

**Richard A. Okimoto Architect, Inc.**

ARCHITECTURE, PLANNING, RESTAURANT INTERIORS

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18 December 2015

**City of Edmonds Planning Department**

121 5<sup>th</sup> Avenue N.  
Edmonds, WA 98020

Attn: **Mike Clugston, AICP**

Re: **Trike Stop Daycare Center – Westgate EBP  
BLD20150962 (Main Building)**

Dear Mike:

I am responding in letter form with references as noted to Drawing Resubmittals, dated 18 September 2015 and 17 December 2015 with all revisions noted by "cloud" and Revision Delta No. 1 and Delta No. 2, in response to your initial comments on behalf of the Planning Department for the above referenced project. I make reference to the Memorandum from your office dated 17 September 2015, and my responses make reference to those Item Numbers.

**Item No. 1:**

Sheet SP (New Site Plan Sheet), and A-11 (Details). The Trash Enclosure has been relocated to the south side of the Infant Building and away from the 15' structural setback from the adjacent residential property lines. Please refer to Details 9/A-11 and 10/A-11 for the Trash Enclosure Construction notes and details.

You also noted that new paving in the 15' setback area was being called into question. When you and I discussed this matter over the counter on 18 September 2015, you indicated you might be able to provide exception if the area of paving for the final plans did not exceed the original paving area for the Entry Walkway, parking and backup areas. I herewith provide the summary calculations for your consideration:

- a.) Original paved area of walkway, parking area, and backup space = 1,504 s.f.
- b.) New walkway, Parent Drop-off, and sidewalk area = 1,049 s.f.

Thus, the new paved area is 455 s.f. less than the original paved area; and if you would review the resubmitted Site Plan, Sheet SP, the area that intrudes into the 15' setback is quite small – approximately 30 s.f. We ask for an exception in this case.

**Item No. 2:**

The Owners have retained the services of a licensed Landscape Architect, John Rubenkonig, whose new Drawings have been submitted for review and approval. His immediate areas of concentration have been directed to identifying any trees to be removed due to hazardous or diseased condition; to replacing or supplementing landscape material to satisfactorily screen the current project from the adjacent residential properties to the south and east sides of the property; and to further defining some of the landscape elements in the new Entry Walkway and Parent Drop-off Areas.

John Rubenkonig will provide as necessary at a later date, more specific specification of materials and details for the Play Area. Suffice it for now to indicate that no new structures will be placed in the setback areas.

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**Item No. 3:**

Sheet SP, Site Plan and all Landscape Site Plans are now drawn at appropriate engineering scale, as noted on each drawing.

Please feel free to contact me if you have any questions or require further clarification. Thank you for your continuing review and assistance.

Sincerely yours,

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Richard A. Okimoto, Architect

cc: Autumn Snow  
SAW Construction