be served by the existing parking inventory on campus. No additional parking is proposed with the Student Activities Center facility. Activities in the facility will be limited to student and university uses, and additional parking demand is not expected to occur. Special events that may occur in the facility will be limited to off-peak hours, such as nights and weekends, when parking demand is low. Please refer to the Traffic Study prepared by The Transpo Group included in the Appendices.
Comprehensive Plan Compliance
The proposed Phase 6 improvements include an approximately 70,500 square-foot (34,500 square foot Phase I and 36,000 square foot Phase II) Student Activities Center. 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 proposed SAC facility will serve the students of the campus. Specific goals and policies that apply and are furthered by the campus 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.

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.
- 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 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
Section 3—Phase 6 Summary
Continued

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, 4 and 5 Final PUD Approval

The following Conditions of Final Approval were developed as part of the Phase 2A, Phase 3, Phase 4, and Phase 5 PUD application process. These Conditions of Final Approval relate to the Phase 1, Phase 2A, Phase 3, Phase 4 and Phase 5 of development for the UWB/CCC collocated campus.

As part of the Phase 6 PUD Application, the current status of each of the Conditions of Final Phase 2A, Phase 3 and Phase 5 Approval has been noted at the end of each condition below (in italic.) No new conditions were applied to the Final Phase 4 PUD approval.

APPLICANT RESPONSE TO CONDITIONS OF APPROVAL FOR PHASES 1, 2A, and 3 FINAL PUD REVISIONS (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.

Phase 6 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 6 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 6 Comment – Condition 3 has been complied with. Phase 6 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 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 Chapter 14.04 BMC. 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 6 Comment – Condition 4 has been complied with for Phases 2 through 4. There was a new condition added as part of Phase 5 which is described at the end of this status summary.

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 6 Comment – Condition 5 has been complied with. 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. Maintenance is on-going.

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 6 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 6 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 measures as approved and monitored by the Community Development and Public Works Director throughout the construction process.  

Phase 6 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 6 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 6 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 6 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 6 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 6 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.
Applicant Response to Conditions of Phase 2A, 3, 4 and 5 Final PUD Approval

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

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 6 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 6 Comment – Condition 15 has been complied with.

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 6 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;
e. A Fire Department approved turn around shall be provided on any dead end road that exceeds 150 feet in length; and
Applicant Response to Conditions of Phase 2A, 3, 4 and 5 Final PUD Approval

f. Loading requirements.

Phase 6 Comment – Condition 17 (a, b, c, d, e, and f) has been complied with to date. There was a new condition added as part of Phase 5 which is described at the end of this status summary.

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 6 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 6 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 6 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 6 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 6 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 6 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 6 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 6 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.
Phase 6 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 6 Comment – Condition 27 has been complied with.

28. Obstructions that could impede the response of Fire Department vehicles will not be permitted.  
   Phase 6 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);
Applicant Response to Conditions of Phase 2A, 3, 4 and 5 Final PUD Approval

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 6 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 6 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 6 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 6 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 6 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 6 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 6 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>
<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>$ 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>Beardslee/Main</td>
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<tr>
<td></td>
<td>SR 527/I-405 Agreement</td>
<td>2,320.00</td>
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<td><strong>TOTAL PHASE 2A</strong></td>
<td></td>
<td><strong>$ 214,736.00</strong></td>
</tr>
</tbody>
</table>

*or identified alternative roadway link

*Phase 6 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 6 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 6 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 6 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 6 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 6 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.
Applicant Response to Conditions of Phase 2A, 3, 4 and 5 Final PUD Approval

Phase 6 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 striping and appropriate changes made to the construction plans at the time of submittal.

Phase 6 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 6 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
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 6 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 6 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 6 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 6 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 6 Comment – Condition 49 has been complied with.*
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
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 I-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 6 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, 4 and 5 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 6 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. Transit agency discussions are being held to review the transit stop revisions proposed as part of Phase 6.

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 6 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 6 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 6 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 6 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 6 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 6 Comment – Condition 57 has been complied with.*

58. 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 6 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
Applicant Response to Conditions of Phase 2A, 3, 4 and 5 Final PUD Approval

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 6 Comment – Modified Condition 4 has been complied with. There was a new condition added as part of Phase 5 which is described at the end of this status summary.

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 6 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, c, 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 6 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 6 PUD proposal.
1. Exhibits 2.4, 2.8 (Figures 5,6,8,9, and 11-26), 15 and 19 represent the project granted Phase 5 Final Planned Unit Development approval.  
   Phase 6 Comment – Condition 1 (Phase 5) has been complied with.

2. Following concurrence of the wetland restoration boundary modification by the Army Corps of Engineers, the Permittee is required to submit the final limits of the modified wetland restoration area to the City as approved by the Army Corps of Engineers.  
   Phase 6 Comment – Condition 2 (Phase 5) has been complied with.

3. To highlight the successful restoration of the wetlands and enhance education opportunities for students of the campus, the previously disturbed area associated with the Sarah Simonds Green Conservatory site is excluded from the minimum buffer requirements referenced in the conditions of this PUD and Chapter 14.04 BMC.  
   Phase 6 Comment – Condition 3 (Phase 5) has been complied with.

4. The Native Growth Protection Area shall be modified to reflect any modifications to the wetlands restoration area boundary, as approved by the Army Corps of Engineers, and shall be recorded as an updated covenant prior to issuance of any occupancy permit for the Sarah Simonds Green Conservatory building. No clearing, grading, construction activity or tree removal, except for dead or hazardous trees and other on-going required maintenance, shall be allowed within the Native Growth Protection Area, except for construction activities specifically authorized as part of the Sarah Simonds Green Conservatory utility extensions and permitted through a Critical Areas Alteration Permit.  
   Phase 6 Comment – Condition 4 (Phase 5) has been complied with. A covenant for the updated Native Growth Protection Area still needs to be recorded (at time of application).

5. Pursuant to the conditions enumerated by the Community Risk Reduction Division (Fire Marshal’s Office), the following elements are required and must be represented in any and all subsequent construction plans for the Sarah Simonds Green Conservatory facility, as indicated:
   a. An approved fire sprinkler system meeting NFPA 13 standards.
   b. A minimum 12-foot wide paved access, capable of supporting the weight of a fire engine (25 tons) is required to provide access to the Sarah Simonds Green Conservatory building.  
   Phase 6 Comment – Condition 5 (Phase 5) has been complied with.

6. The sports field complex lights may be operated only between the hours of 8:00 a.m. to 11:00 p.m., local time.  
   Phase 6 Comment – Condition 6 (Phase 5) has been complied with.
Applicant Response to Conditions of Phase 2A, 3, 4 and 5 Final PUD Approval

7. Use of the sports field complex is limited to UWB and CC students for intramural and casual sports activities.

*Phase 6 Comment – Condition 7 (Phase 5) has been complied with.*
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 Use Proposed**—The new use is intended to serve existing student body with no increase in total FTE.
  - Student Activities Center

- **Revised Campus Layout**
  - Addition of the Student Activities Center in Campus lowlands.
  - Addition of pedestrian circulation along the east side of Campus Way NE
  - Reconfiguration of proposed future Academic buildings in the uplands area of the campus to better reflect future planning of campus buildings
  - Reconfiguration of the south parking garage and Corp Yard with no change in overall future parking or building square footage
  - Representation of development reserve at western campus boundary

Proposed Phase 6 Uses

The proposed Phase 6 improvements are outlined in detail in Section 3 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 6 PUD element (Student Activities Center). In addition, other changes include a reconfiguration of some future buildings reflected on the Master Plan, and added pedestrian circulation along Campus Way NE. The following text describes the goals and needs for the proposed uses and their relationship to the campus.

**Student Activities Center**

Reinforcing the unique identity and diversity of the Bothell campus, the Student Activities Center will provide a facility to accommodate the campus need for student assembly and gathering space, student leadership and clubs, recreational opportunities and social and educational events. Located on the east side of Campus Way NE and to the south of the North Creek Events Center, the building is part of the Lowlands planning zone of campus; it is an ecologically rich site and celebrates the campus wide interaction between the built and natural environments. The facility is sized to
accommodate the existing full time equivalency (FTE) on campus with an eye toward expansion to support the 10,000 FTE originally planned for the campus. Please refer to the Master Plan layout discussion on the following pages for the location of the proposed Student Activities Center and its consistency and integration with the current master plan.

**Phase 6 Master Plan Elements**

The following elements of the Phase 6 Preliminary PUD and their relationship to the existing Master Plan and campus have been identified below. The elements include revised campus layout, pedestrian connections, and SAC.

**Revised Campus Layout**

The revised campus layout includes the placement of the Phase 6 SAC within the lowlands of the campus. The SAC has been placed in order to further the programming goals of the campus, providing enhanced pedestrian connections on campus and enhanced opportunities for student recreation and social activities on campus. Some changes to future academic building locations in the uplands area of the site have been identified on the plans to reflect more current planning for build out of the campus under the current development thresholds. These changes reflect all previously approved revisions from past PUD phases. In addition, a development reserve has been identified on the far west side of campus as plans for this area may include additional building construction or parking depending on funding opportunities and the sequence of future building construction on campus.

**Student Activities Center Location**

The undeveloped area immediately south of the North Creek Event Center was the site selected by staff and the consulting architect and landscape architects for the new Student Activities Center. This site is in close proximity to existing and proposed campus social gathering places and somewhat isolated from purely academic functions. Therefore, student recreational and social 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 facility in this location will link to and improve the existing pedestrian circulation. The proposed site is currently undeveloped and covered in grasses and some trees. The site is well served by pedestrian walkways and the regional Sammamish River Trail to the east. The natural areas to the 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 Student Activities Center.
Pedestrian Access and Circulation

The proposed building and site design for the Student Activities Center comprehensively enhances pedestrian circulation. Access to the building is gained at three levels: the Sports Fields, Campus Way NE, and the deck of North Creek Events Center (NCEC). Implementation of a gracious stair climb along the north elevation between Campus Way NE and the Sports Fields reinforces the main circulation and view axis from campus out to the wetlands. Reconfiguration of the Campus Way streetscape at the west building elevation improves pedestrian circulation by widening the sidewalk and clearly engaging the crosswalk and stair up to the campus promenade. A new bridge from Level 3 spans to the deck of the NCEC, adding a new destination point for the existing elevated pedestrian pathway from the campus promenade to NCEC, and activating this currently underutilized pedestrian route. In addition the Phase 6 improvements includes an extension of a sidewalk along the east side of Campus Way NE from the SAC to the intersection of Campus Way NE and NE 180th Street which also enhances pedestrian access to the new facility.

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 now reflect parking demand that was less than originally expected and considered as part of the original master plan. In general, the current parking capacity exceeds the current parking demand, although demand is beginning to tighten at peak periods during the mid-weekday. Specific considerations for the proposed new Phase 6 use are described below.

The Student Activities Center is estimated to generate no new net external vehicle trips. The facility is primarily planned to accommodate needs of the current student body already on campus for academic classes. Special events serving non-student population groups are possible within this facility. The frequency and/or nature of these events are unknown at this time. However, based on discussions with the university, the frequency of these events would be very rare and would fall into the same category as other events currently held at the University that are outwardly focused.

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 1,992 stalls. A parking utilization study performed in May 2010 showed a peak utilization of 29 percent, a parking demand of 0.32 stalls per FTE. Further study since 2010 have reflected higher peak utilization, although further improvement on park demand on a per FTE basis. Based on this previous data and no expected increase in FTE’s due to the proposed improvements, the traffic impact analysis concluded that construction of the Phase 6 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. As noted previously, a development reserve has been noted on the Master Plan graphic (Figure 5) indicating an intent to develop the western parcel of the campus, although a specific use is unknown. One of the potential uses may be a future parking area.

**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. The new impervious threshold was approved under Phase 5 and is currently 35.0 acres.

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, 58-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 for Phase 6 improvements and proposed stormwater approach.

*Student Activities Center*

The proposed Student Activities Center and site improvement will add 0.47 acres of impervious surfaces. Efforts were made to minimize the footprint of the improvements to reduce storm water impacts and runoff.

**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. No critical area impacts or inconsistency with prior permit approvals are part of the proposed Phase 6 improvements.
Section 4—Master Plan Update
Continued

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
- 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 approval
- Critical Areas Alteration Permit CAAP under Phase 5 PUD approval
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 6 PUD element 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 and 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 6 PUD element will not have an impact on 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: No new net external trips are associated with the proposed Master Plan modifications and thus, the Phase 6 PUD improvements will be adequately served by existing street infrastructure and meet City of Bothell level of service standards, per the March 2014 Traffic Impact Analysis prepared by The Transpo Group (Report can be found in the Appendix of this application). ADA accessible pedestrian access will provided for the Phase 6 project element (Student Activities Center) with connections to existing pedestrian infrastructure providing enhanced circulation and access on campus. A sidewalk improvement along the east side of Campus Way NE extending from the SAC to the intersection with NE 180th Street will enhance pedestrian connectivity 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 submitted to the City of Bothell for the proposed Phase 6 PUD improvement. Water and sewer connections are located near to the project 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 6 PUD element will be served by existing on-site parking (currently under utilized). Please refer to the Traffic Impact Analysis prepared by The Transpo Group in the appendix of the application. The Student Activities Center is a health, recreation and social space which will provide enhanced opportunities on campus. The Master Plan modifications and Phase 6 PUD element provide enhanced experience for the public and students on the campus. Landscaping around each Phase 6 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 6 Student Activities Center project. Student representatives expressed great interest in the development of sustainable ideas for the building and encouraged their incorporation early in the project. The Student Activities Center has explored and integrated several sustainable strategies into the building and site, including storm water management, site integration and views, daylighting, natural ventilation and efficient building systems and envelope. While the project will not be pursuing LEED certification, many of the building systems, materials and energy performance practices of LEED will be incorporated into the project.

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

Response: The proposed Master Plan modifications and Phase 6 PUD element 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 6 PUD improvements conform to the City of Bothell Comprehensive Plan with a campus designation for the property. Both proposed Phase 6 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 6 PUD improvements, including the construction of Student Activities Center 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 6 Student Activities Center 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.

<table>
<thead>
<tr>
<th>Plan Component</th>
<th>Approved Preliminary PUD Master Plan</th>
<th>Preliminary PUD Update and Final PUD Phase 6 Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional</td>
<td>• Total of 10,000 full-time equivalents (FTEs)</td>
<td>• No new FTE’s associated with the SAC, maintaining the</td>
</tr>
<tr>
<td>Program</td>
<td>• Approximately 9,650 students, faculty and staff and visitors on campus peak weekdays</td>
<td>total FTE on campus to 4,458, below the previously</td>
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<td></td>
<td>• Approximate peak population of 75% (7,400 individuals on campus at any one time</td>
<td>approved 10,000 FTE</td>
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<td>• Approximately 1,143,800 million gross square feet of building</td>
<td>• Student Activities Center to provide more opportunities</td>
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<td></td>
<td>• Maximum impervious surface 35 acres</td>
<td>for current and future student body</td>
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<td>• With the inclusion of the approximately 34,500 SF</td>
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<td>Phase 1 construction of the SAC and a future Phase 2</td>
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<td>of 36,000 all within the Phase 6 PUD, total building</td>
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<td>square footage on campus is 631,795 SF.</td>
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</table>
## Section 4—Master Plan Update
Comparative Summary Table Continued

### Comparative Summary Table

<table>
<thead>
<tr>
<th>Plan Component</th>
<th>Approved Preliminary PUD Master Plan</th>
<th>Preliminary PUD Update and Final PUD Phase 6 Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Layout and Character</td>
<td>• Campus building clustered along loop road to maximize accessibility</td>
<td>• The Student Activities Center is located on the east side of Campus Way NE, directly south of the North Creek Events Center.</td>
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<td></td>
<td>• Library only building that expands down toward the restored floodplain</td>
<td>• The building is oriented on an east-west axis that minimizes solar gain, maximizes daylighting, assists in the flow of pedestrian circulation/access down a steep grade and enhances views to the wetlands from campus.</td>
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<td>• Linear Central green space connecting both institutions</td>
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<td>• Buildings sited to minimize grading and impacts to the hillside</td>
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<td>• Formal pedestrian corridors leading directly from parking to campus buildings</td>
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<td></td>
<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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### Section 4—Master Plan Update

Comparative Summary Table Continued

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<th>Plan Component</th>
<th>Approved Preliminary PUD Master Plan</th>
<th>Preliminary PUD Update and Final PUD Phase 6 Improvements</th>
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<tr>
<td>Proposed Buildings</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 Student Activities Center consists of 3 stories built into the existing steep slope that drops from Campus Way NE to the Sports Fields level. The west façade along Campus Way NE rises to 2 stories, while the east façade at the Sports Fields level is 3 stories. The slope at the north façade facing the North Creek Events Center is traversed via a new cascading pedestrian stair amongst integrated landscaping while the south façade is characterized by the existing slope and native lowland vegetation.</td>
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<td><img src="#" alt="Space Type" /></td>
<td>• The Master Plan update includes some reconfiguration and location changes of proposed academic buildings in the uplands portion of the campus. These changes are intended to reflect the latest planning approach for future buildings which coincide with the addition of the newly completed UWB3 Science and Academic Building and crescent walk. Other minor footprint changes are reflected with the South Garage and future location of a service yard in the southwest corner of the campus.</td>
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<td>Approx. % Gross SF % of total</td>
<td>• The most westerly portion of campus (west of 110th Avenue NE) is reflected as a development reserve. This designation is intended to reflect the intent to develop this area, but the acknowledgement that the likely use is yet undetermined. Development could be a building or additional parking.</td>
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<tr>
<td>Classroom/Office Building</td>
<td>414,600 33.9%</td>
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<td>Library</td>
<td>168,300 13.8%</td>
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<tr>
<td>Student Services</td>
<td>146,100 12.0%</td>
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<tr>
<td>Performing Arts</td>
<td>30,800 2.5%</td>
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<tr>
<td>Gym</td>
<td>34,600 2.8%</td>
<td><img src="#" alt="Space Type" /></td>
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<tr>
<td>Daycare</td>
<td>53,800 4.4%</td>
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<tr>
<td>Teaching/Laboratory</td>
<td>315,100 25.8%</td>
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<tr>
<td>Building Central/Phs. Plan</td>
<td>54,500 4.5%</td>
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<tr>
<td>Wetland Conservatory</td>
<td>4,000 0.3%</td>
<td><img src="#" alt="Space Type" /></td>
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<tr>
<td>Total</td>
<td>1,221,800 100%</td>
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### Comparative Summary Table

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<tr>
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<tbody>
<tr>
<td>Building</td>
<td>Building design to express the high quality of education offered on campus can convey a sense of permanence. 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. Preferred building forms to include roof overhangs and express northwest imagery.</td>
<td>The Student Activities Center is proposed to be clad in box-rib metal panels, fiber cement panels and a mixture of curtain wall and storefront systems. Light and medium toned exterior colors characterize the building exterior and vibrant colors emanate from interior spaces within to highlight the unique, student driven program of the building. Each of the building elevations is broken down into modulating parts through the use of façade setbacks, varying window patterning relating to function within, exterior stair and bridge elements, and a unifying canopy element. In keeping with recently constructed campus buildings, and to maximize the view to the wetlands from the campus buildings above, the Student Activities Center will have flat roofs. Overhead protection from the elements will be provided at the building entries. A green roof is currently held as an additive alternate for the project.</td>
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### Section 4—Master Plan Update

Comparative Summary Table Continued

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</table>
| Upland Tree Preservation and Landscape Architectural Concept | • Master Plan designed to preserve site’s woodland character.  
• Trees preserved to the maximum extent possible.  
• Hierarchy of open spaces proposed: primary spaces located along the main promenade and secondary spaces located between buildings, opening 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 Significant Changes Proposed.  
• Some existing trees will be removed on the south side of the SAC construction site. |
| Lowland Restoration | • Approximately 58 acres of environmental restoration and enhancement.  
• North Creek to be returned as close as possible to its original floodplain.  
• North Creek’s associated riverine wetland system to be restored.  
• Restoration and enhancement to include interpretive features for recreational and educational purposes. | • No Changes Proposed.  
• The 58 acres of lowlands restoration is complete and monitoring requirements have been satisfied. |
## Comparative Summary Table

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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. | • The construction of the SAC includes the elimination of the bus stop at the Library-Student services-Bookstore location. A relocation was suggested to King County Metro, although they preferred to eliminate since a number of other stops are provided on campus. Discussions with transit agency is ongoing to assure their needs are met. |
## Comparative Summary Table

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<td>Parking Layout and Design</td>
<td>• Flexible parking program with approximately 4,200 to 6,600 spaces planned, depending on the results of the transportation demand management program.</td>
<td>• According to the current transportation impact analysis, the Student Activities Center will not create any new trips, therefore current parking will meet the needs of the new facilities. Current parking demand calculations are falling line with expectations; therefore other areas designated for parking structures are anticipated to meet the needs of future build-out.</td>
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<td>• A total of four major parking structures proposed at full build out</td>
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<td>• Majority of parking spaces concentrated near primary site access in the site's southern portion.</td>
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<td>• Main parking structure at the south entrance terraced up the hillside.</td>
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<td>• Parking structures will vary in height depending on the need and site conditions, but will stay within the established requirements.</td>
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<td>• Main parking structure approximately five to six levels.</td>
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<td>• Secondary structure located on the northeast side of the Campus roadway approximately four to six stories in height.</td>
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<td>Bicycle and Pedestrian Circulation</td>
<td>• Regional Trail</td>
<td>• No changes to identified bicycle circulation.</td>
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<td>• Connection between the Sammamish River Trail and the North Creek Trail.</td>
<td>• A new sidewalk along the east side of Campus Way NE is proposed in Phase 6 to connect the SAC and the intersection of Campus Way NE and NE 180th Street which is near the North Garage. This will improve pedestrian circulation in this portion of the campus.</td>
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<td>• Connection to the Sammamish River Trail that passes under existing SR 522 Bridge.</td>
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<td>• Connection to the North Creek Trail to I-405 via the existing 195th Street interchange.</td>
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<td>• 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.</td>
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## Comparative Summary Table

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<tbody>
<tr>
<td>Historic Resources</td>
<td><em>Chase House</em></td>
<td>• No Changes Proposed.</td>
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<td>• Retained and reused.</td>
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<td><em>Boone Farm Historic District</em></td>
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<td>• For main house, 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. Historical documentation is completed.</td>
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<td><em>Jamison House</em></td>
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<td>• Historical documentation complete.</td>
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<td><em>Bothell Cemetery</em></td>
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<td>• Landscape buffer to provide visual buffer from proposed 650-car parking structure, buffer to be installed as part of Phase 1.</td>
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<tr>
<td>Grading and Drainage</td>
<td>• Estimated quantities include approximately 300,000 cubic yards of excavation and 200,000 cubic yards of fill.</td>
<td>• No Changes Proposed.</td>
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<td>• Storm drainage control and water quality treatment facilities to be designed according to all applicable regulatory standards.</td>
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<tr>
<td>Utility Services</td>
<td>• Utility systems should be designed according to the preliminary master plan layout, and capable of being developed incrementally for each development phase.</td>
<td>• No Changes Proposed.</td>
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<tr>
<td>Off Site</td>
<td>• Improvements for the new south access point include:</td>
<td>• No Changes Proposed.</td>
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<tr>
<td></td>
<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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### Master Plan Development Program and Timeframe

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<td>UWB-1 and 2, CCC-1 and 2, Library, Library Annex, Physical Plant, North Garage, South Garage, Chase House, Truly House</td>
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*Final build-out date is dependent upon funding availability*
Conditions of Preliminary Approval
PUD0004-95, PUD2008-00001, and PUD2011-00818
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 and subsequently revised in Phase 4 and Phase 5. These revised Conditions of Preliminary Approval relate to the current Master Plan for the UWB/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 6 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, PUD2008-00001, and PUD 2011-00818)

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 (PUD004-95 Exhibit 1A) and Amended Preliminary Planned Unit Development application (PUD0004-95 Exhibit 31 and subsequent PUD2011-00818/819 Phase 5 exhibits), 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 (PUD0004-95 Exhibit 31) and Section 5, Master Plan Update (PUD2011-00818/819 Exhibit 2.5);
   b. Part 7, Development Standards (PUD0004-95 Exhibit 1A);
   c. The following figures:

   Original PUD0004-95 Figures:
   Figure 6, Phase I Site Plan (Exhibit 31);
   Figure 7, Environmental Enhancement and Restoration Plan (Exhibit 1A);
   Figures 11 & 12, Character Sketches (Exhibit 101);
   Figure 37, Upland Landscape Plan Zones (Exhibit 101)
   Figure 38, Lowlands Restoration Illustrative Plan (Exhibit 101)
   Figure 43, Existing and Proposed Water System (Exhibit 101);
   Figure 44, Existing and Proposed Sewer System (Exhibit 101);
   Figure 36, Demolition Plan (Exhibit 31).
   Figure 6, Phase 2A Site Plan (Exhibit 101)

   New PUD2011-00818/819 Exhibit 2.8 Figures:
   Figure 5, Proposed Master Plan;
   Figure 7, Master Plan Tree Preservation Plan;
   Figure 8, Pedestrian/ Bicycles Circulation Plan;
   Figure 9, Transit Circulation Plan
Applicant Response to Conditions of Preliminary PUD Approval

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.

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, a sports field complex 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. A small portion of this original 57 acres is designated as the location for the UW-B Sarah Simonds Green Conservatory. 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, 2A and 3 of the campus development are completed and consist of facilities sufficient to serve the needs of up to 3,800 on campus FTEs, including the construction of approximately 486,300 square feet of instructional and support space in thirteen campus buildings, a majority of the surface parking, two parking structure, 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, access from SR 522 and most of the clearing and grading site preparation for ultimate development. In addition, Phase 4 of the campus development has been approved and thus will add 600 on-campus FTEs, 74,995 square feet of additional instruction and support space, and outdoor plaza area, West Campus Lane as a service access, and two ADA parking spaces. These improvements will be constructed when funding becomes available.

Phase 6 Comment – Applicant proposes this condition be reviewed and potentially revised. The overall use and development concept described in Condition 1 remains, however, will be slightly revised as it relates to the Phase 6 improvements and the proposed revisions to the Master Plan.

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 6 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 6 Comment – Condition 3 has been complied with.

4. The maximum amount of impervious surfaces on the property shall be approximately 35.0 acres, to account for Master Plan build-out and pedestrian connections to serve the buildings and campus, as stated in Exhibit 2.5, Master Plan Update, in file PUD2011-00818/819. Impervious surfaces approved as part of the original Master Plan (See Exhibit 14 in file PUD2011-00818/819) are vested to the city’s stormwater regulations in force when the original Master Plan was approved, regardless of when the surfaces are actual developed; impervious surfaces approved thereafter by Master Plan amendments are subject to the stormwater regulations in force at the time an application for such amendments are deemed complete.

   Phase 6 Comment – Condition 4 has been complied with.

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 6 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 6 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 6 Comment – Condition 6.1 has been complied with. A LOMR was applied for and granted by FEMA in 2003/2004.
Applicant Response to Conditions of Preliminary PUD Approval

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

*Phase 6 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 I DESIGN (REQUIRED TO BE MET TO RECEIVE PHASE I 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 6 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 6 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.
Applicant Response to Conditions of Preliminary PUD Approval

**Phase 6 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 6 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, 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 6 Comment – Condition 11 has been complied with for Phase 1 and 2a. Phases 3, 4, 5 and 6 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 6 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.
Applicant Response to Conditions of Preliminary PUD Approval

Phase 6 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 6 Comment – Condition 14.a has been complied with for Phase 1 to 4 improvements. A new Phase 5 Condition has been added which is addressed in the Final PUD status summary.

   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 6 Comment – Condition 14.b has been complied with. 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. Maintenance is ongoing.

   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 6 Comment – Condition 14.c has been complied with. An updated Native Growth Protection covenant has been prepared as part of Phase 5, but is still in the process of being recorded.

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 6 Comment – Condition 15 has been complied with.

Grading and Construction Activity
Applicant Response to Conditions of Preliminary PUD Approval

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 6 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 6 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 6 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.
Applicant Response to Conditions of Preliminary PUD Approval

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 6 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, 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 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).
Applicant Response to Conditions of Preliminary PUD Approval

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 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 6 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 6 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 6 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
Applicant Response to Conditions of Preliminary PUD Approval

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;
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 6 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 6 Comment – Condition 24 (a and b) has been complied with.
Applicant Response to Conditions of Preliminary PUD Approval

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 6 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. Transit agency discussions are being held to review the transit stop revisions proposed as part of Phase 6.

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.
Applicant Response to Conditions of Preliminary PUD Approval

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 construction prior to occupancy of any building in Phase 1.

Phase 6 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 6 Comment – Condition 27 has been complied with. The Permittee is having discussions with the transit agencies to review the transit stop revisions proposed as part of Phase 6.

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 completion 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 6 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.
Applicant Response to Conditions of Preliminary PUD Approval

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 6 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 6 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>
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<th>Project ref. no.</th>
<th>Project name</th>
<th>Amount</th>
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<tr>
<td>R3</td>
<td>SR 522/527</td>
<td>$40,480.00</td>
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<tr>
<td>R4</td>
<td>228th St. SE.</td>
<td>69,700.00</td>
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<td>39th Ave. Ext. *</td>
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<td>SR 527/1-405 Agreement</td>
<td>4,640.00</td>
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</tbody>
</table>

TOTAL INITIAL PHASE $287,952.00

* or identified alternative roadway link

Phase 6 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 6 Comment – Condition 32 has been complied with. All mitigation fees have been paid for Phase 1 and Phase 2A. Mitigation fees for subsequent phases of development are calculated.
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:

a. Employee Transportation Coordinator;
b. Information kiosks;
c. Marketing plan and implementation;
d. Transit subsidy;
e. Preferential carpool parking;
f. 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 6 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 6 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.

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 6 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 6 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 6 Comment – Condition 37 has been complied with.

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/CRC.
Phase 6 Comment – Condition 38 has been complied with.

39. Fire lines shall remain the property of the UW-B/CRC 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 6 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 6 Comment – Condition 40 has been complied with.
Applicant Response to Conditions of Preliminary PUD Approval

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 6 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.

   *Phase 6 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 6 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/C 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 6 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 6 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/C 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
Applicant Response to Conditions of Preliminary PUD Approval

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.
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 6 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 Critical Areas Alteration Permits, Substantial Development Permits and Shoreline Conditional Use Permits as required under the Bothell Municipal Code (BMC), 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 6 Comment – Condition 47 has been complied with.

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 6 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 6 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.
Applicant Response to Conditions of Preliminary PUD Approval

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.

Phase 6 Comment – Condition 50 (a, b, c, d, e, and f) has been complied with to date. A new Phase 5 Condition has been added which is addressed in the Final PUD status summary.

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 6 Comment – Condition 51 has been complied with.

52. Obstructions that could impede the response of Fire Department vehicles will not be permitted.

Phase 6 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 6 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 6 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 6 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 6 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
Applicant Response to Conditions of Preliminary PUD Approval

proposed within Phase 1, consistent with Uniform Fire Code and BMC requirements.
*Phase 6 Comment – Condition 57 has been complied with.*

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 6 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 6 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 6 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 6 Comment – Phase 6 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 6 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 6 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 6 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 6 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.

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 6 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 6 Comment – Condition 67 was deleted as part of the Phase 3 PUD.

68. The minimum standards for fire lanes are as follows, unless otherwise approved by the City of Bothell Fire Department:

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.

Phase 6 Comment – Condition 68 has been complied with.

69. Prior to the approval of a Building Permit Application for UW3-Science and Academic Building, the University of Washington-Bothell agrees to provide water system and sanitary sewer system improvements under State Route 522 as part of the overall project construction. The improvements will be located in the vicinity of the South Access Interchange to the Campus. The water system improvements include the replacement of approximately 350 L.F. of existing 8” diameter AC water line with new 12” diameter ductile iron water line, generally located within the State Route 522 right-of-way. The water line will be installed in an appropriately sized steel casing and will be constructed in a manner that does not require disruption to the existing State Route 522 travel lanes. The sanitary sewer improvements will include a new pipe liner installed in the existing sanitary sewer pipe and/or casing, approximately 350 L.F in length, generally located within the State Route 522 right-of-way. The pipe liner shall consist of either an “Insitu-Form” liner or a “Slip-Lined” HDPE pipe liner. The pipe liner will be installed in a manner that does not require disruption to the existing State Route 522 travel lanes. Final limits and technical detail of improvements will be determined during engineering plan review. Issuance of a Certificate of Occupancy will not be issued for the new UW3-Science and Academic Building until the water system and sanitary sewer system improvements, as described above, are accepted by the City of Bothell.

Phase 6 Comment – Condition 69 is in process. Design of the improvements has been completed and construction is expected to be completed by fall 2014, prior to the opening of the UW3 – Science and Academic Building. The Phase 6 Student Activity Building will not utilize this infrastructure.

70. 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 Critical Areas Alteration Permits, Substantial Development Permits and Shoreline Conditional Use Permits as required under the Bothell Municipal Code (BMC), 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. [Note to reviewer: this condition was included in PUD2011-0818/819, however it is the same as Condition 47.]

Phase 6 Comment – Condition 70 has been complied with.
SEPA Consistency

The proposed Student Activities Center (SAC) building and use in this Phase 6 PUD application is very similar to the programs that were analyzed in the UWB/CCC Master Plan and the Environmental Impact Statement (EIS) published in June 1995 in accordance with the State Environmental Policy Act (SEPA).

There have been no major changes to the proposed overall development program for the campus with the exception of Phase 5 which included a SEPA review outside of the existing EIS. There have been some minor modifications to the plans related to building locations and configurations in the uplands areas of the campus as part of the Master Plan update but no proposal of additional building area or FTEs. The table below compares the program elements of the Master Plan previously analyzed in the EIS to those currently proposed as part of this Phase 6 PUD application.

### EIS/Final PUD Campus Program Comparison

<table>
<thead>
<tr>
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<td>Projected Full-Time Equivalents (FTEs)</td>
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<td>Gross Building Area (Sq. Ft.)</td>
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The proposed campus development program is within the limits of the original scope analyzed in the EIS, with no major modifications. It is not anticipated that additional or supplemental environmental analysis will be necessary for the proposed Phase 6 PUD.

Please refer to the attached letter from the University of Washington regarding Lead Agency responsibilities. This letter confirms that the University of Washington is acting as the Lead Agency for the project. The University of Washington is finalizing a review and comparison of the proposal with the development assumptions and analysis contained in the 1995 EIS. The results of the consistency review will be provided to the City of Bothell immediately upon completion to assist in timely processing of the PUD application.
Date: July 28, 2011

RE: SEPA Lead Agency Responsibility

To Whom It May Concern,

Per RCW 43.21C, WAC 197-11 and WAC 478-324-020 through 210, the University of Washington is the Lead Agency responsible for compliance with the State Environmental Policy Act (SEPA) for projects which the University initiates.

WAC 197-11-926 Lead agency for governmental proposals states, when an agency initiates a proposal, it is the Lead Agency for that proposal.

WAC 197-11-758 defines lead agency as the agency with the main responsibility for complying with SEPA's procedural requirements WAC 197-11-050 and 197-11-922.

Per the SEPA Guidelines, as the SEPA Lead Agency, this authority includes determination of exemption, threshold determinations, scoping, preparation and issuance of environmental impact statements, etc.

For University of Washington projects Richard K. Chapman, Associate Vice President for Capital Projects is the SEPA Responsible Official. Jan Arntz is the Land Use and Environmental Compliance Officer.

Jan Arntz
Land Use and Environmental Compliance Officer
Capital Projects Office
University Facilities Building
Box 352205
Seattle, WA 98195-2205
UW-Bothell (UWB) Phase 6 PUD SEPA Consistency

Proposed campus development under the Phase 6 PUD consists of the proposed Student Activities Center (SAC) building (Phases 1 and 2) and use, which is very similar to the programs that were analyzed in the UWB/CCC Master Plan and the Environmental Impact Statement (EIS) published in June 1995 in accordance with the State Environmental Policy Act (SEPA).

There have been no major changes to the proposed overall development program for the campus with the exception of Phase 5 which included a SEPA review outside of the existing EIS. There have been some minor modifications to the plans related to building locations and configurations in the uplands areas of the campus as part of the Master Plan update in this Phase 6 PUD, but no proposal of additional building area or FTEs beyond what was analyzed in the 1995 EIS and Master Plan. The table below compares the program elements of the Master Plan previously analyzed in the 1995 EIS to those currently proposed as part of this Phase 6 PUD application.

### EIS/Final PUD Campus Program Comparison

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As described in the *UW-Bothell Phase 6 PUD Environmental Analysis (March 10, 2014)*, the proposed campus development program under the Phase 6 PUD is within the limits of the original scope analyzed in the 1995 EIS, with no major modifications. It is not anticipated that additional or supplemental environmental analysis will be necessary for the proposed Phase 6 PUD.

Please refer to the attached letter from the University of Washington regarding Lead Agency responsibilities. This letter confirms that the University of Washington is acting as the Lead Agency for the project. The University of Washington has completed a review and comparison of the proposal with the development assumptions and analysis contained in the 1995 EIS, and the University acknowledges that no additional or supplemental environmental analysis would be required for this project.

¹ The SAC Phase 1 Building is approximately 34,500 sq. ft. and the SAC Phase 2 building is approximately 36,000 sq. ft.
To Whom It May Concern,

Per RCW 43.21C, WAC 197-11, and WAC 478-324-020 through 210, the University of Washington is the Lead Agency responsible for compliance with the State Environmental Policy Act (SEPA) for projects which the University initiates.

WAC 197-11-926, Lead Agency for government proposals states, when an agency initiates a proposal, it is the Lead Agency for that proposal.

WAC 197-11-758 defines the Lead Agency as the agency with the main responsibility for complying with SEPA’s procedural requirements WAC 197-11-050 and 197-11-922.

Per the SEPA Guidelines, as Lead Agency, this authority includes determination of exemption, threshold determinations, scoping, preparation and issuance of environmental impact statements, etc. As the Lead Agency, the University of Washington has determined that the UW-Bothell (UWB) Phase 6 PUD (SAC Phases 1 and 2) is within the limits of the original scope analyzed in the 1995 UWB/CCC Master Plan and EIS, and additional SEPA action is not required (see the attached SEPA Consistency Summary and the UW-Bothell Phase 6 PUD Environmental Analysis (March 10, 2014) for further details).

For University of Washington projects, Richard K. Chapman, Associate Vice President for Capital Projects is the SEPA Responsible Official. Jan Arntz is the Land Use and Environmental Compliance Officer.

Sincerely,

[Signature]

Jan Arntz
Land Use and Environmental Compliance Officer
Capital Projects Office
University Facilities Building
Box 352205
Seattle, WA 98195-2205
94 percent occupancy, respectively. The surface lots showed a significant decrease in utilization between January and February, dropping from 89 to 81 percent.

The on-campus parking demand in 2010 was observed during similar time periods which included 12:00 p.m. to 1:00 p.m., 4:00 p.m. to 5:00 p.m., and 7:00 p.m. to 8:00 p.m.

A similar count was conducted in 2010 for the campus baseline study. The average parking demand observed in 2010 over the course of three days at noon was 1,351 vehicles amounting to 69% utilization. In addition, the 2010 parking study included off-site parking demand of 40 vehicles, which was not considered in the utilization calculations noted in Table 2. A 2014 off-site vehicle count was performed on 2/12/2014. The off-site parking demand increased from 40 to 53 vehicles.

In February 2014 the peak demand 1,592 stalls on-campus equating to a peak parking demand of 87 percent, which is up 18% from the 2010 study.