

Jack recommends talking w/EA
about productive things to do

Make list of things to finish
w/traffic

Discussion about what to show
-engagements for now

* OK to leave Sound transit platform
on plans

②

Point Wells 9/20/16

Me: Status

Gary: Goal defensible review & maximize
chance of success
Understand Co. concern
Willing to do additional analysis before
draft

Discussion issues w/ project

Dan agrees w/ need for more parking

Doug. needs to know specifics for consultants

* Move on archeology
* Fire - discussion on timing of talks

=> Response to

Discussion when new site plan
Jack has outline for possible approach

①

Point Wells 9/20/16

Name	Org.
Ryan Countryman	SnoCo
Barb Mock	SnoCo <small>Barbara.mock @ SnoCo.org</small>
Jacque St Romain	KTC
DOUG LUETTJEN	KTC
GARY HUFF	FIC
Matthew Otter	Sno Co PA
DAN SENG	PTW
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JACK MOLLERZ	DEA. JNM@DEA.KC.com
Tom Rowe	SNO Co

Handed out by Jack Molver
on 9/20/16, but not used
during meeting



DAVID EVANS
AND ASSOCIATES INC.

MEMORANDUM

DATE: September 19, 2016

TO: Gary Huff
Karr Tuttle Campbell
701 Fifth Avenue, Suite 3300
Seattle, WA 98104

FROM: Jack Molver

SUBJECT: Snohomish County Meeting Agenda

PROJECT: PARA0006
Point Wells Urban Center Development

CC: Doug Luetjen / Steve Ohlenkamp / Dan Seng

Gary,

As discussed last Wednesday, this memorandum is to provide suggestions for an agenda for the meeting with Snohomish County tomorrow.

Agenda

Point Wells Urban Center Development

September 20, 2016

Purpose of Meeting

The Point Wells consulting team will provide Snohomish County an outline of proposed actions to respond to requests for additional project information. The intent is to provide sufficient additional information to serve as the basis to allow the County to provide a recommendation for Site Plan Approval.

Attendees:

Proposed Work Plan:

1. Update the site plan to demonstrate that two points of access are provided to all areas of the development exceeding a trip generation threshold of 250 Average Daily Trips (ADT). The Site Plan will demonstrate that adequate fire access to all buildings is provided.
 - a. This will be accomplished by providing a separate Access and Circulation Plan to include the following elements:
 - i. Means for providing interconnectivity between neighborhoods.
 - ii. Secondary access to address the 250 ADT maximum threshold issue.
 - iii. Fire apparatus circulation to demonstrate that all buildings meet the requirements for access.



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FROM: Jack Molver

TO: Gary Huff

SUBJECT: Snohomish County Meeting Agenda

- iv. Drive aisle widths.
- v. No parking limits where necessary to demonstrate adequate width.
- vi. Typical sections for the various access route types.
- vii. Fire hydrant locations.

- Not just letter of intent*
2. Submit a letter requesting that the critical area study be reviewed in light of the Innovative Development Design provisions.
 3. Submit an EDDS Deviation requesting that the internal access and circulation system be customized to fit the context of the development, not per EDDS. This should also specifically request not having to use the street landscaping standards.
 4. Update the Landscape Plan, Targeted Drainage Plan, Critical Areas Study and Geotechnical Report to conform to the updated site plan. Also collaborate with the biologist and landscape architect to come up with a response to the county assertion that landscaping above parking garages is to be considered as impervious.
 5. Update the Short Plat exhibits to demonstrate how access to each lot is to be provided.

Discussion:

The updated plans and reports outlined above will provide sufficient information to demonstrate to Snohomish County that the Site Plan is in conformance to applicable codes to an extent that a recommendation of approval can be made. The intent is that this updated information will allow for the circulation of a DEIS.

Upon receipt of comments on the DEIS, additional architectural information will be provided to demonstrate the following:

- There are sufficient parking spaces to support the extent of development.
- Floor plans that demonstrate how the number of units proposed are to be achieved.

Attachments/Enclosures: List Items

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