

(Amending and superseding Exhibit 1 to Ordinance # 6382, Planned Action Ordinance)

## **D. Prior to any Issuance of Permits for Vertical Construction of structures of the Project:**

### **General:**

1. The City Engineer may modify requirements for public improvements required to be constructed for this project by City code, Engineering Design Standards, or in the adopted mitigation measures. The process for modification of these requirements will be that specified in Chapter 12.64A of the Auburn City Code or Section 1.04 of the Engineering Design Standards.

### **Phasing Plan:**

2. Prior to any vertical construction of structures, the Applicant shall provide to the City for review and approval an **Overall Phasing Plan**. The Overall Phasing Plan shall identify the building, site work, and public infrastructure for each phase of the work associated with the phased construction and phased occupancy for the site. The Plan shall incorporate all elements of the various master plans identified below and the Conceptual Site Plan prepared by the Applicant and made Attachment #2 to Resolution #5442, the Amended and Restated Development Agreement.

This Overall Phasing Plan may include, or may be separate from the phasing proposal needed to be submitted by the Applicant and approved by the City to support occupancy of individual buildings.

### **Master Plans:**

#### **Floodplain Master Plan**

3. Prior to issuance of permit for vertical construction for any structures, the Applicant shall provide to the City for review and approval a **Floodplain Master Plan** for the Project. The Plan shall include the approximate location and estimated volume of existing on-site areas located with the 2017 FEMA maps of floodplain. The Plan shall also identify in narrative and plan view format a conceptual proposal for any temporary or permanent alteration of the current location of floodplain volume, while maintaining hydrologic connectivity to off-site floodplain. The Plan shall also identify in narrative and plan view format a proposal for location of floodplain volume and depth to achieve development for the northern portion of the site consistent with that portrayed on the Conceptual Site Plan made Attachment #6 to Resolution #5442, the Amended and Restated Development Agreement.

## Storm Drainage Master Plan

4. Prior to issuance of permit for vertical construction for any structures, the Applicant shall provide to the City for review and approval a **Storm Drainage Master Plan** for the Project. The Plan shall be based on the Conceptual Site Plan made Attachment #2 to Resolution #5442 for the northern portion of the site. The plan shall include the approximate location and size of all major storm drainage conveyance pipes, water quality treatment facilities, and flow control facilities in conformance with the City's Engineering Design Standards. The storm drainage master plan shall contain sufficient information, including supporting storm drainage calculations, to demonstrate that the system configuration is feasible and is capable of meeting city standards. The initial Storm Drainage Master Plan may be based on the current conditions of the site and floodplain mitigation requirements.

Prior to issuance of permits for vertical construction of any structures on the portion of the site located north of 49<sup>th</sup> Street NE, the Applicant will update the Storm Drainage Master Plan with the specific revised plans for this area provided that any infrastructure already in place is not impacted by the changes, or if they are impacted, that provisions to address the impacts are made as determined satisfactory by the City Engineer.

In addition, if the storm drainage discharge from the project is not as proposed in previous drainage analysis prepared for the purposes of the EIS ("Hydraulic Model Evaluation of Potential Drainage System Impacts Associated with the Auburn Gateway Project", Herrera, 2003) and the discharge is all directed to either: South 277th Street (EIS Scenario 3a) or split evenly between South 277th Street and D Street NE (EIS Scenario 3b), then additional downstream drainage analysis shall be required as directed by the City Engineer prior to issuance of a permit for vertical construction.

The Overall Phasing Plan shall also define which improvements are to be constructed concurrent with each phase of the Project.

## Water Master Plan

5. Prior to issuance of permit for vertical construction, the Applicant shall provide to the City for review and approval a **Water Master Plan** for the Project. The Plan shall include the approximate location and size of all mainline pipes, valves, and fire hydrants in conformance with the City's Comprehensive Water Plan and Engineering Design Standards. The Water Master plan shall contain sufficient information, including hydraulic analysis, if deemed necessary by the City Engineer, to demonstrate that the system layout is feasible and provides adequate fire flow and system reliability and provides locations for services and mainlines located within all public roadways.

The Overall Phasing Plan shall also define which improvements are to be constructed concurrent with each phase of the Project. The Conceptual Site plan prepared by the Applicant and made Attachment #2 to Resolution #5442 for the northern portion

of the site may serve as the initial basis for the development of the area north of 49<sup>th</sup> St NE. Prior to issuance of permits for vertical construction of any structures portion of the site located north of 49<sup>th</sup> Street NE, the Applicant will update the Master Plan with the specific plans for this area provided that any infrastructure in place is not impacted by the changes, or if they are impacted that provisions to address the impacts are made as determined satisfactory by the City Engineer. The Water Master Plan shall include the following improvements:

- Replace the existing 8-inch and 6-inch water pipes with 12-inch water pipe in 49 Street NE from Auburn Way North to I Street NE.
- Construct a new 12-inch water pipe along the extension of I Street NE between 49<sup>th</sup> Street NE and South 277<sup>th</sup> Street.
- Construct a new 12-inch water pipe along the extension of I Street NE between 45<sup>th</sup> Street NE and 49<sup>th</sup> Street NE unless provided for through the project site to the satisfaction of the City Engineer.

#### Sanitary Sewer Master Plan

6. Prior to issuance of permit for vertical construction, the applicant shall provide to the City for review and approval a **Sanitary Sewer Master Plan** for the Project. The plan shall include the approximate location, elevation, and size of all mainline pipes and manholes in conformance with the City's Comprehensive Sanitary Sewer Plan and Engineering Design Standards. In addition, services located within public roadways shall be identified in the Sanitary Sewer Master Plan. The sanitary sewer master plan shall contain sufficient information, including hydraulic analysis if deemed necessary by the City Engineer, to demonstrate that the system layout is feasible and is capable of meeting city standards.

The Overall Phasing Plan shall also define which improvements are to be constructed concurrent with each phase of the Project. The Conceptual Site plan prepared by the Applicant and made Attachment #2 to Resolution #5442 for the northern portion of the site may serve as the initial basis for the development of the area north of 49<sup>th</sup> St NE. Prior to issuance of permits for vertical construction of any structures portion of the site located north of 49<sup>th</sup> Street NE, the Applicant will update the Master Plan with the specific plans for this area provided that any infrastructure in place is not impacted by the changes, or if they are impacted that provisions to address the impacts are made as determined satisfactory by the City Engineer.

#### Storm Drainage, Water, and Sanitary Sewer (combined) Master Plan

7. Prior to issuance of permit for vertical construction, the Applicant shall submit **Civil Utilities Construction Plans**, consistent with the approved Overall Phasing Plan and consistent with the approved:
  - Storm Drainage Master plan,
  - Water Master Plan, and
  - Sanitary Sewer Master Planto the City for review and approval in conformance with the City's Engineering

## Design Standards

### Transportation-Related Master Plans

8. Prior to issuance of permit for vertical construction, the Applicant shall provide a **Pedestrian/Non-motorized Circulation Master Plan** to the City for review and approval. The Pedestrian/Non-motorized Circulation Master Plan shall be in conformance with the City's engineering design standards and provide an efficient and safe pedestrian circulation system that provides appropriate crossing of I Street NE, D Street NE, and 49th Street NE at places where pedestrian/non-motorized crossings are likely to occur and where crossings can be safely accommodated with necessary improvements to minimize travel distances and control devices. The Pedestrian/Non-Motorized Circulation Master Plan shall specify the location and types of paths, methods to be used to address safety at street and driveway crossings, and the framework of connections and amenities to be developed, as described in the "Auburn Gateway Architectural and Site Design Standards", BCRA Inc., October 2011. The Plan shall be coordinated with King County Metro Transit and shall include the approximate locations of existing and proposed transit stops and associated facilities serving the Auburn Gateway Project.

The Overall Phasing Plan shall also define which pedestrian/non-motorized improvements are to be constructed concurrent with each phase of the Project.

9. Prior to issuance of permit for vertical construction, the Applicant shall provide an **Access and Onsite Vehicular Circulation Master Plan** to the City for review and approval. The plan shall be in conformance with the City's Engineering Design Standards and include locations and dimensions of access points expected for all portions of the Auburn Gateway project area. The Conceptual Site Plan as made attachment #2 to Resolution #5442 for the northern portion of the site may serve as the initial basis for the development of the area north of 49<sup>th</sup> St NE. Prior to issuance of permits for vertical construction of any structures portion of the site located north of 49<sup>th</sup> Street NE, the Applicant will update the Master Plan with the specific plans for this area provided that any infrastructure in place is not impacted by the changes or if they are impacted that provisions to address the impacts are made as determined satisfactory by the City Engineer. The Access and Onsite Vehicular Circulation Master Plan must be accompanied with a traffic analysis that indicates commercial/delivery vehicle turning templates, emergency access lanes, and the volumes of traffic and levels of service expected at each access location.

The Overall Phasing Plan shall also define which access points are to be constructed concurrent with each phase of the Project.

10. Prior to issuance of permit for vertical construction, the Applicant shall provide a **Motorized Public Improvement Master Plan** to the City for review and approval. The plan shall be in conformance with the City's Engineering Design Standards and include streets, traffic signals, and intersection improvements for all portions of the Auburn Gateway project area.

The Overall Phasing Plan shall also define which street improvements are to be

constructed concurrent with each phase of the Project.

The Motorized Public Improvement Master plan shall include the following improvements:

- Complete a traffic signal at the intersection of South 277th Street and I Street NE including two traffic monitoring cameras. The signalized intersection shall consist of two westbound through lanes, one westbound left turn pocket, three eastbound through lanes, one eastbound right-turn pocket, and two to three northbound turning lanes.
- Complete I Street NE from 45th Street NE to South 277th Street. This roadway shall be designed to the city's Minor Arterial standard and include at a minimum 2, 14-foot wide through lanes, shared use path on the east side of I Street, 10-foot sidewalk on the west side, an 11-foot wide center turn lane, and additional turn lane(s) as determined to be needed at the intersection with S 277th Street.
- Complete a roundabout at intersection of I Street NE and 49th Street NE designed to accommodate the future eastward street extension of 49th St NE.
- Complete 49th Street NE between Auburn Way North and I Street NE, within the existing right-of-way. This street shall be designed as a Non-Residential Collector including at a minimum 2, 14-foot wide through lanes, shared use path on the north side of 49th Street NE, 10-foot sidewalk on the south side of 49th Street NE and an 11-foot wide center turn lane.
- Complete a traffic signal at the intersection of 49th Street NE and Auburn Way North including one traffic monitoring camera within the existing right-of-way.
- Complete D Street NE from Auburn Way North to S 277th Street. This street shall be designed as a Local Non-Residential street and applicant shall construct a cul-de-sac at southern terminus of D Street NE at Auburn Way North and eliminate the vehicular connection to Auburn Way North.
- Complete any additional off-site mitigation as identified in the EIS Addendum completed October 2019.

11. Prior to issuance of permit for vertical construction, the Applicant shall submit **Civil Transportation Construction Plans**, consistent with the approved Overall Phasing Plan and consistent with the approved:

- pedestrian/non-motorized circulation master plan,
- transit master plan,
- access and on-site vehicular circulation master plan, and
- motorized public improvement master plan

to the City for review and approval in conformance with the City's Engineering Design Standards.

#### Signage Master Plan

12. Prior to issuance of permit for vertical construction, the Applicant shall submit a **Signage Master Plan** to establish locations, sizes and materials for all types of signage to be used in subsequent phases (except traffic control signage). The signage master plan shall be prepared in accordance with the provisions of ACC 18.56.030.K, in effect as provided in the vesting provisions of the development

Agreement between the City and Developer. The plan shall include commercial and directional signage as well as interpretive material such as information on wildlife near wetlands or historical information about the area. The plan shall be coordinated with the Auburn Gateway Architectural and Site Design Standards document. The Signage Master Plan shall be recorded as required by ACC 18.56.030.M.

13. Project plans shall demonstrate that the proposed project is consistent with the approved signage master plan. Modifications to the signage master plan may be allowed by the Director only after determining that the changes are consistent with the "Auburn Gateway Architectural and Site Design Standards," BCRA Inc., October 2011, or as may be specifically modified for the Auburn Gateway Project.

#### Visual/Aesthetics

14. Project construction plans shall adhere to the document: "Auburn Gateway Architectural and Site Design Standards", BCRA Inc.; October 2011 or as may be specifically modified for the Auburn Gateway Project.
15. Project plans shall incorporate principles of crime prevention through environmental design (CPTED) in all project designs. These include but are not limited to the measures discussed in the "Auburn Gateway Architectural and Site Design Standards", BCRA Inc. October 2011.

#### Noise

16. Prior to the issuance of a permit for vertical construction, the Applicant shall prepare and submit a **Noise Control Plan** to be approved by the City of Auburn for areas in which noise-generating equipment, such as mechanical equipment (i.e., heating, ventilating, and air conditioning [HVAC] systems), loading docks, solid waste removal areas, compactors, outdoor retail speakers, and backup power generators, cannot be located away from noise-sensitive receivers. The City of Auburn may require noise containment systems where necessary to meet the noise regulations. Prior to the issuance of a permit for vertical construction, the Applicant shall provide a binding agreement to ensure that all subsequent applications for City approval shall meet parameters of the approved noise control plan. Project plans shall include the use of buildings, fences, berms, or large landscape buffers to shield noise-sensitive receivers from onsite traffic noise.
17. Automobile fuel stations shall be located as far as possible from residential uses. If located within 100 feet of residential uses, the City of Auburn may require additional design measures to limit noise, odor, and glare impacts.
18. Outdoor activity areas such as eating and drinking establishments shall be located away from residential areas. If located closer than 300 feet to a residential area the City of Auburn may require design measures or operational restrictions to limit noise impacts from late evening use.

#### Critical Area

19. The project's critical areas report identifies the following mitigation measures to minimize or avoid impacts to wetlands and watercourses. These are not addressed by City code requirements and are not addressed by the plans required to be prepared and submitted to the city as part of the development approvals and thus shall be observed in the construction and operation of the Project.
- a. Apply integrated management practices to minimize fecal coliforms, heavy metals, and nutrients from entering wetlands and watercourses.
  - b. Establish covenants limiting the use of pesticides within 150 feet of wetlands and watercourses.
  - c. Apply integrated pest management to control rodents and other vermin.
  - d. Use insect, animal, and plant pesticides according to manufacturer directions; do not over apply.
  - e. Keep pets on a leash when outside and not with designated fenced pet exercise areas and do not let pets roam into critical area buffers, as reinforced by signage.