



December 5, 2018

Job No. 1263-002-016

Mr. Ty Peterson
Product Line Manager - Commercial
King County Department of Permitting
and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065

RE: GRDE18-0083 & LUT417-0003
Request for pedestrian waiver pursuant to King County Code 21A.18.100

Dear Mr. Peterson:

The proposed business park is an extension of the Pacific Raceways race track. It will provide motorsport businesses and private car owners easy access to the existing track.

Because of the location on a rural road without any pedestrian facilities leading to the site, tenants will access their garages via their cars. We do not foresee any pedestrians or bicyclists accessing the site from offsite, but we understand the need to provide safe access within the project.

The pedestrian access criteria outlined in KCC 21A.18.100 can be met, with a few exceptions. Below is a list of the requirements that cannot be met, along with an explanation of why. We are requesting that the director waive these requirements and proceed with processing the permit application.

21A.18.100-A

Access points onto the site shall be provided (a) approximately every 800 to 1,000 feet along existing and proposed perimeter sidewalks and walkways, and (b) at all arrival points to the site, including abutting street intersections, crosswalks, and transit stops. In addition, access points to and from adjacent lots shall be coordinated to provide circulation patterns between developments.

The purpose of the proposed project is to provide a secure storage facility for the tenants. Because of this, a security fence will be installed around the perimeter and vehicle and pedestrian access to the facility will be limited to the gated entrances along the south side of the project.

21A.18.100-C

Walkways shall form an on-site circulation system that minimizes the conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances. Walkways shall be provided when the pedestrian access point onto the site, or any parking space, is more than 75 feet from the building entrance or principal on-site destination and as follows:

An internal walkway is provided along the front of the parking stalls. This walkway provides a safe pedestrian access route to each of the buildings.

The proposed buildings will have multiple access points and garage bays. Because of the cars entering and leaving the garages, it would not be safe to route pedestrian traffic along the front of the buildings.

21A.18.100-C.2

All non-residential buildings set back more than 100 feet from the public right-of-way shall provide for direct pedestrian access from the building to buildings on adjacent lots.

There are no commercial buildings on adjacent lots, only a residential neighborhood. Because of this, no pedestrian access is required to adjacent lots.

A path will be provided for the pedestrian traffic from the business park to and from the race track.

Please consider this request for waivers on these requirements. Feel free to contact me if you have any questions.

Sincerely,

ESM CONSULTING ENGINEERS, LLC.



TREVOR STIFF, P.E.
Principal

cc: Jason Fiorito, Race Track LLC