SNOHOMISH COUNTY DEPARTMENT OF PUBLIC WORKS

EDDS DEVIATION REQUEST FOR PROJECTS VESTED ON OR AFTER 9-30-10

A. Instructions:

(1) This form is to request deviations from the EDDS excluding Chapter 5 (Drainage).

(2) Submit one deviation request per form unless multiple standards are related and must be evaluated as a single proposal.

(3) Provide sufficient information to evaluate the request, including applicable EDDS section(s) and/or standard drawings, engineering calculations or other data to substantiate the request. Preparation by an engineer licensed in the State of Washington may be required.

Submittal: Call 425-388-3311, x2790 to schedule a submittal appointment. Please bring the complete application, all supporting documentation and the applicable fee.

Fee: $1,390.50 per request. ($1,350 plus a 3% surcharge per SCC 30.86.030)

Notes:

(1) A deviation request shall not be used to modify or waive a requirement of SCC Chapters 30.24 (Roads and Access), 30.66B (Concurrency and Road Impact Mitigation) or EDDS Chapter 5 (Drainage).

(2) By signing this application the applicant acknowledges and agrees that the development application may be delayed by up to 21 calendar days to allow County Engineer review.

B. Project Information:

PFN: 11-1101008LDA & 11-101007SP Project Name: Point Wells Urban Center

Project Vesting Date: March 4, 2011 Applicable EDDS Edition: ☐ 2004 ☐ 2009 ☒ 2010

PDS Traffic Reviewer: _____ PDS Planner: _____

Applicant or Representative Name: BSRE Point Wells, LP c/o Karr, Tuttle, Cambell Attourneys

Address: 701 Fifth Avenue, Suite 3300 City: Seattle State: WA Zip: 98104

Email: _____ Phone: _____

Applicant Signature: _____ Date: 4/26/2018
Authorized Signatory

C. Deviation Request:

1. Identify the EDDS standard(s) proposed for deviation (include section or drawing number): _____
SCC 30.41B.200, SCC 30.24.060, SCC 30.34A.080, EDDS 3-050 and EDDS 3-065

2. Is this deviation necessary to implement an LID BMP contained in the Drainage Manual or approved by the Dept of Ecology and Public Works? (SCC 30.63C.060(1)(b) ☐ Yes ☒ No If "Yes," identify the BMP:

3. Describe the deviation request, including reasons for the request, why the EDDS standard cannot be met, and site-specific details as applicable.

This request is to deviate from the requirement for public roads. In lieu of public or private roads, alternative project specific standards will make appropriate provisions to protect public safety and welfare, while creating better opportunities for urban design. The alternative standards will comply with both fire code and ADA requirements. See C-300 series and C-500 series for access and circulation plan and typical sections. Also see attached Two-Way ADT Interior Circulation Volumes exhibit by DEA dated 2018-04-25.

D. EDDS Section 1-05 Criteria: Pursuant to EDDS Section 1-05, deviation requests must include supporting information demonstrating compliance with the following:

4. Describe how the deviation will achieve the original intent of the EDDS: _____

Deviation achieves original intent by providing vehicle, fire apparatus, pedestrian/bicycle access through the development. Street trees are provided with the required soil volume.

5. Describe how the deviation will not adversely affect safety or operations: _____

Minimum fire apparatus, vehicle, pedestrian and planting widths are provided. Sidewalks are provided on both sides of the access and circulation system where buildings exists.

6. Describe how the deviation will provide substantially equivalent environmental protection: _____

Deviation provides equivalent or higher level of environmental protection by having less impact on critical areas.

7. Describe how the deviation will not adversely affect maintenance and associated costs:

Consistent with SCC 30.24.060, this site is unique in regards to topography, road network of the surrounding area, soils, hydrology and maintenance requirements. The development will be responsible for maintenance of all access and circulation system including bridges and retaining wall structures, sidewalks, pathways, lighting, plantings, and drainage facilities. Several accesses are located over underground parking. The access and circulation system proposed sections maintain typical materials and dimensions that allow familiarity to roadway maintenance practices.

8. Describe how the deviation will not adversely affect aesthetic appearance: _____

Deviation provides similar street plantings or maintains a native planting area.

E. SCC 30.63C.090 Criteria (LID only): Pursuant to SCC 30.63C.090, deviation requests necessary to facilitate the use of LID BMPs must include supporting information demonstrating compliance with the following:

9. Describe how the deviation is consistent with and furthers the purposes of the stormwater regulations set forth in SCC 30.63A.100: (SCC 30.63C.090(2)(a))_____

N/A

10. Describe how the deviation does not result in significant adverse environmental impacts: (SCC 30.63C.090(2)(b))

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11. Describe how the deviation does not adversely impact the public health, safety and welfare: (SCC 30.63C.090(2)(c))

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12. Describe how the deviation is consistent with generally accepted engineering and design criteria: (SCC 30.63C.090(2)(d)) _____

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13. Describe how the deviation will result in one or more of the following: (SCC 30.63C.080(2)(e))

____ (i) Innovative site design;
____ (ii) Increased on-site stormwater retention using a variety of vegetation and landscape conditions;
____ (iii) Retention or re-creation of original natural habitat conditions over a significant portion of the site;
____ (iv) Improved on-site water quality beyond that required by current applicable regulations; or
____ (v) Retention or re-creation of pre-development and/or natural hydrologic conditions, and retention or re-creation of forested watershed conditions.

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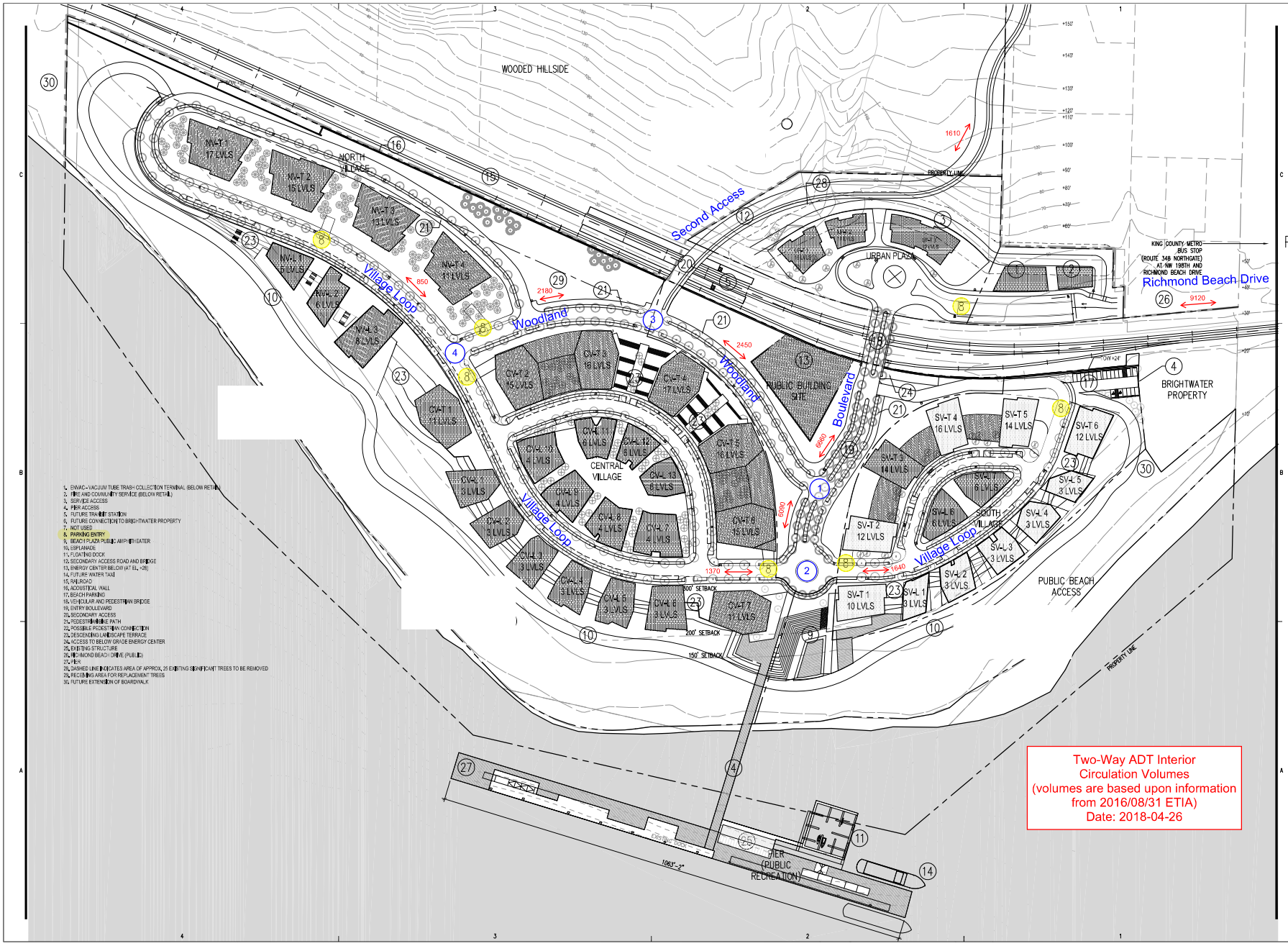

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Point Wells Development

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Seattle, Washington 98104

REV.	ISSUE	DATE
1	CORRECTION	04.18.2017
2	CORRECTION	04.30.2017

Sheet Information

Date	03/04/2011
Job Number	169009.000
Drawn	
Checked	
Approved	

Title

OVERALL SITE PLAN

Sheet

A-050

NOT Issued for Construction

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