SUBMITTAL PACKAGE FOR

FINAL PLANNED UNIT DEVELOPMENT APPROVAL – PHASE 7

Applicant
University of Washington Bothell
March 2015
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UWB Phase 7 PUD
110th Avenue NE Surface Parking Lot

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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):

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<th>Applicant</th>
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<td>SECTION 1</td>
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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, 9:30 am - 4:00 pm. Appointments are required for most intakes.

City of Bothell

Page 1 of 4
Updated 03/13
PUD Preliminary and Final

Application requirements per 12.30.050, Preliminary PUDs (7 copies of each item required):
These application requirements are in addition to the minimum application requirements as set forth in BMC 11.06.002.

Applicant

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

L □ 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 6L X Drawing and/or text showing scale, bulk and architectural character of proposed structures.................................

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

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

SECTION 4L X 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 3L X 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.

L □ 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.

SECTIONS L 3 & 4 X 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 6L X Vicinity map .................................................................................................................................

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

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

SECTION 1L X 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.

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, 9:30 am - 4:00 pm. Appointments are required for most intakes.

City of Bothell

Page 2 of 4
Updated 03/13
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 PLD. 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:

- 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:

Applicant

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

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

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

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

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

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

SECTION 1 L X A Title Report prepared by a licensed Title Insurance Agency ..................................................

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

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

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

NOTE: Other items may be required to be submitted for PUD Preliminary & Final Applications to be consistent with the Bothell Municipal Code.
Project name/Name of business (if applicable)  UWB PUD Phase 7

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 ( ___ ) 352-5261       FAX ( ___ ) 352-5294       E-Mail: avandyke@uw.edu

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

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

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

Phone ( ____ ) ______________________ FAX ( ____ ) ______________________ E-Mail:____________________

Engineer: Nico Vanderhorst c/o Otak, Inc.

Mailing address 11241 Willows Road NE, Suite 200       City Redmond       State WA       Zip 98052

Phone ( ___ ) 739-4212       FAX ( ___ ) 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 11241 Willows Road NE, Suite 200       City Redmond       State WA       Zip 98052

Phone ( ___ ) 250-5250       FAX ( ___ ) 827-9577       E-Mail: chad.weiser@otak.com
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 7 preliminary and final PUD application will amend existing PUD to replace a future building with a surface parking lot 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:

- 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 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: 3/17/15

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:

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

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

The following lists the 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 - 2013/2014 Rates</th>
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</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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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: 1/8/2015  Project Name: UWB PUD Phase 7

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

Authorized Signature: [Signature]  Date: 3/17/15

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 Information]

City of Bothell

Updated 12/13
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) 352-5281 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 198th Pl. SE City Kirkland State WA Zip 98034
Phone (425) 821-3665 Fax (______) _______ E-Mail: mike.swenson@transpogroup.com

Property Information:
Site address 18225 NE Campus Parkway Assessors parcel number(s) 0526059057
Plat name/lot # ____________________________ Size of property 5,386,692 sq.ft.
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? [X] Yes [ ] No

If yes, type of permit Preliminary and Final PUD Permit number ______________

Existing use of property (attach separate sheet if necessary) UW Bothell campus
Concurrent 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

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<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: $902.00 + 5% Technology Fee
  - □ Project generates 20-50 peak hour trips: $1,800.00 + 5% Technology Fee
  - □ Project generates more than 50 peak hour trips: $3,000.00 + 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 _________

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

City of Bothell

Permit Services, Dawson Building, 9554 NE 182nd Street, phone (425) 438-8152, Fax (425) 438-2489. For more information, please contact a Permit Technician. Permit intake and issuance hours are Monday through Friday, 9:00am - 4:00pm.
Concurrency Application

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

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

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

Applicant

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

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

Accident/Safety Conditions
☐ Sight distance analysis at intersections and access points ......................................................................
☐ Clear zone analysis ...................................................................................................................................

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

Public Transit and Non-Motorized Facilities
☐ Identification of existing transit service ..................................................................................................
☐ Identification of existing trails, bicycle lanes, and other non-motorized facilities ..............................
Concurrency 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 herein, will result in an application being determined inconsistent with Bothell Code and may result in delays of the subject application.

**Signature**

[Signature]

**Date**

[Date]

City of Bothell
CITY OF BOTHELL
PRE-APPLICATION REPORT

ENGINEERING DIVISION

Pre-Application No.  PRE2015-06032
Name of project:  UW Bothell Phase 7 Parking Lot
Date of pre-application meeting:  February 3, 2015
Reviewing staff, title:  Dave Phelps, P.E., Sr. Civil Engineer
Telephone number:  425-486-2768
E-mail address:  dave.phelps@ci.bothell.wa.us

Summary of Proposal:
The applicant proposes to build a parking lot at the intersection of NE 180th Street and 110th Ave NE.

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 and the Bothell Surface Water Design Manual.

2) All details used must be consistent with the Bothell Standards. All details referenced in the plans must be shown.

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

4) If the parking lot area was not included in the drainage area originally planned for, the drainage design for 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. Flow charts from the new manual are attached. A drainage report documenting the project drainage system requirements must be prepared, signed and stamped by a licensed Civil Engineer in the State of Washington. This report must be provided with the first submittal. The drainage report must address the use of low impact development drainage (LID) methods. If the applicant proposes no LID drainage solutions, the report must explain why LID drainage methods can’t be implemented in this site.

5) If the drainage area was included in the original planning, calculations documenting the impervious surface planned for and the actual impervious surface for the total site must be provided.

6) Water quality treatment will be required for the parking lot.
7) The storm water facility charge per 2000 square feet of new or replaced impervious surface will be due from the applicant. The 2015 rate is $971 per 2000 square feet of new or replaced impervious surface.

### Applicable Permits

The permits needed for the proposal are: *(highlight box and double click on it to check the applicable boxes)*

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

### Applicable Codes and Development Standards

Codes that will apply to the proposal:

- Current City of Bothell Design and Construction Standards and Specifications
- 2010 WSDOT Standard Specifications for Road, Bridge and Municipal Construction
- The Manual on Uniform Traffic Control Devices (MUTCD)
- "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
- 17.08 - Construction

**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

End of comments.
CITY OF BOTHELL
PRE-APPLICATION REPORT

PLANNING

Pre-Application No.: PRE2015-06032
Name of project: UW Bothell Phase 7 Parking Lot
Date of Pre-application Meeting: 1/22/2015
Review Staff: Jeff Smith, Senior Planner
Telephone Number: 425-486-8152 ext 4439
Email: jeff.smith@ci.bothell.wa.us

Summary of Proposal

Applicant seeks land use entitlement to amend the existing UW Bothell Campus PUD to construct a surface parking lot with approximately 145 spaces.

Specific Case Comments

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

The subject property is located at the SE corner of NE 180th Street and 110th Avenue NE (west of the Truly House) in the Downtown subarea planning neighborhood. The zoning designation is C (Campus). The land use entitlement of the campus development is guided by an existing planned unit development originally approved under file number PUD0004-95 in or around 19961. The Preliminary PUD conditions of approval were subsequently revised in 1999, 2008, and again in 2012. There are presently 69 conditions attached to the Preliminary PUD2 The currently approved Master Plan contemplates a campus capable of handling 10,000 Full Time Equivalent (FTE) students.

- Because the parking facility was not included in the original campus Master Plan, entitlement of this proposal must include revision of the campus Master Plan including 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 III applications are decided by the city’s hearing examiner after a public hearing.

- The type of modification required to the original campus preliminary planned unit development and entitlement of a phased final PUD indicated above is similar to the work required for earlier PUD modifications and entitlement of phased final PUD approvals. Using those case records and process outcomes as a template is recommended.

- 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.

1 The BMC’s provisions regarding when the PUD process must be used have been significantly amended since the UW-B/CCC Master Plan was approved. BMC provisions in 1995 required that the Master Plan be developed under PUD procedures; were the same proposal being presented today, use of the PUD process would be optional at the applicant’s discretion in most circumstances.

2 The conditions are numbered from 1 – 70. Condition 67 was deleted in its entirety in 2008.

Page 1 of 3
Applicable Permits

The permits needed for the proposal are:

- Annexation
- Development Regulations Amendment
- Rezone
- Preliminary Plat
- Final Plat
- Plat Alteration
- Preliminary Short Plat
- Final Short Plat
- Boundary Line Adjustment
- Conditional Use Permit
- Reasonable Use Determination
- Preliminary Planned Unit Development
- Planned Unit Development - Major Amendment
- Final Planned Unit Development
- 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
- 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.

Applicable Codes and Development Standards

Codes that will apply to the proposal:

Imagine Bothell... Comprehensive Plan

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

Implementation of the land development aspects of the plan is primarily achieved through enforcement of codes and regulations adopted to provide a means for practical application of the plan’s goals. The goals of the plan may also be implemented as

PRE2015-06032; Planning Division comments
UW Bothell Phase 7 Parking Lot
February 3, 2015
Page 2 of 3
development conditions required to mitigate identified adverse impacts of development proposals pursuant to the State Environmental Policy Act.

Title 11 Permit Processing and Administration

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

Title 12 Development Regulations

This title includes all the specific development standards including Comprehensive Plan subarea regulations that impose standards on a subarea specific basis.

The purpose of this title is to promote the public health, safety and welfare through regulations that control the location and development of land uses within the city of Bothell, in accordance with the goals and policies of the Imagine Bothell... Comprehensive Plan.

Title 14 Environment

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

The city of Bothell adopts Chapter 14.02 under the State Environmental Policy Act (SEPA), RCW 43.210.120, and the SEPA rules WAC 197-11-904. This chapter contains the city’s SEPA procedures and policies. The SEPA rules contained in Chapter 197-11 WAC must be used in conjunction with this chapter. (Ord. 1631 § 1, 1996; Ord. 1149, 1984).

It is the purpose of Chapter 14.04 to provide for the regulation of activities associated with critical areas located in the city of Bothell. It is the intent of the city of Bothell that activities in or affecting these areas do not threaten the public safety, and welfare of the citizens of Bothell and surrounding communities, cause nuisances, or destroy or degrade the natural functions and values of such areas. Avoidance of negative impacts shall be the guiding principle in dealing with all critical areas. (Ord. 1631 § 1, 1996).

Title 17 Transportation

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

Title 18 Utilities and Infrastructure

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

Title 20 Buildings and Construction

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

End of comments.
CITY OF BOTHELL
PRE-APPLICATION REPORT

TRANSPORTATION ENGINEERING DIVISION

Pre-Application No.                        PRE2015-06032
Name of project:                           UW Bothell Phase 7 Parking
Date of pre-application meeting:           February 3, 2015, 11:00 am
Reviewing staff, title:                    Wasim Khan, P.E. Transportation Engineer
Telephone number:                          425-486-2768 X 4437
E-mail address:                            wasim.khan@ci.bothell.wa.us

Summary of Proposal:
The applicant is proposing to install 145 surface parking lots inside the campus.

Specific project comments:
TRAFFIC REVIEW:

1. An estimate of net increase of trip generation during p.m. peak hour for the proposed parking lot must be submitted for the City’s review. Depending on the estimate, it will be decided whether this project shall be required to evaluate traffic concurrency.
2. The applicant must pay traffic impact fee for the new p.m. peak hour trips per the Bothell Municipal Code (BMC) guideline.

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

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

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

Current City of Bothell Design and Construction Standards and Specifications
Highway Capacity Manual (HCM), Current Edition
The Manual on Uniform Traffic Control Devices (MUTCD), Current Edition
"Imagine Bothell" Comprehensive Plan, Current Edition
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.
CITY OF BOTHELL
PRE-APPLICATION REPORT

BUILDING DIVISION

Pre-Application No.: PRE2015-06032
Name of project: UW Bothell Phase 7 Parking
Date of pre-application meeting: 02/03/2015
Reviewing staff, title: Pat Gravseth, Senior Plans Examiner
Telephone number: 425-486-8152
E-mail address: pat.gravseth@ci.bothell.wa.us

Summary of Proposal:
Create 145 parking spaces.

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

1. No comments at this time.

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 over-crowding 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.**
| New Search | Property Tax ID | Map of Property | Ownership Data | Area Report | Other Property Report
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<td>Jurisdiction</td>
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### LAND DATA

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<td>Section Number</td>
<td>Description</td>
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### TAX ROLL HISTORY

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Change to state tax (RCW 84.40.045 and 84.40.170) by the 2013 Legislature abated evaluation of government owned parcels.

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<tr>
<td></td>
<td>at UW Bothell campus</td>
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<td>$3,500,000</td>
<td>BOTHELL</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>student village, classrooms and faculty</td>
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<tr>
<td></td>
<td>office.</td>
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</tr>
<tr>
<td>BLD2007-0029</td>
<td>To construct a new 5,200 sqft building: multi-purpose room with stage. Classroom &amp; faculty offices.</td>
<td>5/29/2008</td>
<td>$10,000,000</td>
<td>BOTHELL</td>
<td></td>
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<tr>
<td></td>
<td>Mixed use.</td>
<td></td>
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</tr>
<tr>
<td>GRA0007-0024</td>
<td>To construct a new academic/administrative</td>
<td>7/2/2008</td>
<td>50</td>
<td>BOTHELL</td>
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</tr>
<tr>
<td></td>
<td>staff office building with multipurpose</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>space &amp; stage &amp; outdoor plaza &amp; walk.</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

### HOME IMPROVEMENT EXEMPTION

- **New Window**
- **Property Tax Exem.**
- **May This Project**
- **Change of Use?**
- **Are Roofing**
- **Print Pres/2 Metes**

Updated: July 14, 2014

**Information for...**
- Healthcare advocates
- Investors
- Businesses
- Job seekers
- Volunteers
- King County employees

**Do more online**
- Top Tier
- Property tax information & payment
- Online bill pay
- Parcel viewer
- Public records
- More online tools

**Contact us**
- 305-296-5100
- Local
- 411 Directory
- Customer service
- Report a problem
- Subscribe to updates

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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

LIABILITY $ 4,000.00

FEE $ 750.00  TAX $ 71.25

ORDER NO.: NCS-657303-WA1
YOUR REF.: Student Activities Center 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, 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

First American Title Insurance Company
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

First American Title Insurance Company
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
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

First American Title Insurance Company
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:

First American Title Insurance Company
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.


First American Title Insurance Company
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.

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

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

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

First American Title Insurance Company
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.

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**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 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 Assured; (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 Right 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 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 be made by the Company hereunder. In the event after any 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 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 claimant, as limited or provided under Section 6 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 proportionally.
(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 finally 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, or 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 the Guarantee shall be binding upon the parties. The award may include attorneys fees only if the laws of the state in which the location 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 written endorsement 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)
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 LY SELY of ST HWY & NLY of Sammamish River TGW Lot 36 Quadrant Business Park – Bothell less POR for HWY PER REC #20061204000292
Introduction

The joint University of Washington Bothell/Cascadia College Campus is developed under a PUD action. The Preliminary PUD was approved in 1996, which allowed creation of a Campus Master Plan. To date, six Final PUD phases have implemented the Master Plan and developed the Campus, and four Preliminary PUD actions have updated the Master Plan to better reflect the evolving goals and policies of the joint Campus. Construction of Phase 1 improvements began in July 1998. Phases 1, 2A, 3, 4 and 5 are now complete. Phase 6 improvements, including the construction of the Student Activities Center, are currently under development.

This application is for Phase 7 of the PUD, which is a Final PUD for the current Campus Master Plan. Phase 7 includes the location of a surface parking lot at the corner of NE 180th Street and 110th Avenue NE and pedestrian connections to the Campus. The parking lot is an interim development phase, intended to meet current peak parking demand and allow flexibility for future parking projects. Consultation with the City of Bothell confirmed that this project requires a Final PUD but does not require a Preliminary PUD Campus Master Plan update.

Section 3 of this submittal package details specific Phase 7 elements. Section 4 of this PUD application demonstrates how this proposed use is incorporated into the currently approved Master Plan. Section 5 demonstrates SEPA consistency. Section 6 includes all figures and plans. Section 7 is a collection of appendices and technical information in support of this application.

Existing Conditions

The University of Washington Bothell/Cascadia College (UWB/CC) Campus is approximately 127 acres of land located at the northwest corner of the SR 522 and I-405 Interchange, within the City of Bothell’s jurisdiction and entirely within the King County portion of Bothell. Beardslee Boulevard borders the northern portion of the Campus near the NE 195th Street interchange. The Campus 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 Section 2 of this submittal).

The western portion of the Campus consists of moderately sloping, wooded upland area. The central portion of the Campus 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 Campus. Elevations range from 20 to 156 feet above sea level. North Creek bisects the lowland portion of the Campus, flowing from north to south. North Creek has been restored through wetland mitigation into a more natural meandering stream. As required by the wetland mitigation plan, the site is continuously monitored for compliance with standards outlined in the plan.
Existing land uses currently adjacent to the Campus vary. Single-family residential properties and the Bothell Pioneer Cemetery are located adjacent to the southwestern and western portions of the site. Husky Hall is located directly west of Campus, south of NE 185th Street; the Husky Village Apartments development is located west of Campus, on the north side of NE 185th Street. Across Beardslee Boulevard, to the northwest of the Campus are low-density single-family neighborhoods. 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 Campus.

**Lowlands**

A new primary and secondary stream channel for North Creek 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 all applicable 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 in the Lowlands area, including the Sarah Simonds Green Conservatory, greenhouse, and plant propagation area, which have been essential to the successful wetland restoration. The facilities are currently located in a disturbed area within the wetland restoration boundary regulated by the Army Corps of Engineers. The greenhouse was used by University maintenance staff in the initial wetland construction and restoration, and is used on an on-going basis in 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 connected 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 planned 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, CC buildings, north and south parking structures, physical plant, and the Chase and Truly Houses. The Truly House is currently occupied by University academic programs.
Phase 7 Description – 110th Avenue NE Surface Parking Lot

The new 44,600 square-foot surface parking lot will serve the combined student, faculty, and staff population of the joint University of Washington Bothell/Cascadia College Campus. Parking utilization rates in excess of 85% during peak hours indicates that current peak parking demand is not met by available parking supply; additionally, planned parking renovations and construction activity necessitate the provision of additional on-Campus parking. Located on the east side of 110th Avenue NE and north of NE 180th Street, the parking lot is part of the Uplands planning area of the Campus. The site is developed with a recycling facility that is not currently in use. The parking lot accommodates 143 new parking spaces and replaces and incorporates two existing Truly House spaces for a total capacity of 145 cars. The lot will serve the existing full-time equivalency (FTE) on Campus and support the planned expansion of the Campus to 10,000 FTE. Refer to Section 4 for a complete analysis of the proposed parking lot 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 consideration of a proposed surface parking lot to relieve current demand and provide overflow capacity during planned parking renovations and construction activity. A concept design phase refined and confirmed design expectations:

- Provide capacity for 143 additional vehicles to serve existing and future peak-hour on-Campus FTE.
- Replace two existing Truly House parking space and consolidate them into the new surface parking lot.
- Provide overflow capacity for planned parking renovations.
  - Improve pedestrian circulation by providing a new linkage from 110th Avenue NE, through the parking lot, to the Campus.
### Phase 7 Proposed Development Schedule

<table>
<thead>
<tr>
<th>Surface Parking Lot</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>J F M A M J J A S O N D</td>
<td></td>
</tr>
<tr>
<td>Design Development / Construction Documents</td>
<td></td>
</tr>
<tr>
<td>PUD Permitting</td>
<td></td>
</tr>
<tr>
<td>Sitework / Building Permit &amp; Bidding</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td></td>
</tr>
<tr>
<td>Open</td>
<td></td>
</tr>
</tbody>
</table>
Comparative Summary (Phase 7)

The following table summarizes the characteristics of the Phase 7—UWB Surface Parking Lot proposal by Master Plan component in comparison to the previously approved Phases 1, 2A, 3, 4, 5, and 6. More detailed descriptions of the proposed use and its elements are outlined in the text following the summary table.

<table>
<thead>
<tr>
<th>Plan Component</th>
<th>Approved and Completed Phases 1, 2A, 3, 4, 5 &amp; 6</th>
<th>Proposed Phase 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional Program</td>
<td>• Total of 4,458 full-time equivalents (FTEs)</td>
<td>• 0 additional full-time equivalents (FTE) for a total of 4,458 FTEs.</td>
</tr>
<tr>
<td></td>
<td>• Phases 1, 2A, 3, 4, and 5 completed and open as of March 2014</td>
<td>• Scheduled to open in fall 2015.</td>
</tr>
<tr>
<td></td>
<td>• Phase 6 under development; expected completion in 2015.</td>
<td></td>
</tr>
<tr>
<td>Upland Campus Layout and Character</td>
<td>• Eleven 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 surface parking lot to add 143 new stalls and replace two existing stalls.</td>
</tr>
<tr>
<td></td>
<td>• Vehicular access via Campus Way NE and the SR 522 off-ramp</td>
<td>• Improved pedestrian linkage between 110th Avenue NE and Campus.</td>
</tr>
<tr>
<td></td>
<td>• West access off of 110th Avenue NE via Campus Way NE via Beardslee Boulevard</td>
<td></td>
</tr>
</tbody>
</table>
### Section 3—Phase 7 Summary

#### Plan Component

<table>
<thead>
<tr>
<th>Proposed Buildings</th>
<th>Approved and Completed Phases 1, 2A, 3, 4, 5 &amp; 6</th>
<th>Proposed Phase 7</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Buildings</strong></td>
<td><strong>Approx. Sq.Ft</strong></td>
<td><strong>% of Build-out</strong></td>
</tr>
<tr>
<td>UWB-Buildings</td>
<td>177,500</td>
<td>16%</td>
</tr>
<tr>
<td>CC Buildings</td>
<td>110,000</td>
<td>10%</td>
</tr>
<tr>
<td>Library</td>
<td>123,500</td>
<td>11%</td>
</tr>
<tr>
<td>Bookstore</td>
<td>10,000</td>
<td>1.0%</td>
</tr>
<tr>
<td>Central/Physical Plant</td>
<td>11,000</td>
<td>1.0%</td>
</tr>
<tr>
<td>Global Arts Building</td>
<td>54,300</td>
<td>5.0%</td>
</tr>
<tr>
<td>UWB-3 Building</td>
<td>74,995</td>
<td>6.5%</td>
</tr>
<tr>
<td>Wetland Conservatory</td>
<td>4,000</td>
<td>0.35%</td>
</tr>
<tr>
<td>Student Activities Center</td>
<td>34,500</td>
<td>3.1%</td>
</tr>
<tr>
<td>Phase I</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student Activities Center</td>
<td>36,000</td>
<td>3.2%</td>
</tr>
<tr>
<td>Phase II (approved but not constructed)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>631,795SF</strong></td>
<td><strong>57.1%</strong></td>
</tr>
</tbody>
</table>

<p>| Parking | <strong>• 1,952 total parking spaces located throughout the Campus</strong> |
| | <strong>• 1,223 structured parking spaces located in two parking garages (North and South)</strong> |
| | <strong>• 727 surface parking spaces</strong> |
| | <strong>• 22 parallel parking spaces on lower Campus Way NE including four barrier-free van spaces</strong> |
| | <strong>• 28 ADA spaces provided in the parking structures</strong> |
| | <strong>• ADA spaces provided by buildings as required.</strong> |
| | <strong>• Provision of 143 new parking spaces to accommodate current and future FTE.</strong> |
| | <strong>• Replacement of two existing spaces:</strong> |
| |   ○ <strong>1 ADA space provided; and</strong> |
| |   ○ <strong>1 load/unload space provided.</strong> |
| | <strong>• New total parking spaces is 2,095.</strong> |</p>
<table>
<thead>
<tr>
<th>Plan Component</th>
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<th>Proposed Phase 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Surface</td>
<td>• Approximately 22.07 acres of impervious surface; approximately 16.8% of total site area&lt;br&gt;• Maximum impervious surface 35 acres per Phase 5 PUD approval.</td>
<td>New Impervious Surfaces include:&lt;br&gt;• Surface parking lot – approximately 1.02 acres.&lt;br&gt;○ Overall Campus total will be 23.09 acres, approximately 17.6% of total site area.</td>
</tr>
<tr>
<td>Building Architecture</td>
<td>• Building design to express the high quality of education offered on Campus and identity of each institution.&lt;br&gt;• Building materials that suggest sustainability and dignity&lt;br&gt;• Roo’s are generally of a sloping design and in some cases incorporate vegetative roofing system</td>
<td>• No new buildings are proposed in Phase 7.</td>
</tr>
<tr>
<td>Upland Tree Preservation and Landscape Architectural Concept</td>
<td>• Master Plan designed to preserve site’s woodland character&lt;br&gt;• 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.&lt;br&gt;• 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.&lt;br&gt;• 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.&lt;br&gt;• 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.</td>
<td>• Phase 7 involves the installation of a surface parking lot as an interim use prior to the eventual development of a future building. The lot will provide much-needed additional parking capacity for current and future FTE, and will provide on-site parking during future parking renovations and construction activity.&lt;br&gt;• Site development will remove an unused recycling facility and screening vegetation, which will be replaced with trees and a rain garden in the lot. New site plantings will be a mixture of native species or plants adapted to the Pacific Northwest, planted to filter surface runoff and allow it to infiltrate naturally. Parking landscaping will meet City of Bothell Municipal Code standards.</td>
</tr>
</tbody>
</table>
### Section 3—Phase 7 Summary

#### Continued

<table>
<thead>
<tr>
<th>Plan Component</th>
<th>Approved and Completed Phases 1, 2A, 3, 4, 5 &amp; 6</th>
<th>Proposed Phase 7</th>
</tr>
</thead>
</table>
| 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. | • 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 7 proposal.  
• Circulation within the parking lot will likely be one-way to maximize vehicular circulation. |
<table>
<thead>
<tr>
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<th>Proposed Phase 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicular Circulation</td>
<td>• The SR 522 off-ramp is complete.</td>
<td>• The parking lot will be accessed from 110th Avenue NE. No additional on-Campus vehicle circulation is provided with the lot.</td>
</tr>
<tr>
<td></td>
<td>• Primary vehicular access to the site via SR 522 off-ramp and Beardslee Boulevard.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• NE 185th Street would be limited to emergency vehicles, pedestrian and bicycles; no transit.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• NE 180th Street limited to emergency vehicles, pedestrians and bicycles.</td>
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<tr>
<td></td>
<td>• Access road provides two 14-foot travel lanes through Campus, widening to three lanes at Beardslee and 180th Street. No median.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Secondary access road provides two 14-foot travel lanes along upper Campus. No median.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Reconfiguration of curb line along east side of Campus Way NE adjacent to the SAC and thus eliminating the King County Metro bus stop.</td>
<td></td>
</tr>
<tr>
<td>Plan Component</td>
<td>Approved and Completed Phases 1, 2A, 3, 4, 5 &amp; 6</td>
<td>Proposed Phase 7</td>
</tr>
<tr>
<td>----------------</td>
<td>-----------------------------------------------</td>
<td>------------------</td>
</tr>
</tbody>
</table>
| Transit        | • Primary transit access to the site via Beardslee Boulevard  
• Bus stop/shelter at Library-Student Services-Bookstore  
  space for two articulated buses at southbound station and  
  two articulated buses at northbound stop  
• Bus stop/shelter/turnaround/layover at intersection of  
  Campus drive and 185th Street; space for two articulated  
  buses  
• 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 proposed West Campus Lane will provide pedestrian  
  connections and access for service and emergency to the  
  sports fields. This lane will not be accessible for passenger  
  vehicles.  
• Elimination of a King County Metro bus stop in association  
  with the reconfiguration of curb line along east side of  
  Campus Way NE adjacent to the SAC. | • No changes proposed in Phase 7. |
<table>
<thead>
<tr>
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<th>Proposed Phase 7</th>
</tr>
</thead>
</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. | • Provision of 143 new parking stalls proposed in Phase 7.  
• Replacement of two existing Truly House stalls to be incorporated into proposed lot.  
• Consistent with transportation demand management program. |
<table>
<thead>
<tr>
<th>Plan Component</th>
<th>Approved and Completed Phases 1, 2A, 3, 4, 5 &amp; 6</th>
<th>Proposed Phase 7</th>
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</table>
| Bicycle and Pedestrian Circulation | Regional Trail  
• Connection between the Sammamish River Trail and the North Creek Trail  
• Connection to the Sammamish River trail that passes under existing SR 522 Bridge  
• Connection to the North Creek Trail to I-405 via the existing 195th Street interchange  
• 12-foot-wide asphalt surface with two-foot shoulders (Class One) through site to NE 185th Street  
• 8-foot-wide asphalt surface with one-foot shoulders (Pedestrian Path) from NE 185th to north property line, transitioning to existing improvements NE 180th Street  
• Bicycle and pedestrian access only from NE 180th Street to protect surrounding residential community.  
• Sidewalk connection to the Student Activity Center. NE 185th Street  
• Bicycle and pedestrian access from NE 185th Street | • Phase 7 includes pedestrian improvements between 110th Avenue NE and Campus, including crosswalks and lighting. |
| Historic Resources                  | • Adaptive reuse within current code application will be deferred as long as residential use is continued under sales agreement. Will be evaluated in future phases.  
• Historic documentation is completed. | • No changes proposed.                                                                 |
<p>| Landscape Buffer                    | • 30-foot-wide evergreen landscape buffer, 50-foot setback along west Campus boundary | • No changes to the buffer widths are proposed.                                                   |</p>
<table>
<thead>
<tr>
<th>Plan Component</th>
<th>Approved and Completed Phases 1, 2A, 3, 4, 5 &amp; 6</th>
<th>Proposed Phase 7</th>
</tr>
</thead>
</table>
| Grading and Drainage    | • All grading for Phases 1 through 6 are complete. | • Total grading for Phase 7 improvement is approximately 6,000 cubic yards:  
  ○ 700 cubic yards cut and re-used on-site; and  
  ○ Additional 5,300 cubic yards of fill.  
• Refer to Storm Drainage Technical Memorandum 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 is designed in accordance with the preliminary Master Plan layout. No domestic water or sanitary sewer connections are required.  
• Irrigation will be tied into existing Campus irrigation system. |
Elements of Phase 7 – 110th Avenue NE Surface Parking Lot
The proposed surface parking lot is a 44,600 square foot paved area designed to accommodate 143 additional vehicles on Campus. The lot is located on the east side of 110th Avenue NE, north of NE 180th Street. Site improvements include the paved parking surface, rain garden, landscaping, and pedestrian improvements from 110th Avenue NE.

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 decommissioned recycling facility and access driveway and other items necessary to accommodate the new improvements. Approximately 115 linear feet of existing sidewalk on 110th Avenue NE will be disrupted when the existing recycling facility is removed and will be replaced with new sidewalk when the parking lot drive is constructed. No other impacts to existing pedestrian, bicycle, or vehicular access is anticipated.

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 parking lot and related site improvements. Approximately 6,000 cubic yards of grading is required; 700 cubic yards of cut earth will be re-used on site, and an additional 5,300 cubic yards of fill will be brought in from off-site.

Temporary Erosion Sediment Control (TESC)
TESC measures for Phase 7 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 7 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 7 clearing limits and proposed BMP’s are provided in the TESC plans.
Construction Sequencing (Phase 7 Improvements)
- Establish and maintain TESC measures
- Clearing
- Rough grading
- Construct utilities - irrigation and storm drainage
- Parking lot construction
- Construct site improvements including sidewalk, hardscape, and landscape

Site Improvements
A pedestrian connection from 110th Avenue NE through the parking lot to existing pedestrian routes will be installed in order to improve pedestrian circulation. The design of crosswalks and hardscape will follow the City of Bothell Design and Construction Standards and Specifications, and the City of Bothell Conditions of Approval.

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 surface parking lot. The Bothell Surface Water Design Manual (BSWDM) is based on the 2005 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.

Runoff from the surface parking lot will be collected and treated in accordance with the 2005 SWMM prior to conveyance to the downstream drainage system. Water quality treatment will meet the City of Bothell, UWB/CC Campus, and Salmon-Safe standards.

Stormwater detention will be provided by a detention vault. Please refer to the Storm Drainage Memorandum in the Appendix for further information.

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 8-inch to 12-inch diameter corrugated polyethylene pipe (CPEP) with smooth interior walls (AASHTO M294 Type S and ASTM D1248 Type 111), and Type 1/Type 2 catch basins.

Structural
The structural design of the underground detention vault will comply with the current AASHTO LRFD Bridge Design Specifications Section 15: Buried Structures and Tunnel Liners.
Section 3—Phase 7 Summary
Continued

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 surface parking lot includes overhead and pedestrian lighting; an additional pay station may be provided.

Pay Station
The scope of electrical work for the surface parking lot includes overhead and pedestrian lighting.

Overhead and Pedestrian Lighting
Care will be taken in selecting luminaries that are not only energy efficient, but easily maintainable and aesthetically pleasing. Overhead and landscape lighting will address comfort, safety, maintenance, and aesthetics while protecting the natural landscape of the upland portions of the Campus. At the pedestrian pathway, lighting will be designed to 0.5 foot-candles average. All lighting will conform to City of Bothell requirements.

Landscape/Hardscape
The landscape and hardscape design for the Campus and the new surface parking lot has been developed through incorporating the University's goals for the site while preserving and enhancing the existing native woodland landscape. The design incorporates both hardscape and softscape areas to support green infrastructure and the University's site sustainability goals.

Hardscape
The parking lot is entirely paved with asphalt. The pedestrian walkway from 110th Avenue NE to West Campus Lane requires some additional paving. Minimal retaining walls will be installed to stabilize the parking area.

Landscape
The site is currently vegetated with a mix of evergreen and deciduous trees that screen the recycling facility from view. These trees will be removed during construction and replaced with new trees selected for survivability in a parking lot setting. A rain garden will be provided in the center of the parking lot, and the west and south perimeter of the site along the street frontage will be landscaped with native species or plants adapted to the Pacific Northwest that blend into the existing woodland character of the Campus.
Proposed plant species will be primarily native or adapted Pacific Northwest trees, shrubs, and groundcovers with priority given to drought tolerant plants with low maintenance requirements. A lawn is proposed where grass currently exists at the north end of the proposed parking lot adjacent to the Truly House and along the western edge of West Campus Lane. A rainwater element will capture stormwater and channel it into an on-site rain garden that will enhance habitat.

**Pedestrian Circulation**

The proposed site design for the surface parking lot enhances pedestrian circulation by adding a new access point to Campus from 110th Avenue NE. A walkway and crosswalk with lighting will be provided to improve pedestrian safety.

**Parking**

As demonstrated in the Traffic Memorandum (see Appendix), additional parking is required to serve existing FTE at peak hours and to facilitate future parking improvements. This facility will provide the necessary capacity.
Comprehensive Plan Compliance
The proposed Phase 7 improvements include an approximately 44,600 square-foot surface parking lot. The project is located within the Downtown Subarea and is in compliance with all elements of the Bothell Comprehensive Plan. The proposed surface parking lot will serve the students and faculty 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/CC 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-G3: To promote life-long learning opportunities within the community.
HS-P9: Work with the Northshore School District, the University of Washington, and Cascadia 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 provide lands that are useful for recreation,
wildlife habitat, trails and connections of critical areas.

NE-P1:  Encourage the concentration of urban land uses in areas with minimal environmental constraints in order to reduce the amount and/or rate of urban intrusion into natural areas.

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 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.
Section 3—Phase 7 Summary
Continued

**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.

**Transportation Element**

**TR-G2:** Minimize adverse traffic impacts to neighborhoods.

**TR-G4:** Provide a transportation system that supports existing land uses and accommodates expected growth.

**TR-G8:** Enhance the movement of people, goods, and services in order to promote economic prosperity and sustainability.

**TR-P10:** Ensure that new development provides adequate parking on-site or within the development.

**TR-P38:** Except in limited circumstances, all new development will be required to install sidewalks. Sidewalks should be constructed of concrete for durability and to reduce long-term maintenance costs and should be separated from the street by landscaping whenever possible.

**TR-P39:** Pedestrian access between residential neighborhoods and employment and commercial areas should be encouraged. Pedestrian access should be provided to activity centers such as Canyon Park and Downtown Bothell.
Conditions of Final Approval
PUD1999-0001, PUD2008-00001, PUD 2011-00001,
and PUD2014-04635
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

The following Conditions of Final Approval were developed as part of the Phase 2A, Phase 3, Phase 4, Phase 5, and Phase 6 PUD application process. These Conditions of Final Approval relate to the Phase 1, Phase 2A, Phase 3, Phase 4, Phase 5, and Phase 6 of development for the UWB/CCC collocated campus.

As part of the Phase 7 PUD Application, the current status of each of the Conditions of Final Phase 2A, Phase 3, Phase 5, and Phase 6 Approval has been noted at the end of each condition below (in italics.) No new conditions were applied by the Hearing Examiner 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, PUD2011-00001, and PUD2014-04635)

GENERAL CONDITIONS

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

The plans contained in Exhibit 101 constitute the approved Phase 2A Final PUD plans.
Phase 7 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 7 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 7 Comment – Condition 3 has been complied with. Phase 7 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 lookouts, 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 7 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 no: adversely affected by the development.

Phase 7 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 7 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 7 Comment – Condition 7 has been complied with.
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

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 7 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 7 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 7 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 7 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 7 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 7 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
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

Maintenance Plan shall require inspection twice yearly and submittal to the City of 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 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 7 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 7 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 7 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;
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

e. A Fire Department approved turn around shall be provided on any dead end road that exceeds 150 feet in length; and

f. Loading requirements.

Phase 7 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 7 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 7 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 7 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 7 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 7 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...
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

improvements would require demolition and relocation of the curbs in their final location.
Phase 7 Comment -- Condition 23 has been complied with; all permanent curbs and curbs and gutters 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 7 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 7 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 7 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 7 Comment – Condition 27 has been complied with.*

28. Obstructions that could impede the response of Fire Department vehicles will not be permitted.
   *Phase 7 Comment – Condition 28 has been complied with.*

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

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

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

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

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

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

g. The landscape plan shall restrict the placement of trees and/or large shrubs within public utility easements. The landscape plan shall also comply with sight 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 7 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 7 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 7 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.
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

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 7 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 7 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 7 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 7 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>
<td>94,500.00</td>
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<tr>
<td></td>
<td>SR 527/I-405 Agreement</td>
<td>2,320.00</td>
</tr>
<tr>
<td>TOTAL PHASE 2A</td>
<td></td>
<td>$214,736.00</td>
</tr>
</tbody>
</table>

*or identified alternative roadway link
Phase 7 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 7 Comment – Condition 37 has been complied with.
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

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 7 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 7 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 7 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 7 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, 5, and 6 Final PUD Approval

Phase 7 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 proper signing and striping and appropriate changes made to the construction plans at the time of submittal.

Phase 7 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 7 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.

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 7 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-builds" of all utilities and roadways. As-builds for the entire project shall include: existing and new water, sewer, storm, parking, curb, gutter, sidewalks and street improvements. The as-builds 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 7 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 7 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 7 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.
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

Phase 7 Comment – Condition 49 has been complied with.

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

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

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

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

d. Curb and gutter on both sides;

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

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

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

h. Dedication of sufficient street right-of-way to the City consistent with final approved street construction and reservation of additional street right-of-
way for ultimate 5-lane improvements to Beardslee Boulevard. Future widening to 5 lanes, if required as a result of additional traffic analysis, may encroach upon the wetland restoration area and Class 1 trail;
i. Construction of a U-turn maneuvering area to allow passenger vehicles traveling westbound on Beardslee Boulevard to turn eastbound. The location and geometry of the U-turn configuration shall be established to provide a minimum turning radius of 59 feet, as measured from the outside edge of the turn lane to the face of curb. The design shall provide a 54-foot turning radius for passenger vehicles without encroaching into the adjacent 5-foot wide Class 2 bike lane next to the curb. The cost of the Beardslee Boulevard improvements may be shared proportionally with other developments which are required by conditions of their approval to construct any of the same improvements, based upon proportionate shares of project traffic on Beardslee Boulevard; and
j. Construction of a dedicated right-turn lane from Beardslee Boulevard to southbound 1-405, with signage to allow “transit only” through movements to eastbound NE 195th Street. Lane channelization shall provide sufficient capacity for vehicle stacking as recommended in the approved traffic report. Construction within the WSDOT control zone and right-of-way shall be designed to satisfy WSDOT standards. The Permittee shall submit engineering plans and documentation to the City of Bothell and WSDOT for review and approval. WSDOT requires that their construction field office oversee the construction contract within their limited access zone. Plans, Specifications and Engineering (P, S & E) shall be prepared to allow for separate bid and contract procedures acceptable to WSDOT, the City and the Permittee.

Phase 7 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;
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

c. Use of NE 185th Street will be reviewed concurrent with each subsequent phase of Campus development. If the Director of Community Development 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 7 Comment – Condition 51 (a and b) has been complied with. For Condition 51.c the Permittee is not aware of any current interest the transit agencies have in using NE 185th Street for transit service. The Permittee and the City maintain regular communications with the transit agencies. For Condition 51.d the Permittee has installed a gate system at NE 185th Street.

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

Phase 7 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 7 Comment – Condition 53 has been complied with subject to later owner 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
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

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 7 Comment – Condition 54 has been complied with subject to latercomer 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 7 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 7 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 7 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 7 Comment – Condition 58 was completed by the City as part of Preliminary PUD Condition 6.3. The Permittee contributed $80,000 towards additional neighborhood intersection improvements.

SUPPLEMENTAL FINDINGS, CONCLUSIONS AND RECOMMENDATIONS BOTHELL CITY COUNCIL

MODIFIED CONDITIONS

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

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

Phase 7 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 7 Comment – Modified Condition 33 has been complied with.

CONDITIONS OF FINAL PHASE 4 PUD 2011-00001

This Final Planned Unit development approval is subject to compliance with all applicable provisions, requirements, and standards of the Bothell Municipal Code, standards adopted pursuant thereto, and the following special condition: Exhibits 8 (Subparts a, d, f, g, j, bb, cc, dd, ee, ff, gg, hh, ii, jj, kk, ll, mm, and nn) and 19 represent the project granted Phase 4 Final Planned Unit Development approval. Phase 7 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 7 PUD proposal.
APPLICANT RESPONSE TO CONDITIONS OF APPROVAL FOR PHASE 5 (PUD2011-00819)

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 7 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 7 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 7 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 7 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 7 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 7 Comment – Condition 6 (Phase 5) has been complied with.
Applicant Response to Conditions of Phase 2A, 3, 4, 5, and 6 Final PUD Approval

7. Use of the sports field complex is limited to UWB and CC students for intramural and casual sports activities.
   *Phase 7 Comment – Condition 7 (Phase 5) has been complied with.*

**APPLICANT RESPONSE TO CONDITIONS OF APPROVAL FOR PHASE 6 (PUD2014-04635)**

1. Exhibits 5 (Figures 5, 6, 7, 8, 9, and SAC 1, 2A, 2B, 3A, 3B, 3C, 4A, 4B, 6A, 6B, 7, 8, and 9) and 8 (Figure SAC 1B) represent the project granted Phase 6.1 Final Planned Unit Development approval.
   *Phase 7 Comment – Condition 1 (Phase 6) has been complied with.*
Consistency with the Approved Master Plan

The proposed Phase 7 surface parking lot is consistent with the goals and strategies of the approved Master Plan. The surface parking lot is a semi-temporary measure designed to serve the existing student body, faculty, staff, and members of the public. The lot will provide additional parking capacity at peak demand times, improve pedestrian connectivity from 110th Avenue NE, and help to position the Campus for future parking improvements that would necessitate the closure of existing lots, along with other construction activity. The plan maintains most tree preservation areas on Campus, although some small preservation areas will be removed and replaced with new native vegetation.

Phase 7 represents an interim condition that does not alter the long-term vision or Master Plan for the University of Washington Bothell/Cascadia College Campus. The following text and table represents a comparative analysis that compares the proposed Phase 7 PUD with the goals and thresholds previously established by preliminary and final PUD approval on the site.

Proposed Phase 7 Use

The proposed Phase 7 improvements are outlined in detail in Section 3 of the PUD application. This Section focuses on how the proposed Phase 7 changes are consistent with the approved Master Plan.

The surface parking lot will provide a facility to accommodate the need for on-Campus student, faculty, and staff parking. Located on the east side of 110th Avenue NE and north of NE 180th Street, the surface parking lot is part of the Uplands Campus planning zone. The site is currently used as a recycling facility, with a modest amount of screening vegetation and landscaping. The proposed facility is sized to accommodate the existing peak parking demand on Campus, as well as to provide flexibility in future improvements to the southern surface parking lot. Please refer to the Master Plan layout discussion on the following pages for the location of the proposed surface parking lot and its consistency and integration with the current Master Plan.

Phase 7 Master Plan Elements

The following elements of the Phase 7 Preliminary PUD and their relationship to the existing Master Plan and Campus have been identified below. The elements include a new surface parking lot with improved pedestrian connections and native vegetation.

Interim Campus Layout

The proposed Phase 7 Campus layout includes the placement of the Phase 7 surface parking lot within the Uplands Campus planning area, in an area identified in the Master Plan as the
location of a future building (see Figures 5 and 5A). The parking lot has been sited to provide additional access in a less-developed portion of Campus, and will provide enhanced pedestrian and vehicular facilities until such time as other planned parking improvements have been made and the future building is needed.

The site for the proposed surface parking lot is on the northeast corner of the intersection of 110th Avenue NE and NE 180th Street. The site is currently occupied by an unused recycling facility, and has a modest amount of landscaping that screens it from surrounding buildings. This site is in close proximity to academic buildings, but is isolated from the main pedestrian and social gathering places on Campus; this site, therefore, is more suited to a surface parking lot than other options, and will provide convenient parking that does not detract from the vibrancy of Campus. The parking lot will be accessed from 110th Avenue NE, and will not cause additional traffic through Campus.

The proposed site currently is underutilized and supports very limited pedestrian connectivity. Placing the surface parking lot in this location will provide much-needed additional parking capacity at peak demand times, while limiting potential impacts to the Campus. The surface parking lot will include a new pedestrian linkage from 110th Avenue NE to West Campus Lane. The location of the lot on the periphery of Campus, across from the large southern parking lot, will avoid increasing traffic through Campus and will not have visual impacts on the promenade or other social gathering spaces on Campus. Refer to Figure 5A for the location of the proposed surface parking lot.

**Pedestrian Access and Circulation**

The proposed surface parking lot enhances pedestrian access to Campus by providing an additional access point from 110th Avenue NE. Pedestrians can walk along a lit pedestrian pathway through the parking lot to enter Campus, and safely cross West Campus Lane to the Discovery Hall building.

**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 exceeds supply at peak hours during the mid-weekday, when classes are most heavily scheduled.

The surface parking lot will generate no new net external vehicle trips. The facility is planned to accommodate the needs of the current student body, faculty, and staff already on Campus for academic classes. Special events serving non-student populations could be served by this parking lot, but the frequency and/or nature of these events are unknown at this time. Based on discussions with the University, however, these events would be rare and would not impact parking demand during peak hours.
Section 4—Master Plan Update

Continued

The approved preliminary PUD requires a range of 4,200 to 6,600 stalls upon full build-out at 10,000 FTE (or a utilization rate of 0.42-0.66 stalls per FTE). Currently, the Campus has 1,952 stalls within the designated PUD boundary. Recent parking utilization studies indicate peak utilization in excess of 90%, a peak parking demand of 0.28 stalls per FTE. With the addition of the proposed surface parking lot, the parking utilization will be reduced from the current existing condition.

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.

The Campus currently has 22.07 acres of impervious surface, covering approximately 16.8% of the total site area. The proposed surface parking lot will add approximately 1.02 acres of impervious surface, bringing total coverage to 23.09 acres, or 17.6% impervious surface coverage (an increase of less than 1%). Efforts were made to minimize the footprint of the improvements to reduce stormwater impacts and runoff, and a rain garden was added to the parking lot plan to help control runoff naturally.

At build-out, the Campus will retain its highly vegetated woodlands character through vegetative buffers currently in place, tree preservation (as identified in Figure 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 Stormwater Technical Memorandum in the Appendix for more specific information about impervious surface area for Phase 7 improvements and proposed stormwater approach.

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 Army Corps of Engineers (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 7 improvements.

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
Consistency with Original Master Plan Objectives

The proposed Phase 7 PUD improvements, including the construction of the surface parking lot, is consistent with goals and strategies of the approved Master Plan by providing additional on-site parking capacity while the Campus is under development. With the understanding that many students are balancing part-time attendance with other obligations, parking is a necessity. This particular site is a critical component of long-term parking plans that involve replacing the south surface parking lot with structured parking.

The following text and table represents a comparative analysis that identifies the proposed Phase 7 surface parking lot and its consistency with the goals and thresholds established by the previously approved Preliminary PUD for the site. The elements are described in more detail following the comparative table.

### Comparative Summary Table

<table>
<thead>
<tr>
<th>Plan Component</th>
<th>Approved Preliminary PUD Master Plan</th>
<th>Final PUD Phase 7 Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional Program</td>
<td>• Total of 10,000 full-time equivalents (FTEs)</td>
<td>• No new FTE’s associated with the surface parking lot, maintaining the total on-Campus FTE of 4,458, below the previously approved 10,000 FTE</td>
</tr>
<tr>
<td></td>
<td>• Approximately 9,650 students, faculty and staff and visitors on Campus peak weekdays</td>
<td>• With the inclusion of the proposed surface parking lot, the Campus will have approximately 23.09 acres of impervious surface coverage, or 17.6% of total site area</td>
</tr>
<tr>
<td></td>
<td>• Approximate peak population of 75% (7,400 individuals on Campus at any one time</td>
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</tr>
<tr>
<td></td>
<td>• Approximately 1,143,800 gross square feet of building</td>
<td></td>
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<tr>
<td></td>
<td>• Maximum impervious surface 35 acres</td>
<td></td>
</tr>
</tbody>
</table>
## Section 4—Master Plan Update

### Comparative Summary Table

<table>
<thead>
<tr>
<th>Plan Component</th>
<th>Approved Preliminary PUD Master Plan</th>
<th>Final PUD Phase 7 Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Layout and Character</td>
<td>• Campus building clustered along loop road to maximize accessibility</td>
<td>• Surface parking lot proposed in southwestern corner of Campus, replacing a future building.</td>
</tr>
<tr>
<td></td>
<td>• Some buildings oriented north-south, some buildings oriented east-west to traverse steep grades.</td>
<td></td>
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<tr>
<td></td>
<td>• Linear central green space connecting both institutions</td>
<td></td>
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<td></td>
<td>• Buildings sited to minimize grading and impacts to the hillside</td>
<td></td>
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<tr>
<td></td>
<td>• Formal pedestrian corridors leading directly from parking to Campus buildings</td>
<td></td>
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<tr>
<td></td>
<td>• A series of informal pedestrian paths linking buildings and parking throughout Campus</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Majority of parking contained within peripheral lots or structures, allowing a pedestrian friendly Campus core to observation points in the floodplain.</td>
<td></td>
</tr>
<tr>
<td>Proposed Buildings</td>
<td>• Most buildings will 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>• No proposed buildings with Phase 7 PUD.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Approx. % Gross SF</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classroom/Office Building</td>
<td>414,600</td>
<td>33.9%</td>
</tr>
<tr>
<td>Library</td>
<td>168,300</td>
<td>13.8%</td>
</tr>
<tr>
<td>Student Services</td>
<td>146,100</td>
<td>12.0%</td>
</tr>
<tr>
<td>Performing Arts</td>
<td>30,800</td>
<td>2.5%</td>
</tr>
<tr>
<td>Gym</td>
<td>34,600</td>
<td>2.8%</td>
</tr>
<tr>
<td>Daycare</td>
<td>53,800</td>
<td>4.4%</td>
</tr>
<tr>
<td>Teaching/Laboratory</td>
<td>315,100</td>
<td>25.8%</td>
</tr>
<tr>
<td>Building Central/Phs. Plan</td>
<td>54,500</td>
<td>4.5%</td>
</tr>
<tr>
<td>Wetland Conservatory</td>
<td>4,000</td>
<td>0.3%</td>
</tr>
<tr>
<td>Total</td>
<td>1,221,800</td>
<td>100%</td>
</tr>
</tbody>
</table>
## Section 4—Master Plan Update

### Comparative Summary Table

<table>
<thead>
<tr>
<th>Plan Component</th>
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</tr>
</thead>
</table>
| Building Architecture          | • Building design to express the high quality of education offered on Campus can convey a sense of permanence  
                                    • Building materials suggest permanence and dignity: brick and wood  
                                    proposed as 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 | • No proposed buildings with Phase 7 PUD.                              |
| Upland Tree Preservation and Landscape Architectural Concept | • Master Plan designed to preserve site’s woodland character.  
                                    • Trees preserved to 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 at the construction site. 
                                    • Additional trees will be planted as part of sustainable stormwater management infrastructure and landscaping. |
| 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. |
## Section 4—Master Plan Update

### Comparative Summary Table

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</tr>
</thead>
<tbody>
<tr>
<td>Vehicular Circulation</td>
<td>• 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.</td>
<td>• No significant changes proposed.</td>
</tr>
<tr>
<td></td>
<td>• NE 185th Street limited to emergency vehicles.</td>
<td>• Additional ingress/egress point on 110th Avenue NE.</td>
</tr>
<tr>
<td></td>
<td>• NE 180th Street limited to emergency vehicles, pedestrians and bicycles.</td>
<td>• No internal connections to Campus roadways proposed.</td>
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<tr>
<td></td>
<td>• Access road provides two 14-foot travel lanes through Campus, widening to three lanes at Beardslee and 180th Street; no median.</td>
<td></td>
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<td></td>
<td>• Secondary access road provides two 14-foot travel lanes along upper Campus; no median.</td>
<td></td>
</tr>
<tr>
<td>Transit</td>
<td>• Transit access to the site via south access SR 522 and Beardslee Boulevard.</td>
<td>• No changes proposed.</td>
</tr>
<tr>
<td></td>
<td>• Bus stop/shelter at Library-Student Services-Bookstore.</td>
<td></td>
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<tr>
<td></td>
<td>• Bus stop/shelter/turnaround/layover at intersection of Campus Drive and 185th Street.</td>
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<tr>
<td></td>
<td>• Bus stop/shelter along west portion of loop road.</td>
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<tr>
<td></td>
<td>• 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.</td>
<td></td>
</tr>
<tr>
<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>• No additional trips will be generated by the surface parking lot.</td>
</tr>
<tr>
<td></td>
<td>• A total of four major parking structures proposed at full build out.</td>
<td>• Current and future demand for parking will be met by the proposed surface parking lot, allowing increased flexibility for further development of structured parking as Campus develops.</td>
</tr>
<tr>
<td></td>
<td>• Majority of parking spaces concentrated near primary site access at SR 522.</td>
<td></td>
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<tr>
<td></td>
<td>• Main parking structure at the south entrance terraced up the hillside.</td>
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<td></td>
<td>• Parking structures vary in height depending on the need and site conditions, but stay within the established requirements.</td>
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<tr>
<td></td>
<td>• Main parking structure approximately five to six levels.</td>
<td></td>
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<tr>
<td></td>
<td>• Secondary structure located on the northeast side of the Campus roadway approximately four to six stories in height.</td>
<td></td>
</tr>
</tbody>
</table>
## Section 4—Master Plan Update

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</tr>
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</table>
| **Bicycle and Pedestrian Circulation** | • Regional trail  
  • Connection between Sammamish River Trail and North Creek Trail.  
  • Connection to the Sammamish River Trail that passes under existing SR 522 bridge.  
  • Connection to North Creek Trail to I-405 via the existing 195th Street interchange.  
  • 16-foot wide Class I corridor from connection with existing Sammamish River Trail, & planned to pass under southern terminus of North Creek Trail. | • No changes to identified bicycle circulation.  
  • New pedestrian access from the surface parking lot to the main Campus pedestrian and social gathering areas. |
| **Historic Resources**             | **Chase House**  
  • Retained and reused.  
  **Boone Farm Historic District**  
  • 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 complete.  
  **Jamison House**  
  • Historical documentation complete.  
  **Bothell Cemetery**  
  • Landscape buffer to provide visual buffer from proposed 650-car parking structure, buffer to be installed as part of Phase 1. | • No changes proposed. |
| **Grading and Drainage**           | • Estimated quantities include approximately 300,000 cubic yards of excavation and 200,000 cubic yards of fill.  
  • Storm drainage control and water quality treatment facilities to be designed according to all applicable regulatory standards. | • Grading of approximately 6,000 cubic yards will be needed to prepare the construction site.  
  • No significant changes to storm drainage; addition of rain gardens and other sustainable infrastructure to manage on-site stormwater runoff. |
## Section 4—Master Plan Update

Comparative Summary Table Continued

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Utility Services</td>
<td>• Utility systems designed according to the preliminary Master Plan layout, and capable of being developed incrementally for each development phase.</td>
<td>• No changes proposed.</td>
</tr>
</tbody>
</table>
| Off Site | • Improvements for the new south access point include:  
  o A westbound SR 522 off-ramp  
  o Traffic signals on eastbound SR 522 at the access point.  
  o Grade separation at the new access point with off-ramps and on-ramps for westbound SR 522. | • No changes proposed. |
Section 4—Master Plan Update
Development Program

Master Plan Development Program and Timeframe

*Final build-out date is dependent upon funding availability
Conditions of Preliminary Approval
PUD0004-95, PUD2008-00001, PUD2011-00818,
and PUD2014-04635
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, Phase 5, and Phase 6. 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 7 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, PUD 2011-00818, and PUD2014-04635)

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 (PUD0004-95 Exhibit 1A), amended (PUD0004-95 Exhibit 31), and current (PUD2014-04635 Exhibit 5) Preliminary Planned Unit Development applications 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 4, Master Plan Update (PUD2014-04635 Exhibit 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 PUD2014-04635 Exhibit 5 Figures:
   Figure 5, Proposed Master Plan;
   Figure 6, Master Plan Tree Preservation Plan;
   Figure 7, Build-out Tree Preservation Plan;
   Figure 8, Pedestrian/Bicycle Circulation Plan;
Applicant Response to Conditions of Preliminary PUD Approval

Figure 9, Transit Circulation Plan

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.

**Phase 7 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 7 improvements and the proposed revisions to the Master Plan. The proposed Phase 7 improvements are considered interim from a Master Plan perspective but will result in minor changes to certain Master Plan elements, as further described in the Application.**

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 7 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 7 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 7 Comment – Condition 4 has been complied with. The Phase 7 improvements will add impervious area on an interim basis in a location that will become building/plaza area in the future. Overall compliance to the maximum impervious surface area will be maintained.**

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 7 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
Applicant Response to Conditions of Preliminary PUD Approval

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 7 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 7 Comment – Condition 6.1 has been complied with. A LOMR was applied for and granted by FEMA in 2003/2004.

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

Phase 7 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 7 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
Applicant Response to Conditions of Preliminary PUD Approval

bulk regulations of the BMC shall be specifically identified as part of this Final PUD application.
*Phase 7 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 7 Comment – Condition 8 has been complied with. Most site design plans have been prepared at a scale of 1”=20 feet. Building plans have been prepared at a variety of scales, all approved by the City.*

9. All fees and charges shall be paid as set forth in the current City ordinances and codes prior to issuance of the initial phase final building grading permit. Additionally the Permittee shall pay for all plan reviews, special consultant costs, inspection, etc. as related to the project.
*Phase 7 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 7 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 7 Comment – Condition 11 has been complied with for Phase 1 and 2a. Phases 3, 4, 5, 6 and 7 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 7 Comment – Condition 12 (a, b, and c) has been complied with. A maintenance guarantee
Applicant Response to Conditions of Preliminary PUD Approval

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

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

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

Phase 7 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 7 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 7 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 on-going.
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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 7 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 7 Comment – Condition 15 has been complied with.*

Grading and Construction Activity

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

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

*Phase 7 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 7 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 7 Comment – Condition 18 has been complied with.*
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19. The following items shall occur prior to starting any grading or construction activity:

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

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

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

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

Phase 7 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
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trees used in this landscaping shall have a minimum caliper of three inches at
time of planting and all coniferous trees shall have a minimum height of eight
feet at time of planting.
c. The landscape buffer adjacent to the parking structure in the southwest
portion of the campus shall be not less than 30 feet wide within a building
setback of not less than 50 feet. The buffer shall have sufficient evergreen
landscape planting to provide a complete visual screen from the adjoining
existing single family residences to the west, with this portion of the
landscape buffer established as part of Phase 1 of the campus.
d. The Permittee shall install supplementary landscaping within the eastern
margin of the cemetery if determined by the Bothell Landmark Preservation
Board to be necessary to create an effective buffer.
e. In locations where it is not possible to install plant materials immediately
adjacent to the building wall, other landscape elements, such as parking lot
perimeter landscaping, or interior parking lot landscaping, shall be upgraded
to achieve a visual softening of the building.
f. Interior parking lot landscaping shall be planted in accordance with BMC
17.36.060(D).
g. To reduce the demands of irrigation, drought tolerant plants shall be
incorporated into the landscaping planting plan to the maximum extent
possible. Large grass areas shall be limited to recreation areas or high
pedestrian use areas. A planting scheme incorporating trees, shrubs and
ground covers shall be installed in lieu of turf. Native grasses that are not
irrigated may be used within the vicinity of drainage facilities, roadways and
natural open space areas.
h. A re-vegetation plan for all areas disturbed by construction activity shall be
submitted to the Department of Community Development and Public
Works for review and approval prior to the issuance of any construction or
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 7 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.
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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 7 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 7 Comment – Condition 22 has been complied with. Construction of the SR 522 South Access Interchange was completed in October 2009. The new interchange is fully operational and serving as the primary access to the Campus.

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

a. Three twelve foot wide vehicular travel lanes, incorporating landscaped medians consistent with the Bothell Boulevard System Plan as described and depicted in Policy UD-P1 and Figures UD-1 through UD-5 of the Imagine Bothell… Comprehensive Plan;

b. Two Class II bicycle lanes of five feet in width on the roadway;

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.
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Phase 7 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 7 Comment – Condition 24 (a and b) has been complied with.

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

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

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

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

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

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

Detailed construction plans for all on-site improvements for Phase 1 shall be submitted with the building permit application for Phase 1. Detailed construction plans for all off-site improvements need not be submitted with building permit
Applicant Response to Conditions of Preliminary PUD Approval

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

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

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

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

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

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

Phase 7 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 7 Comment — Condition 27 has been complied with.

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

Phase 7 Comment – Condition 28 has been complied with. The language of Condition 28 was updated as part of the Phase 3 PUD. The updated language is shown above.

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

Phase 7 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 7 Comment – Condition 30 has been complied with. The Permittee has contributed $80,000.00 for neighborhood improvements in this vicinity as further described per Condition 6.3. The City has taken the lead role in determining how these funds will be used.

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

<table>
<thead>
<tr>
<th>Project ref. no.</th>
<th>Project name</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>R3</td>
<td>SR 522/527</td>
<td>$40,480.00</td>
</tr>
<tr>
<td>R4</td>
<td>228th St. SE.</td>
<td>69,700.00</td>
</tr>
<tr>
<td>R7</td>
<td>39th Ave. Ext. *</td>
<td>125,652.00</td>
</tr>
<tr>
<td>R15</td>
<td>19th Ave. SE</td>
<td>12,480.00</td>
</tr>
<tr>
<td>R20</td>
<td>NE 185th Ave.</td>
<td>35,000.00</td>
</tr>
<tr>
<td></td>
<td>SR 527/I-405 Agreement</td>
<td>4,640.00</td>
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<tr>
<td><strong>TOTAL INITIAL PHASE</strong></td>
<td></td>
<td><strong>$287,952.00</strong></td>
</tr>
</tbody>
</table>
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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 7 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 separately for each phase.

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 7 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-BCCC 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-BCCC and City to be implemented as required.

Phase 7 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
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Plan and the achievement of the goals outlined in traffic and transportation reports for the UW-B/CCC.

Phase 7 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 7 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 7 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/CCC.

Phase 7 Comment – Condition 38 has been complied with.

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

Phase 7 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 & 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 7 Comment – Condition 40 has been complied with.

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

Phase 7 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 7 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 7 Comment – Condition 43 has been complied with.

44. The Permittee has proposed that no detention be required as part of this application package based on the principle that potential flooding and the consequent threat to property is lessened by allowing the on site storm drainage from the UW-B/CCC to enter and exit North Creek before the peak flows from the upstream North Creek basin reach the project site. As a portion of the final PUD for the initial phase, the Permittee shall prepare a study and a preliminary plan and submit it to the City for review and approval using hydrograph or other time series of flows illustrating that on- and off-site runoff will not increase the peak flow in North Creek. This analysis shall be completed for storm events of 10, 25, 50 and 100 years. If it is shown that in fact the peak flows do coincide, then detention facilities for this project would be required.
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Phase 7 Comment – Condition 44 has been complied with. The logic described above remains accurate and detention facilities are not required. However, the Campus is evaluating the possibility of providing a detention facility for the proposed Phase 7 improvements as a strategy for managing the capacity of existing infrastructure.

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 7 Comment – Condition 45 has been complied with.

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

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

a. Sweeping of all parking and roadway area on an agreed frequency.
b. Yearly pumping of all CBs wet vaults and other facilities that accumulate silts and debris.
c. Yearly inspection and certification that the system is performing in accordance with the design.
d. Yearly maintenance of ditches, slopes, etc. as required.
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 7 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 7 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 7 Comment – Condition 48 has been complied with.
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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 7 Comment — Condition 49 has been complied with.

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

a. No less than 20 feet in width of approved all-weather surface capable of supporting emergency vehicles.

b. Inside turning radii for access roads shall be no less than 35 feet when the roadway is less than 24 feet in width and 30 feet when the roadway is wider than 24 feet.

c. Roadway grades shall not exceed 15 percent.

d. Vertical clearance shall be no less than 13 feet, 6 inches.

e. Fire Department approved turn-around shall be provided on any dead end road that exceeds 150 feet in length.

f. Loading requirements.

Phase 7 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 7 Comment — Condition 51 has been complied with.

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

Phase 7 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 7 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 7 Comment — Condition 54 has been complied with.
Applicant Response to Conditions of Preliminary PUD Approval

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 7 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 7 Comment – Condition 56 has been complied with.

57. Phase 1 Final PUD applications shall include a specific evaluation of fire flow and fire access conditions and standards related to all buildings, paths and roadways proposed within Phase 1, consistent with Uniform Fire Code and BMC requirements.

Phase 7 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 7 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 7 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 7 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 7 Comment – Phase 7 improvements are consistent with the provisions of Chapter 14.04 and in full compliance with the PUD conditions associated with the campus.
Applicant Response to Conditions of Preliminary PUD Approval

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 7 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 7 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 7 Comment – Condition 64 (a, b, and c) has been complied with. 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 7 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
Applicant Response to Conditions of Preliminary PUD Approval

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 7 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 7 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 7 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 will include the replacement of approximately 350 LF 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 LF 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 details 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, described above, are accepted by the City of Bothell.

In the event that there are delays in the completion of the UW3-Science and Academic Building and/or the completion of the water system and sanitary system improvements described above, then this Condition shall also apply to Phase 1 of the Student Activities Building. Issuance of a Certificate of Completion or a
Applicant Response to Conditions of Preliminary PUD Approval

Certificate of Occupancy, whichever may come first, will not be issued for Phase 1 of the new Student Activities Building until the water system and sanitary sewer system improvements, as described above, are accepted by the City of Bothell.

Phase 7 Comment – Condition 69 has been complied with. Construction of these offsite improvements were completed in the fall of 2014 and are fully functional. At the time of application final closeout activities are still being finalized.

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 7 Comment – Condition 70 has been complied with.
Section 5—SEPA Consistency

SEPA Consistency

The proposed surface parking lot in this Phase 7 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 7 PUD application.

<table>
<thead>
<tr>
<th>Program Element</th>
<th>Preliminary PUD and EIS</th>
<th>Existing Campus</th>
<th>Proposed Surface Parking Lot (Added Capacity)</th>
<th>Total Campus (with Surface Parking Lot)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Full-Time Equivalents (FTEs)</td>
<td>10,000</td>
<td>4,458</td>
<td>0</td>
<td>4,458</td>
</tr>
<tr>
<td>Gross Building Area (Sq. Ft.)</td>
<td>1,143,800</td>
<td>631,795</td>
<td>0</td>
<td>631,795</td>
</tr>
<tr>
<td>Quantity of Parking Spaces</td>
<td>4,200-6,600</td>
<td>1,952</td>
<td>143</td>
<td>2,095</td>
</tr>
</tbody>
</table>

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 7 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: March 20, 2015

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, Jan Arntz Richards, Land Use and Environmental Compliance Officer, for Capital Projects is the SEPA Responsible Official.

Jan Arntz Richards
Land Use and Environmental Compliance Officer and SEPA Responsible Official
Capital Projects Office
University Facilities Building
Box 352205
Seattle, WA 98195-2205
GENERAL NOTES

1. ALL PARKING STALLS ARE 8.5FT WIDE AND 16.5 FT DEEP.
2. MANOEUVERING AREA 15 FT WIDE.
3. PARKING LOT CONTAINS 140 PARKING STALLS PLUS 2 PARKING SPACES FOR TRUCK MOUNT UNC.
Stormwater Management Technical Memorandum
Memorandum

To: File

From: Kevin Kraxberger, PE

Copies: Nico Vanderhorst, PE
         Cristina Haworth

Date: March 20, 2015

Subject: University of Washington, Bothell
110th Avenue NE Surface Parking Lot
Preliminary Drainage Memorandum

Project No.: 32389

Background
The UW Bothell Phase 7 improvements include a temporary surface parking lot located between 110th Avenue NE and West Campus Lane, directly south of the Truly House. This technical memorandum addresses the proposed storm drainage for the temporary surface parking lot.

The temporary surface parking lot project site is part of a 127-acre University of Washington Bothell and Cascadia Community College Co-located Campus (Campus) located immediately north of SR 522 and west of I-405. See Figures 1-3 in Final Planned Unit Development Approval - Phase 7 Submittal Package (Submittal) for vicinity map and project information.

Storm drainage facilities for the entire 127-acre site were analyzed in the Drainage Technical Information Report (TIR) "UW/CCC Co-locate Campus Phase 2A", (August 1999) prior to the Phase 7 improvements. Stormwater runoff from the Campus is collected, treated, and discharged to North Creek close enough to the confluence of North Creek and the Sammamish River to effectively discharge in the backwater of the Sammamish River. Discharge to the Sammamish River is exempt from peak rate runoff control (i.e., detention) requirements per 2013 City of Bothell Design & Construction Standards and Specifications.

The Campus utilizes two independent stormwater conveyance systems to account for different treatment requirements. This project will utilize the existing "clean water" conveyance system. The project will provide Enhanced Treatment for new pollution generating surfaces.

The surface parking lot project proposes to relocate a portion of the existing "clean water" system near the northeast corner of UWB building on the west of Campus Way NE. The relocated portion of the "clean water" system will run south, east of UWB1, and connect to an existing "clean water" system that
quality treatment. This area routed to the existing 110th Avenue NE system is less than the approximately 4,820 square feet of existing PGIS at the recycling center, currently routed to Vault 2, being removed for this project. As final construction documents are further developed the possibility of a post-detention water quality system will be evaluated.

In accordance with the 2005 Ecology Manual Chapter 3.4, enhanced treatment will be provided for the parking lot. Enhanced treatment will be provided by a rain garden/bioretention area and Stormfilter catch basins with Metal RX media. The DOE has issued a Conditional Use Level Designation for the Stormwater Management Stormfilter using MetalRx media cartridges will meet enhanced treatment standards. See bioretention area sizing and Stormfilter Catch Basin sizing in Appendix C.

Flow Control
Flow control will be provided for the project in accordance with the 2005 Ecology Manual Chapter 2.5.7 and Chapter 3.2. A precast concrete detention vault is proposed for flow control. The detention vault will discharge to the east, north of the UWB3/Discovery Hall building and tie into the existing "clean water" tunnel system on the north side of UWB3/Discovery Hall building. See detention vault sizing in Appendix D.

Low Impact Development
Based on “Geotechnical Engineering Services - UW Bothell Phase 3 Science and Academic Building” May 2, 2011 by GeoEngineers, which includes test pits in the area of the project site, the on-site soils consist of glacial till and silt deposits. As a part of a Low Impact Development (LID) evaluation, these on-site soils are not conducive for LID facilities to infiltrate into the native soils.

Although infiltration is not feasible for the proposed surface parking lot site, a bioretention area that will provide water quality treatment for approximately 11,800 square feet of PGIS is proposed in the southern area of the parking lot. See bioretention area sizing calculations in Appendix C.

TESC Calculations
This project will utilize a tank filtration system or approved equal for sedimentation control during construction. The Contractor will be required to submit shop drawings and system sizing calculations for approval, from the City of Bothell and the project engineer, prior to installation.
Appendix A — Basin Exhibit
Table 3 - Runnel flow depth
UWB Surface Parking Lot

Channel slope = 0.01 ft/ft
Assume Manning's n = 0.013 Concrete constructed channel, trowel finish, normal value (Chow, 1959)

<table>
<thead>
<tr>
<th>width, ft</th>
<th>depth, in</th>
<th>Discharge, cfs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.9</td>
<td>0.25</td>
<td>0.034</td>
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<tr>
<td>1.9</td>
<td>0.50</td>
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<td>1.9</td>
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Flow directed to runnel on north side of UWB:

<table>
<thead>
<tr>
<th>Area Description</th>
<th>25 year flow (cfs)</th>
<th>100 year flow (cfs)</th>
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</thead>
<tbody>
<tr>
<td>UWB3 Roof, Future building roof to north, West Campus Lane routed to rain garden</td>
<td>0.733</td>
<td>1.079</td>
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<tr>
<td>Detained Surface Parking Lot flow</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>0.837</td>
<td>1.216</td>
</tr>
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</table>

Approx. Runnel depth of flow:

<table>
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<tr>
<th>25 year event</th>
<th>100 year event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.91&quot;</td>
<td>2.35&quot;</td>
</tr>
<tr>
<td>Subbasin</td>
<td>Total Area (SF)</td>
</tr>
<tr>
<td>----------</td>
<td>----------------</td>
</tr>
<tr>
<td>A</td>
<td>17,934</td>
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<tr>
<td>B</td>
<td>10,727</td>
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<tr>
<td>C</td>
<td>3,980</td>
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<td>D</td>
<td>6,147</td>
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<td>E</td>
<td>5,458</td>
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<td>F</td>
<td>5,088</td>
</tr>
<tr>
<td>G</td>
<td>2,118</td>
</tr>
<tr>
<td>H</td>
<td>1,804</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>53,256</strong></td>
</tr>
</tbody>
</table>

Notes:

a. Subbasin A is treated with a bioretention cell, so no Stormfilter sizing is included for Subbasin A.

b. Cartridges required was done in accordance with sizing parameters described in the Conditional Use Level Designation for Basic and Dissolved Metals Treatment for Contech Engineered Solutions Stormwater Management Stormfilter with MetalRx media published in January 2013 by the WDOE.
UWB TEMPORARY SURFACE PARKING LOT
RAIN GARDEN / BIORETENTION SIZING CALCULATIONS

MGS FLOOD
PROJECT REPORT

Program Version: MGSFlood 4.12
Program License Number: 200310005
Run Date: 03/13/2015 1:51 PM

---

Input File Name: Pkg Lot Basin A RG 031315.fd
Project Name: UWB Discovery Hall Parking Lot
Analysis Title: Discovery Hall Parking Lot Subbasin A Rain Garden Sizing
Comments:
(South of Truly House)
Rain Garden Sizing for Subbasin A
03.13.15

---

PRECIPITATION INPUT

Computational Time Step (Minutes): 15
Extended Precipitation Timeseries Selected
Climatic Region Number: 13

Full Period of Record Available used for Routing
Precipitation Station : 96004005 Puget East 40 in 1939-10/01/1939-10/01/2097
Evaporation Station : 961040 Puget East 40 in MAP
Evaporation Scale Factor : 0.750

HSPF Parameter Region Number: 1
HSPF Parameter Region Name : USGS Default

******** Default HSPF Parameters Used (Not Modified by User) **********

*************** WATERSHED DEFINITION *******************

-------------------SCENARIO: PREDEVELOPED-------------------
Number of Subbasins: 1

-------- Subbasin : Subbasin 1 --------
-------- Area(Acres) --------
Till Forest 0.412
Till Pasture 0.000
Till Grass 0.000
Outwash Forest 0.000
Outwash Pasture 0.000
Outwash Grass 0.000
Wetland 0.000
Green Roof 0.000
User 0.000
Impervious 0.000

Subbasin Total 0.412

*************** SCENARIO: POSTDEVELOPED ***************
Number of Subbasins: 1

----- Subbasin : Subbasin 2 ----- Area(Acres) -----
Till Forest 0.000
Till Pasture 0.000
Till Grass 0.141
Outwash Forest 0.000
Outwash Pasture 0.000
Outwash Grass 0.000
Wetland 0.000
Green Roof 0.000
User 0.000
Impervious 0.271

Subbasin Total 0.412

*************** LINK DATA ***************

*************** SCENARIO: PREDEVELOPED ***************
Number of Links: 0

*************** LINK DATA ***************

*************** SCENARIO: POSTDEVELOPED ***************
Number of Links: 1

Link Name: New Bio Lnk1
Link Type: Bioretention Facility
Downstream Link: None

Base Elevation (ft) : 121.00
Riser Crest Elevation (ft) : 122.00
Storage Depth (ft) : 1.00
Bottom Length (ft) : 80.0
Bottom Width (ft) : 27.0
Side Slopes (ft/ft) : L1= 3.00 L2= 3.00 W1= 3.00 W2= 3.00
Bottom Area (sq-ft) : 2160
Area at Riser Crest El (sq-ft) : 2,838.

Volume at Riser Crest (cu-ft) : 3,789, greater than Basic Wetpond Volume => OK

Soil Properties
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<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biosoil Thickness (ft)</td>
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</tr>
<tr>
<td>Biosoil Saturated Hydraulic Conductivity (in/hr)</td>
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<tr>
<td>Biosoil Porosity (Percent)</td>
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<tr>
<td>Native Soil Hydraulic Conductivity (in/hr)</td>
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</table>

Underdrain Present
Orifice NOT Present in Under Drain

Riser Geometry
<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
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<tr>
<td>Common Length (ft)</td>
<td>0.00</td>
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<tr>
<td>Riser Crest Elevation</td>
<td>122.00 ft</td>
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</table>

Hydraulic Structure Geometry

Number of Devices: 0

***************FLOOD FREQUENCY AND DURATION STATISTICS***************

SCENARIO: PREDEVELOPED
Number of Subbasins: 1
Number of Links: 0

SCENARIO: POSTDEVELOPED
Number of Subbasins: 1
Number of Links: 1

********** Link: New Bio Lnk1 ********** Link WSEL

Stats
<table>
<thead>
<tr>
<th>WSEL Frequency Data(ft)</th>
<th>(Recurrence Interval Computed Using Gringorten Plotting Position)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tr (yrs)</td>
<td>WSEL Peak (ft)</td>
</tr>
<tr>
<td>1.05-Year</td>
<td>119.597</td>
</tr>
<tr>
<td>1.11-Year</td>
<td>119.634</td>
</tr>
<tr>
<td>1.25-Year</td>
<td>119.678</td>
</tr>
<tr>
<td>2.00-Year</td>
<td>119.832 Less than Overflow (elev. 122)</td>
</tr>
<tr>
<td>3.33-Year</td>
<td>119.990</td>
</tr>
<tr>
<td>5-Year</td>
<td>120.146</td>
</tr>
<tr>
<td>10-Year</td>
<td>120.414</td>
</tr>
<tr>
<td>25-Year</td>
<td>120.694</td>
</tr>
<tr>
<td>50-Year</td>
<td>121.083</td>
</tr>
<tr>
<td>100-Year</td>
<td>121.110</td>
</tr>
</tbody>
</table>

********** Water Quality Facility Data **********

SCENARIO: PREDEVELOPED

Number of Links: 0
SCENARIO: POSTDEVELOPED

Number of Links: 1

******** Link: New Bio Lnk1

Basic Wet Pond Volume (91% Exceedance): 1344. cu-ft
Computed Large Wet Pond Volume, 1.5*Basic Volume: 2016. cu-ft

Infiltration/Filtration Statistics----------------------
Total Runoff Volume (ac-ft): 171.08
Total Runoff Infiltrated (ac-ft): 0.00, 0.00%
Total Runoff Filtered (ac-ft): 171.08, 100.00% > 91% => OK
Percent Treated (Infiltrated+Filtered)/Total Volume: 100.00%
CONDITIONAL USE LEVEL DESIGNATION FOR BASIC (TSS) AND DISSOLVED METALS (ENHANCED) TREATMENT

For
CONTECH Engineered Solutions
Stormwater Management StormFilter®
with MetalRx™ media

Ecology's Decision:
Based on Contech Engineered Solutions application, Ecology hereby issues conditional use level designation (CULD) for the Stormwater Management StormFilter® using MetalRx™ media cartridges:

1. Conditional Use Level Designation (CULD) for Basic Treatment (total suspended solids) and for Dissolved Metals ("Enhanced") treatment:
   - Sized at a hydraulic loading rate of no greater than 1 gallon per minute (gpm) per square foot (sq ft.) of media surface, per Table 1.
   - Using Contech's MetalRx media. Specifications for the media shall match the specifications provided by the manufacturer and approved by Ecology.

   Table 1. StormFilter design flow rates for 18-inch diameter cartridges with MetalRx media, operating at 1 gpm/sq ft.

<table>
<thead>
<tr>
<th>Effective cartridge height (in)</th>
<th>Cartridge flow rate (gpm/cartridge)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>5</td>
</tr>
<tr>
<td>18</td>
<td>7.5</td>
</tr>
<tr>
<td>27</td>
<td>11.25</td>
</tr>
</tbody>
</table>

2. Ecology approves StormFilter systems containing MetalRx media for treatment at the hydraulic loading rates shown in Table 1, to achieve the maximum water quality design flow rate. The water quality design flow rates are calculated using the following procedures:
Western Washington: For treatment installed upstream of detention or retention, the water quality design flow rate is the peak 15-minute flow rate as calculated using the latest version of the Western Washington Hydrology Model or other Ecology-approved continuous runoff model.

Eastern Washington: For treatment installed upstream of detention or retention, the water quality design flow rate is the peak 15-minute flow rate as calculated using one of the three methods described in Chapter 2.2.5 of the Stormwater Management Manual for Eastern Washington (SWMMEW) or local manual.

Entire State: For treatment installed downstream of detention, the water quality design flow rate is the full 2-year release rate of the detention facility.

3. The use level designation expires on June 30, 2016 unless Ecology extends the date, and is subject to the conditions specified below:

Ecology’s Conditions of Use:

StormFilter systems containing MetalRx media shall comply with the following conditions:

1. Design, assemble, install, operate, and maintain StormFilter systems containing MetalRx media in accordance with applicable Conotech Engineered Solutions manuals, documents and the Ecology Decision.

2. Use sediment-loading capacity, in conjunction with the water quality design flow rate, to determine the target maintenance interval.

3. Install StormFilter systems in such a manner that you bypass flows exceeding the water quality treatment rate or you will not re-suspend captured sediments.

4. Conotech Engineered Solutions commits to submitting a QAPP for Ecology review and approval by October 1, 2014 that meets the TAPE requirements for attainment of a GULD for basic and dissolved metals treatment.

5. Conotech Engineered Solutions shall complete all required testing and submit a TER for Ecology review by January 1, 2016.

6. Conotech Engineered Solutions may request Ecology to grant deadline or expiration date extensions, upon showing cause for such extensions.

7. This CULD approval allows up to ten (10) installations of StormFilter systems containing MetalRx media within the State of Washington for development and redevelopment projects (as defined by the Stormwater Management Manual Western Washington). The limit of ten sites applies to the total number of installations, whether for basic or for dissolved metals (enhanced) treatment.

8. Maintenance: The required maintenance interval for stormwater treatment devices is often dependent upon the degree of pollutant loading from a particular drainage basin. Therefore, Ecology does not endorse or recommend a “one size fits all” maintenance cycle for a particular model/size of manufactured filter treatment device.

• Typically, CONTECH designs StormFilter systems for a target filter media replacement interval of 12 months. Maintenance includes removing accumulated sediment from the vault, and replacing spent cartridges with recharged cartridges.
• Indications of the need for maintenance included the effluent flow decreasing to below the design flow rate, as indicated by the scumline above the shoulder of the cartridge.

• Owners/operators must inspect StormFilter with MetalRx for a minimum of twelve months from the start of post-construction operation to determine site-specific maintenance schedules and requirements. You must conduct inspections monthly during the wet season, and every other month during the dry season. (According to SWMWW, the wet season in western Washington is October 1 to April 30, According to SWMEMW, the wet season in eastern Washington is October 1 to June 30). After the first year of operation, owners/operators must conduct inspections based on the findings during the first year of inspections;

• Conduct inspections by qualified personnel, follow manufacturer’s guidelines, and you must use methods capable of determining either a decrease in treated effluent flowrate and/or a decrease in pollutant removal ability.

• When inspections are performed, the following findings typically serve as maintenance triggers:
  - Accumulated vault sediment depths exceed an average of 2 inches, or
  - Accumulated sediment depths on the tops of the cartridges exceed an average of 0.5 inches, or
  - Standing water remains in the vault between rain events, or
  - Bypass during storms smaller than the design storm,

• Note: If excessive floatables (trash and debris) are present, perform a minor maintenance consisting of gross solids removal, not cartridge replacement.

9. Discharges from the StormFilter systems containing MetalRx media shall not cause or contribute to water quality standards violations in receiving waters.

Applicant: CONTECH Engineered Solutions
Applicant’s Address: 11835 NE Glenn Widing Dr.
Portland, OR 97220

Application Documents:
• August 27, 2012 letter from CONTECH Engineered Solutions requesting a CULD from Washington State Department of Ecology.
• Application and supporting documentation. Stormwater Management StormFilter® MetalRx™ at a Specific Flow Rate of 1 gpm/ft².
• Volume 1 – Technology Description
  o Appendix A – Specifications
  o Appendix B – Schematics
  o Appendix C – Operations & Maintenance
  o Volume 2 - MetalRx™ at 1 gpm/ft²
    o Lab testing
    o Field Testing
    o Appendix A – Site Report
    o Appendix B – Statistics
    o QAPP

Applicant’s Use Level Request:


Applicant’s Performance Claims:

Based on results from laboratory and field-testing, the applicant claims:

• The Stormwater Management StormFilter with MetalRx media operating at 1 gpm/ft² removes greater than 80% suspended solids for influent concentrations greater than 100 mg/L, 60% dissolved zinc for influent concentrations greater than 20 ug/L, and 30% dissolved copper for influent concentrations greater than 5 ug/L.

Recommendations:

Ecology finds that:

• CONTECH Engineered Solutions qualifies for the opportunity to demonstrate, through field-testing in the Pacific Northwest, whether the StormFilter system with MetalRx media can attain Ecology’s basic and dissolved metals treatment goals.

Findings of Fact:

Laboratory testing

• Since 1992, CSF® leaf, XFCSF™, and MetalRx media have been widely tested to investigate their pollutant removal capabilities for stormwater.

• In one laboratory study, Stormwater Management tested a single cartridge with XFCSF media for TSS, copper, and zinc removal using synthetic stormwater. Test flow rate was 6.5 gpm (slightly lower than the 7.5 gpm that corresponds to a loading of 1 gpm/ft²). Contech made synthetic stormwater using zinc and copper salts and sandy loam (USDA) or sandy organic (USCS) sediment. Eight (8) of 14 test runs had TSS concentrations within the TAPE assessment range. These influent TSS concentrations ranged from 22 to 68 mg/L, and TSS removal was between 89 and 95 percent. Two (2) of 14 test runs had influent dissolved zinc in the TAPE assessment range, with a removal of 78-80 percent (influcent concentrations 0.155, 0.185 mg/L). The remaining twelve (12) runs had much higher dissolved zinc influent concentrations, with removals ranging from 93 to 98
percent. The influent dissolved copper concentrations for all runs were higher than the TAPE assessment range of 0.005 to 0.02 mg/L. Influent dissolved copper ranged from 0.024 mg/L to 17.0 mg/L. Dissolved copper removal ranged from 15 to 97 percent (average of 65 percent).

**Field testing**

- Contech conducted monitoring of a StormFilter system using a blend of perlite and MetalRx media treating runoff from a 2.3-acre parking lot. Influent TSS concentration ranged from 22 to 71 mg/L. Discrete TSS removal efficiency ranged from 68 to 78 percent (5 storm events). Removal efficiency for influent dissolved zinc in the range of 19 to 60 ug/L ranged from 41 to 77 percent, with an average of 63 percent (6 storm events). Dissolved copper removal for a single event was 22 percent (influent 3.33 ug/L; effluent 2.59 ug/L).

- Contech conducted monitoring of a large-scale StormFilter system using MetalRx media treating runoff from 152 acres of airport runoff (roads, parking lots, roofs, taxiways, landscaping). The StormFilter system is downstream of a detention pond; therefore; influent TSS concentrations for all monitored events were lower than the lower end of the TAPE assessment range (<20 mg/L). Dissolved zinc removal ranged from 47 to 80 percent for influent concentrations from 30 to 52 ug/L. Average dissolved zinc removal was 68 percent (11 events). Dissolved copper removal ranged from -3 to 50 percent for influent concentrations from 7.7 to 18 ug/L. Average dissolved copper removal was 32.3 percent (11 events).

- Contech conducted monitoring of a StormFilter system using XFCSF media treating runoff from a 1-acre galvanized metal roof. The XFCSF media is similar to MetalRx media, except that XFCSF media comprises slightly larger gradation of media pellets. Contech did not monitor TSS removal for this study. Influent dissolved zinc concentrations were all higher than the upper end of the TAPE assessment range (> 300 ug/L), and ranged from 389 to 11,600 ug/L. Dissolved zinc removal ranged from 25 to 90 percent, with an average removal of 64 percent (12 events). Influent dissolved copper ranged from 2.1 to 18.2 ug/L. Dissolved copper removal ranged from 27 to 76 percent, with an average removal of 55 percent.

**Other StormFilter system MetalRx media matters to be addressed by the company:**

1. Test the system under normal operating conditions, such that pollutants partially fill the settling basin. Results obtained for "clean" systems may not be representative of typical performance.

2. Conduct field-testing at sites that are indicative of the treatment goals.

3. Conduct testing to obtain information about maintenance requirements in order to come up with a maintenance cycle.

4. Conduct loading tests on the filter to determine maximum treatment life of the system.

Contact Information:
Applicant: Sean Darcy
ConTech Engineered Solutions
11835 NE Glenn Widing Drive
Portland, OR, 97220
503-258-3105
darcys@contech-cpi.com

Applicant website: www.conteches.com


Ecology: Douglas C. Howie, P.E.
Water Quality Program
(360) 407-6444
douglas.howie@ecy.wa.gov

Revision History

<table>
<thead>
<tr>
<th>Date</th>
<th>Revision</th>
</tr>
</thead>
</table>

Attachments

August 27, 2012 letter from ConTech Engineered Solutions.
August 27, 2012

Doug Howie
Water Quality Section
Washington State Department of Ecology
300 Desmond Drive
Lacey, WA 98505

Subject: Stormwater Management StormFilter® with MetalX™ Request for CULD

Dear Mr. Howie,

CONTECH would like to request a Conditional Use Level Designation (CULD) for the Stormwater Management StormFilter® (StormFilter) with MetalX™ media operating at a specific flow rate of 1.0 gpm/ft². Ecology indicated in a May 9, 2012 letter entitled "TAP 2011 Submittal for ConTech Stormfilter with MetalX media (App#269)" that it would consider the application for a CULD provided that ConTech commit to monitor. Contech will commit to finding a site that can satisfy Ecology’s dissolved metals concentrations and providing a Quality Assurance Project Plan (per TAP 2011) to Ecology within 2 years of issuing a CULD.

Sincerely,

Sean Darry
Regional Regulatory Manager
CONTECH Engineered Solutions
STORMFILTER CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 2” CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 1” CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VORTEX CONTROL.

PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

<table>
<thead>
<tr>
<th>CARTRIDGE SELECTION</th>
<th>2”</th>
<th>1”</th>
</tr>
</thead>
<tbody>
<tr>
<td>CARTRIDGE HEIGHT</td>
<td>27”</td>
<td>15”</td>
</tr>
<tr>
<td>MINIMUM HYDRAULIC DROP (ft)</td>
<td>3.0’</td>
<td>2.7’</td>
</tr>
<tr>
<td>SPECIFIC FLOW RATE (gpm/ft²)</td>
<td>2 gpm²</td>
<td>2 gpm²</td>
</tr>
<tr>
<td>CARTRIDGE FLOW RATE (gpm)</td>
<td>22.5</td>
<td>11.25</td>
</tr>
<tr>
<td>PEAK HYDRAULIC CAPACITY</td>
<td>1.0</td>
<td>1.0</td>
</tr>
<tr>
<td>INLET PERMANENT POOL LEVEL (A)</td>
<td>1.5’</td>
<td>1.5’</td>
</tr>
<tr>
<td>OVERALL STRUCTURE HEIGHT (B)</td>
<td>4’-4”</td>
<td>3’-4”</td>
</tr>
</tbody>
</table>

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE.
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE PROVIDED BY CONTRACTOR.
5. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 4 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLINGS BY CONTRACTOR.
6. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET ASHTO MS-92 LOAD RATING. TO MEET HS-20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH QUIET (Q2) OR REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
7. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 90 SECONDS.
8. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES:
A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTACTION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

| STRUCTURE ID | XXX |
| WATER QUALITY FLOW RATE (cfs) | X.XX |
| PEAK FLOW RATE (1.00) | X.XX |
| RETURN PERIOD OF PEAK FLOW (yrs) | XXX |
| CARTRIDGE FLOW RATE (gpm) | XX |
| MEDIA TYPE COFFERED PERLITE, ZPG, GAC, PHS | XXXXX |
| ELEVATION | XXX-XX |
| PIPE DATA | 1.0 DIA |
| INLET SUB | XXX-XX |
| OUTLET SUB | XXX-XX |
| CONFIGURATION | INLET OUTLET |
| SLOPED LID | YES/NO |
| SOLID COVER | YES/NO |

NOTES/SPECIAL REQUIREMENTS:

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
6603 Center Point Dr., Suite 600, West Chester, OH 45069
800-396-1022 513-694-7959 513-646-7952 FAX
STORMFILTER CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 2 CARTRIDGE CATCHBASINS HAS A MAXIMUM OF TWO CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

<table>
<thead>
<tr>
<th>CARTRIDGE HEIGHT</th>
<th>27&quot;</th>
<th>18&quot;</th>
<th>18&quot; DEEP</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM HYDRAULIC DROP (gpm)</td>
<td>3.09</td>
<td>2.3</td>
<td>2.7</td>
</tr>
<tr>
<td>SPECIFIC FLOW RATE (gpm)</td>
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<td>1 gpm/ft³</td>
<td>1 gpm/ft³</td>
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<tr>
<td>CARTRIDGE FLOW RATE (gpm)</td>
<td>11.25</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>PEAK HYDRAULIC CAPACITY</td>
<td>1.0</td>
<td>1.0</td>
<td>1.8</td>
</tr>
<tr>
<td>INLET PERMANENT POOL LEVEL (ft)</td>
<td>2'6&quot;</td>
<td>2'6&quot;</td>
<td>2'6&quot;</td>
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<tr>
<td>OVERALL STRUCTURE HEIGHT (ft)</td>
<td>4'0&quot;</td>
<td>3'6&quot;</td>
<td>3'6&quot;</td>
</tr>
</tbody>
</table>

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPE CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
6. STEEL STRUCTURE TO BE MANUFACTURED OF 14 INCH STEEL PLATE. CASTINGS SHALL MEET ASHTO M36 LOAD RATING. TO MEET H20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR OF INCREASED NUMBER (3) # REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
7. FILTER CARTRIDGE SHAL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
8. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (ft²).

INSTALLATION NOTES
A. ANY SUBBASE, BACKFILL DEPTH, AND ANTI-FLOATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CART Ridges FROM CONSTRUCTION-RELATED EROSION RUNOFF.

SECTION A-A

PLAN VIEW

SECTION B-B

2-CARTRIDGE DEEP CATCHBASIN STORMFILTER DATA

| STRUCTURE | XXX |
| WATER QUALITY FLOW RATE (gpm) | X.XX |
| PEAK FLOW RATE (14,5 cfs) | X.XX |
| RETURN FLOW (RDF) FLOW RATE (gpm) | X.XX |
| CARTRIDGE FLOW RATE (gpm) | X.XX |
| MEDIA TYPE (CLF, PERLITE, ZPG, GAC, PHS) | XXXXX |
| RIN ELEVATION | X.XX |
| PIPE DATA | I.D. DIAMETER |
| INLET STUB | XXX.XX |
| OUTLET STUB | XXX.XX |
| CONFIGURATIONS | OUTLET |
| OUTLET | INLET |
| INLET | OUTLET |
| SLOPED LID | YES/NO |
| SOLID COVER | YES/NO |

STORMFILTER STANDARD DETAIL
STORMFILTER CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 3 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF THREE CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND B IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTRON CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

<table>
<thead>
<tr>
<th>CARTRIDGE HEIGHT</th>
<th>27&quot;</th>
<th>18&quot;</th>
<th>18&quot; DEEP</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM HYDRAULIC DROP (in)</td>
<td>3.0&quot;</td>
<td>1.0&quot;</td>
<td>3.7</td>
</tr>
<tr>
<td>SPECIFIC FLOW RATE (gpm/m2)</td>
<td>2 gpm/m2</td>
<td>2.7 gpm/m2</td>
<td>5 gpm/m2</td>
</tr>
<tr>
<td>CARTRIDGE FLOW RATE (gpm)</td>
<td>22.5</td>
<td>11.35</td>
<td>18.0</td>
</tr>
<tr>
<td>PEAK HYDRAULIC CAPACITY</td>
<td>11.0&quot;</td>
<td>1.0</td>
<td>1.8</td>
</tr>
<tr>
<td>OVERALL STRUCTURE HEIGHT (ft)</td>
<td>3&quot;</td>
<td>3&quot;</td>
<td>4&quot;</td>
</tr>
</tbody>
</table>

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. STORMFILTER CATCHBASIN EQUIPPED WITH A 1/2 INCH (APPROXIMATE) LONG STUB FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
6. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET ASHRAE M265 LOAD RATING. TO MEET ASHRAE LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH QUANTITY (2) 4" REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
7. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SPHINX ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 4 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
8. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT Surface Area (ft²).

INSTALLATION NOTES

A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FOATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

3-CARTRIDGE CATCHBASIN STORMFILTER DATA

| STRUCTURE ID | XXX |
| WATER QUALITY FLOW RATE (cfs) | X XX |
| PEAK FLOW RATE (cfs) | X X |
| RETURN PERIOD OF PEAK FLOW (yr) | XXX |
| CARTRIDGE FLOW RATE (gpm) | XXX |
| MEDIA TYPE (CSP, PERLITE, ZRG, DAc, PHS) | XXX |
| RIM ELEVATION | XXX.XX |
| PIPE SIZE | I.E. DIAMETER |
| INLET STUB | XXX.XX |
| OUTLET STUB | XXX.XX |

NOTE/SPECIAL REQUIREMENTS:

3 CARTRIDGE CATCHBASIN
STORMFILTER
STANDARD DETAIL
Appendix D — Flow Control Calculations
UWB TEMPORARY SURFACE PARKING LOT DETENTION VAULT SIZING

MGS FLOOD PROJECT REPORT

Program Version: MGSFlood 4.12
Program License Number: 200310005
Run Date: 03/13/2015 2:59 PM

Input File Name: Pkg Lot Detention 031315.fld
Project Name: UWB Discovery Hall Parking Lot
Analysis Title: Discovery Hall Parking Lot Detention
Comments: UW Bothell Parking Lot (South of Truly House)

PRECIPITATION INPUT

Computational Time Step (Minutes): 60
Extended Precipitation Timeseries Selected
Climatic Region Number: 13

Full Period of Record Available used for Routing
Precipitation Station : 96004005 Puget East 40 in_5min 10/01/1939-10/01/2097
Evaporation Station : 961040 Puget East 40 in MAP
Evaporation Scale Factor : 0.750
HSPF Parameter Region Number : 1
HSPF Parameter Region Name : USGS Default

************* Default HSPF Parameters Used (Not Modified by User) *************

************************* WATERSHED DEFINITION *************************

---SCENARIO: PREDEVELOPED---
Number of Subbasins: 1

--- Subbasin : Subbasin 1 ---

--------Area(Acres)--------
Till Forest 1.223
Till Pasture 0.000
Till Grass 0.000
Outwash Forest 0.000
Outwash Pasture 0.000
Outwash Grass 0.000
Wetland 0.000
Green Roof 0.000
User 0.000
Impervious 0.000

Subbasin Total 1.223
SCENARIO: POSTDEVELOPED
Number of Subbasins: 1

--- Subbasin : Subbasin 2 ---

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Till Forest</td>
<td>0.000</td>
</tr>
<tr>
<td>Till Pasture</td>
<td>0.000</td>
</tr>
<tr>
<td>Till Grass</td>
<td>0.242</td>
</tr>
<tr>
<td>Outwash Forest</td>
<td>0.000</td>
</tr>
<tr>
<td>Outwash Pasture</td>
<td>0.000</td>
</tr>
<tr>
<td>Outwash Grass</td>
<td>0.000</td>
</tr>
<tr>
<td>Wetland</td>
<td>0.000</td>
</tr>
<tr>
<td>Green Roof</td>
<td>0.000</td>
</tr>
<tr>
<td>User</td>
<td>0.000</td>
</tr>
<tr>
<td>Impervious</td>
<td>0.981</td>
</tr>
</tbody>
</table>

Subbasin Total: 1.223

LINK DATA

--- SCENARIO: PREDEVELOPED
Number of Links: 0

LINK DATA
Number of Links: 1

Link Name: Vault
Link Type: Structure
Downstream Link: None

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prismatic Pond Option Used</td>
<td>100.00</td>
</tr>
<tr>
<td>Pond Floor Elevation (ft)</td>
<td>106.00</td>
</tr>
<tr>
<td>Riser Crest Elevation (ft)</td>
<td>105.50</td>
</tr>
<tr>
<td>Max Pond Elevation (ft)</td>
<td>106.00</td>
</tr>
<tr>
<td>Storage Depth (ft)</td>
<td>5.50</td>
</tr>
<tr>
<td>Pond Bottom Length (ft)</td>
<td>105.6</td>
</tr>
<tr>
<td>Pond Bottom Width (ft)</td>
<td>35.2</td>
</tr>
<tr>
<td>Pond Side Slopes (ft/ft)</td>
<td>L1= 0.00</td>
</tr>
<tr>
<td></td>
<td>L2= 0.00</td>
</tr>
<tr>
<td></td>
<td>W1= 0.00</td>
</tr>
<tr>
<td></td>
<td>W2= 0.00</td>
</tr>
<tr>
<td><strong>Bottom Area (sq-ft)</strong></td>
<td>3719</td>
</tr>
<tr>
<td>Area at Riser Crest El (sq-ft)</td>
<td>3.719</td>
</tr>
<tr>
<td>(acres)</td>
<td>0.085</td>
</tr>
<tr>
<td>Volume at Riser Crest (cu-ft)</td>
<td>20,453</td>
</tr>
<tr>
<td>(ac-ft)</td>
<td>0.470</td>
</tr>
<tr>
<td>Area at Max Elevation (sq-ft)</td>
<td>3719</td>
</tr>
<tr>
<td>(acres)</td>
<td>0.085</td>
</tr>
<tr>
<td>Vol at Max Elevation (cu-ft)</td>
<td>22,684</td>
</tr>
<tr>
<td>(ac-ft)</td>
<td>0.521</td>
</tr>
</tbody>
</table>
Massmann Infiltration Option Used
Hydraulic Conductivity (in/hr) : 0.00
Depth to Water Table (ft) : 100.00
Bio-Fouling Potential : Low
Maintenance : Average or Better

Riser Geometry
Riser Structure Type : Circular
Riser Diameter (in) : 18.00
Common Length (ft) : 0.005
Riser Crest Elevation : 105.50 ft

Hydraulic Structure Geometry
Number of Devices: 2

---Device Number 1 ---
Device Type : Circular Orifice
Control Elevation (ft) : 100.00
Diameter (in) : 0.52
Orientation : Horizontal
Elbow : No

--- Device Number 2 ---
Device Type : Vertical Rectangular Orifice
Control Elevation (ft) : 103.26
Length (in) : 0.00
Height (in) : 26.86
Orientation : Vertical
Elbow : No

***************FLOOD FREQUENCY AND DURATION STATISTICS***************

-----------SCENARIO: PREDEVELOPED
Number of Subbasins: 1
Number of Links: 0

-----------SCENARIO: POSTDEVELOPED
Number of Subbasins: 1
Number of Links: 1

******* Link: Vault *******
WSEL Frequency Data(ft)
(Recurrence Interval Computed Using Grefenstette Plotting Position)
Tr (yrs)  WSEL Peak (ft)

1.00-Year  101.945
1.11-Year  102.164
1.26-Year  102.388
2.00-Year  103.227
3.33-Year  103.769
5-Year 104.229
10-Year  104.800
25-Year  105.184
50-Year  105.523
100-Year  105.500

**********Water Quality Facility Data **********

--------------SCENARIO: PREDEVELOPED

Number of Links:  0

--------------SCENARIO: POSTDEVELOPED

Number of Links:  1

********** Link: Vault

Basic Wet Pond Volume (91% Exceedance):  4538. cu-ft
Computed Large Wet Pond Volume, 1.5*Basic Volume:  6807. cu-ft

Infiltration/Filtration Statistics--------------
Total Runoff Volume (ac-ft):  481.63
Total Runoff Infiltrated (ac-ft):  0.00,  0.00%
Total Runoff Filtered (ac-ft):  0.00,  0.00%
Percent Treated (Infiltrated+Filtered)/Total Volume: 0.00%

**********Compliance Point Results **********

Scenario Predeveloped Compliance Subbasin: Subbasin 1

Scenario Postdeveloped Compliance Link: Vault

** Point of Compliance Flow Frequency Data **
Recurrence Interval Computed Using Gringorten Plotting Position

<table>
<thead>
<tr>
<th>Predevelopment Runoff</th>
<th>Postdevelopment Runoff</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tr (Years)</td>
<td>Discharge (cfs)</td>
</tr>
<tr>
<td>2-Year</td>
<td>0.026</td>
</tr>
<tr>
<td>5-Year</td>
<td>0.044</td>
</tr>
<tr>
<td>10-Year</td>
<td>0.055</td>
</tr>
<tr>
<td>25-Year</td>
<td>0.071</td>
</tr>
<tr>
<td>50-Year</td>
<td>0.086</td>
</tr>
<tr>
<td>100-Year</td>
<td>0.103</td>
</tr>
<tr>
<td>200-Year</td>
<td>0.139</td>
</tr>
</tbody>
</table>

** Record too Short to Compute Peak Discharge for These Recurrence Intervals

**** Flow Duration Performance According to Dept. of Ecology Criteria ****
Excursion at Predeveloped %Q2 (Must be Less Than 0%):  -3.2%  PASS
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Excursion from ½Q2 to Q2 (Must be Less Than 0%)</td>
<td>-3.2%</td>
<td>PASS</td>
</tr>
<tr>
<td>Maximum Excursion from Q2 to Q50 (Must be less than 10%)</td>
<td>1.8%</td>
<td>PASS</td>
</tr>
<tr>
<td>Percent Excursion from Q2 to Q50 (Must be less than 50%)</td>
<td>9.1%</td>
<td>PASS</td>
</tr>
</tbody>
</table>

POND MEETS ALL DURATION DESIGN CRITERIA: PASS
Transportation Memorandum
MEMORANDUM

Date: March 23, 2015
To: Wasim Kahn, City of Bothell
From: Michael Swenson
cc: Nico Vanderhorst, OTAK
Subject: University of Washington Bothell – 110th Avenue NE Surface Parking Lot Traffic Analysis

This memorandum provides an overview of the transportation characteristics associated with the proposed 110th Avenue NE Surface Parking Lot. This includes a review of the proposed access and internal circulation, parking utilization study, and trip generation/impact fee estimates.

Project Overview
The proposed surface parking lot includes 147 parking stalls with a single access point onto 110th Avenue NE. To improve circulation within the lot, a one-way counter clockwise orientation will be considered (see PUD application) as the construction documents are prepared. Pedestrian connections from the parking lot to the east will connect to existing pedestrian pathways on campus.

Parking Utilization Study
A comprehensive parking utilization study was conducted in October 2014 as part of the annual fall count program. The utilization study was conducted during the following 4 peak periods:
- 10:30 – 11:30 a.m.
- 12:15 – 1:15 p.m.
- 2:30 – 3:30 p.m.
- 7:00 – 8:00 p.m.

Several lots exist throughout the campus and were counted separately to understand the relative use of each of the parking areas (see Attachment A for map of locations). The results are summarized in Table 1 and include the delineation of the PUD and non-PUD parking areas to be consistent with the current PUD boundaries. Note that the most recent building, Discovery Hall was occupied at the time of this count. As such the utilization reflects the FTE enrollment associated with that building.

As shown in Table 1, the peak parking demand observed was from 12:15 – 1:15 p.m. with a 89 - 98 percent utilization in the PUD and a non-PUD utilization of 81 - 86 percent, resulting in an overall utilization of 88 - 96 percent. Within the PUD, the south campus parking and surface lots had the highest utilization with an average of 95 percent utilization. Based on these results there is adequate supply on campus to meet the current demand. However due to the high utilization some level of excess circulation is necessary to locate the open stalls. The additional stalls being proposed as part of the 110th Avenue NE lot will reduce the peak hour utilization and reduce the required vehicle circulation associated with locating empty stalls.
<table>
<thead>
<tr>
<th>Table 1. Parking Utilization Study October 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parking Lot</strong></td>
</tr>
<tr>
<td>-----------------</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>10:30 - 11:30 a.m.</strong></td>
</tr>
<tr>
<td><strong>PUD</strong></td>
</tr>
<tr>
<td>North Campus Garage</td>
</tr>
<tr>
<td>South Campus Garage</td>
</tr>
<tr>
<td>Surface Lots</td>
</tr>
<tr>
<td><strong>PUD Subtotal</strong></td>
</tr>
<tr>
<td><strong>Non-PUD</strong></td>
</tr>
<tr>
<td>Husky Hall</td>
</tr>
<tr>
<td>Husky Village1</td>
</tr>
<tr>
<td>Prof. Building Lot2</td>
</tr>
<tr>
<td><strong>Non-PUD Subtotal</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
<tr>
<td><strong>12:15 - 1:15 p.m.</strong></td>
</tr>
<tr>
<td><strong>PUD</strong></td>
</tr>
<tr>
<td>North Campus Garage</td>
</tr>
<tr>
<td>South Campus Garage</td>
</tr>
<tr>
<td>Surface Lots</td>
</tr>
<tr>
<td><strong>PUD Subtotal</strong></td>
</tr>
<tr>
<td><strong>Non-PUD</strong></td>
</tr>
<tr>
<td>Husky Hall</td>
</tr>
<tr>
<td>Husky Village1</td>
</tr>
<tr>
<td>Prof. Building Lot2</td>
</tr>
<tr>
<td><strong>Non-PUD Subtotal</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
<tr>
<td><strong>3:30 - 4:30 p.m.</strong></td>
</tr>
<tr>
<td><strong>PUD</strong></td>
</tr>
<tr>
<td>North Campus Garage</td>
</tr>
<tr>
<td>South Campus Garage</td>
</tr>
<tr>
<td>Surface Lots</td>
</tr>
<tr>
<td><strong>PUD Subtotal</strong></td>
</tr>
<tr>
<td><strong>Non-PUD</strong></td>
</tr>
<tr>
<td>Husky Hall</td>
</tr>
<tr>
<td>Husky Village1</td>
</tr>
<tr>
<td>Prof. Building Lot2</td>
</tr>
<tr>
<td><strong>Non-PUD Subtotal</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
<tr>
<td><strong>7:00 - 8:00 p.m.</strong></td>
</tr>
<tr>
<td><strong>PUD</strong></td>
</tr>
<tr>
<td>North Campus Garage</td>
</tr>
<tr>
<td>South Campus Garage</td>
</tr>
<tr>
<td>Surface Lots</td>
</tr>
<tr>
<td><strong>PUD Subtotal</strong></td>
</tr>
<tr>
<td>Parking Lot</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Husky Hall</td>
</tr>
<tr>
<td>Husky Village</td>
</tr>
<tr>
<td>Prof. Building Lot</td>
</tr>
<tr>
<td>Non-PUD Subtotal</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

1. Husky Village supply reflects 6 additional parking stalls currently occupied by storage containers that are planned to be removed shortly.
2. Professional Building Lot includes University of Washington Bothell parking stalls only.

Trip Generation/Transportation Impact Fee Estimates

This parking lot is intended to accommodate existing enrollment associated with the campus and does not correlate to a specific increase in FTE capacity. As such, no increase in campus trip generation is anticipated.

Transportation Impact Fees are collected by the City of Bothell based on the increase in student FTE associated with the construction of new classroom space. As no increase in student enrollment is associated with the proposed project no payment of Transportation Impact Fees would be required.
Discovery Hall Final Geotechnical Report