



Questions related to 'CityView' project, 1433 Consolidation Avenue:

Public Works/Critical Areas/Wetlands:

A 12" CPP outfall onto the subject site (via Puget St.) has created a small channel/wetland (see Jepson map, attached) on the north end of our proposed site plan. The channel was identified as a 'small storm drain outlet channel' in a previous Critical Areas and Wetland Report submitted by Miller Engineering on behalf of Ambling University Development Group, dated April 15, 2013 (see attached report, section 3.3 Project Site, and section 4.2.2 Wetlands).

It appears that over the previous +/-6 years, this small channel has created a 'new' wetland. This wetland didn't exist in 2013, as there is no mention of it in Miller's 2013 report. The approximate size of this wetland is 3,500 SF.

However, under section 4.2.3 Drainages, the channel that has created this wetland is identified as an 'artificial drainage and does not qualify as a 'watercourse' under City Code'.

Prior to finalizing our updated Critical Areas Report, we are requesting the City's input on 1) Diversion options of the CPP outfall to eliminate the channel/wetland source, 2) advisement on how to classify this new wetland created by 'artificial drainage', and 3) if the source can be diverted (likely causing the artificial wetland to 'dry up'), will the City allow a follow up site inspection by Miller to verify that the CPP outfall channel and subsequent wetland no longer exist.

Of course, full building permit issuance would be subject to the results of Miller's follow up inspection.

Fire/Life Safety:

The subject site is large at +/-11.15 acres. However, site slopes range from 15% near the west side, up to 40% near the east (Puget St.). We have designed our site plan to locate our main 26' fire lane on the lower west lot, adjacent to the building, access via Consolidation Avenue. It has been determined that a secondary emergency fire lane is required due to the size of the building. This fire lane will not exceed 12% grade. Can this route be used as an alternative fire turnaround, in case we cannot meet the 12% grade requirement to the upper (east) lot?

Thank you for your feedback,

Morgan Bartlett, applicant