


DESIGN APPROVAL

Tolt River Terrace

SR 203, MP 5.30 to MP 5.61

April 18, 2023

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
Northwest Region
Carnation, Washington

SIGNATURES		Template Version 2.2
ENGINEER OF RECORD	REGION APPROVAL	
<p>This document has been prepared under my direct supervision in accordance with RCW 18.43 and appropriate WSDOT manuals.</p>  <p>Name, Title, Company, & Address: Christopher A. Cavallo Senior Project Manager Transpo Group USA, Inc. 12131 113th Avenue NE, Suite 203 Kirkland, WA 98034</p>		
	ASSISTANT STATE DESIGN ENGINEER APPROVAL	
	Not Applicable per Design Manual Chapter 300.	
	FHWA APPROVAL	
		Not Applicable per Design Manual Chapter 300.

DESIGN APPROVAL MEMORANDUM

Project Description

The Plat of Tolt River Terrace project is a proposed residential development consisting of 84 single-family homes and 56 units mixed between duplex and townhomes located on a 33.8-acre site. The site contains three existing tax parcels: 212507-9035, 212507-9062, and 212507-9063. The site is located within a portion of the northeast quarter, the northwest quarter, the southeast quarter, and the southwest quarter of the northeast quarter of Section 21, Township 25 North, Range 7 East, Willamette Meridian. Specifically, the site is located at 3660 Tolt Avenue in the City of Carnation, Washington. The project will clear, grade, and construct roads, utility extensions, features, and eventually single-family and multi-family residences on the lots.

The site is polygonal in shape and is located to the immediate north of the Tolt River. The western edge of the site is SR 203 (Tolt Avenue), with the Tolt River Trail and Snoqualmie Valley Trail bordering the eastern edge. Immediately north of the site is Tolt Middle School. In the existing condition, the sites two most western parcels have been cleared and developed into an industrial storage yard. The eastern most parcel has also been largely cleared and was being used as an industrial maintenance and fabrication yard for concrete structures with two existing gantry cranes and a large warehouse with it's associated out buildings.

Improvements within SR 203 right of way includes:

- *Improvements to an existing access on the east side of SR 203 to be used as the north access to the proposed Tolt River Terrace development*
- *Relocation and improvements to an existing access on the east side of SR 203 to be used as the south access to the proposed Tolt River Terrace development*
- *Curb ramps at the north Tolt River Terrace access connecting to on-site sidewalks and an existing (north) mid-block crosswalk of SR 203*
- *Pedestrian traffic islands on the west side of SR 203 at the existing (north) mid-block crosswalk*
- *Shared-use path and planter strip along the project frontage (east side of SR 203)*
- *Shared-use path pedestrian bridge to span an existing pond*
- *W-beam guardrail Type 31 on the east side of SR 203 at the proposed shared-use path pedestrian bridge*
- *(South) mid-block crosswalk with rectangular rapid flashing beacon (RRFB) just south of the southern Tolt River Terrace access; the RRFB was requested to be installed by the City of Carnation. Pedestrian traffic islands on west side of SR 203 at the (south) mid-block crosswalk*
- *Street lighting at both the north and south Tolt River Terrace access intersections*

3 Core Document Summary

3.1 Design Parameter Sheets

The Design Parameter Sheets are attached and include a comparison of design element dimensions between Existing, Design Manual, and Proposed. The proposed design for SR 203 improvements follow Washington State Department of Transportation (WSDOT) and/or City of Carnation standards, as applicable. All Proposed design element dimensions meet or exceed Design Manual dimensions.

3.2 Safety Analysis

The project type and proposed improvements to SR 203 do not warrant the need for a Safety Analysis.

3.3 Design Analysis

The proposed improvements to SR 203 do not warrant the need for Design Analysis.

3.4 Maximum Extent Feasible

The proposed improvements to SR 203 do not warrant the need for Maximum Extent Feasible documentation.

3.5 Plans for Approval – Conceptual

A Channelization Plan for Approval (PFA) is attached for improvements to SR 203 from MP 5.30 to MP 5.61.

3.6 Alignment Plans and Profiles – Conceptual

No changes are proposed to the existing alignment and/or profile of SR 203.

3.7 Cost Estimate

Project funding is being provided privately by MainVue WA LLC.

4 Environmental Documentation

Project State Environmental Policy Act (SEPA) Mitigated Determination of Non-Significance (MDNS) was issued on November 1, 2019. A copy of the notice is attached.

5 Supporting Documents Summary

The following Supporting Documents are included in this Design Approval package:

- **Pedestrian Facilities** – *The City of Carnation requires a pedestrian connection between the project site on the east side of SR 203 and the King County Tolt River-John MacDonald Park trail system on the west side of SR 203. King County agreed with the pedestrian connection. The City of Carnation also requires that the new pedestrian connection be equipped with a Rectangular Rapid Flashing Beacon (RRFB). These required improvements are in alignment with the City of Carnation’s current Transportation Element Background Information & 2021 Transportation Improvement Plan and Six-Year Transportation Improvement Program (STIP) 2021-2026 (adopted by Resolution No. 442, 07/21/2020).*
 - *A copy of email correspondence (dated 11/18/2021) from City of Carnation directing the Design Team to install a new crosswalk across Tolt Avenue is attached.*
 - *A copy of email correspondence (dated 08/22/2022) from King County agreeing to using a Special Use Permit for the connection of the new crosswalk across Tolt Avenue to the County’s existing trail/gate is attached.*
- **Illumination** – *Intersection illumination improvements are proposed at both the north and south Tolt River Terrace access intersections in accordance with City of Carnation illumination requirements. Design target values for illumination standards are 0.9 footcandles (minimum) for*

illuminance and 4.0:1 (maximum) for uniformity. The City of Carnation requires new Tolt Avenue streetlight have meet the following requirements:

- *40 ft pole*
- *35 ft mounting height for luminaire with 12 ft arm*
- *Cyclone Domia fixture*

6 Other Approvals and Justifications

The City of Carnation granted conditional approval to MainVue Homes LLC to subdivide approximately 33.75 acres into 141 lots. A copy of the land use decision is attached.

7 Other Items

The following Other Items are included in this Design Approval package:

- **Guardrail Report** – *Due to the proposed shared-use path pedestrian bridge with retaining walls along the east side of SR 203, guardrail placement is required in accordance with WSDOT standards.*