



TECHNICAL COMMITTEE REPORT
TO THE HEARING EXAMINER

Project Name: Beuca Preliminary Plat

Location: 16628 NE 122nd Street

Project File Number: LAND-2014-00816, PR-2014-00672

Project Description: Subdivision of 3.59 acres into 14 single-family lots with 15 units (one duplex)

File Numbers: LAND-2014-00816
SEPA-2014-00817 – SEPA
PR-2014-00672

Applicant: Quadrant Homes
Corey Watson
14275 SE 36th Street
Bellevue, WA 98005

Planner: Thara Johnson, Associate Planner

Decisions Included: Preliminary Plat, Type III

Recommendation: Approval with Conditions

Public Hearing Date: August 4, 2014

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).

ROBERT G. ODLE, DIRECTOR
Planning and Community Development
Department

LINDA DE BOLDT, Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, **the Technical Committee** provides responses, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Preliminary Plat. And receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Hearing Examiner** will make the final decision regarding the Preliminary Plat.

Key Dates

Application/Completeness Date: May 6, 2014
Date SEPA Determination Issued: Exempt
SEPA Appeal Deadline: Exempt
Public Hearing Date: August 4, 2014

Report Attachments

1. Vicinity Map
2. Zoning Map
3. General Application Form
4. SEPA Application Form
5. Completeness Letter
6. Notice of Application and Certificate of Publishing
7. Notice of Application Public Comment Letters
8. SEPA Exemption, & Environmental Checklist
9. Greenhouse Gas Emissions Worksheet
10. Notice of Public Hearing and Certificates of Posting
11. Preliminary Plat Plan set
12. Title Documents
13. Critical Areas Memo
14. Arborist Report
15. Landmark Tree Removal Exception Request Letter
16. Landmark Tree Removal Exception Approval Letter
17. Geotechnical Report
18. Preliminary Storm Drainage Report
19. Traffic Impact Analysis
20. Application for Transportation Concurrency
21. Comprehensive Planning and Transportation Master Plan Policies
22. Deviation Requests
23. Project Summary Table
24. North Redmond Supplemental Connections Map (N-NR-5)
25. Computation Sheet
26. Project Contact Form
27. TMP Policy on Neighborhood Connectivity

Technical Committee Analysis

I. Proposal Summary

The proposal includes a request for a preliminary plat to subdivide the property into 14 single-family lots and one duplex for a total of 15 units on 3.59 acres; located within the R-4 zoning district. The project utilizes the Green Infrastructure Incentive program to reduce the minimum required average lot size from 7,000 square feet by 15%, which would allow an average lot size of 5,950. The proposed average lot size is 6,633 square feet.

The base gross density on this site would allow a maximum of 14 lots, as well as an additional 2-lot bonus for providing the required affordable housing units. The Beuca Preliminary plat is only required to provide one affordable housing unit; however, they are also accommodating the affordable housing unit from the Federspiel plat, located at NE 122nd Street and 164th Court NE. The plat could have upto 17 lots inclusive of the bonuses. However, the proposal includes a total of 14 single-family lots and 15 units.

Access to the site is from NE 122nd Street which is to be shared with Shadowcreek development which is located west of this project.

II. Site Description and Context

The proposed plat is within the North Redmond Neighborhood and the site is surrounded by low density single-family development within the R-4 zoning district (Attachment 2, Zoning Map). The project is bordered to the north by undeveloped forested land and a residential lot (zoned R-4), to the east by Wexford plat, which the proposed plat will connect via a public street. The site is bordered by NE 122nd Street to the south. A vicinity map is attached for reference (Attachment 1, Vicinity Map).

The site consists of two tax lots that are currently developed with a single-family residence and associated sheds located on each of the lots. The site slopes gently to the west. Vegetation on the site consists primarily of grass with medium growth trees around various structures. The northern portion of the property consists of a forested area with medium growth trees.

III. Site Requirements

The site is located within the R-4 zoning district. The site requirements listed in RZC 21.08.170(B) for this district are:

	Requirement	Proposed
Average Lot Size:	7,000 square feet	6,633 square feet

Minimum Lot Width Circle:	40 feet	40 feet
Minimum Lot Frontage:	20 feet	20 feet
Front Setback:	15 feet	15 feet
Side/Interior Setback:	5 feet/10 feet	5 feet/[10 feet
Side Street Setback:	15 feet	15 feet
Rear Setback:	10 feet	10 feet
Minimum Building Separation	15 feet	15 feet
Maximum Lot Coverage (for structures):	35 percent	35 percent
Maximum Impervious Surface Area:	60 percent	60 percent
Minimum Open Space:	20 percent	20 percent
Maximum Height of Structures:	35 feet	35 feet

The proposal complies with all of the site requirements for the R-4 and R-4C zone.

IV. Residential Architectural, Site and Landscape Design Standards

Variety and Visual Interest in Building and Site Design				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Variety in Building Design			X
	Variety in Site Design			X
Building Orientation				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks			
	Garage Placement			X
	Garage Doors			X
	Transition Area			X
	Alleys	N/A		
Building Character, Proportionality and Massing				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Modulation and Articulation			X
	Consideration of Site Conditions			X
	Open Space	X		
Landscaping				

Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Landscaping Plan	X		
	Landscape Transition			X
	Stormwater Detention	X		
Streets and Pathways				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Design Criteria	X		

The proposal complies with all of the residential development and architectural, site and landscape design regulations for the R-4 zone.

V. Neighborhood Regulations

The site is located within the North Redmond Neighborhood. The following table shows the project's compliance with the applicable neighborhood regulations.

Neighborhood: North Redmond				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks			X
	Building Height			X
	Low Impact Development			X
	Tree Preservation		X	
	Vegetation for Common Areas		X	
	Street Trees		X	
	Vegetated Treatments		X	
	Access to Wedge Subarea		N/A	
	Multiplex Housing		N/A	
	Applicability: Proposal includes two; unit attached dwelling units.	X		
	Density	X		
	Minimum lot size and lot division	X		
	Design	X		
	Affordable housing exception		X	
	Location Criteria	X		

The proposal complies with all of the neighborhood regulations for the R-4 zone.

VI. Green Building and Green Infrastructure Incentive Program

The Green Building and Green Infrastructure incentive program, RZC 21.08.330, provides incentives to implement green building and green infrastructure development techniques in residential developments by encouraging applicants to reduce impacts from proposed development. This section established a list of sustainable development techniques for which points are awarded and the incentives toward which points may be utilized. A list of sustainable development techniques and incentives utilized by the proposal to obtain modifications to development standards are listed in the table below.

Technique	Points Awarded – Residential Development	Points Awarded – Non-Residential Development
11. Water Sense Program	2	N/A

Incentive	Points Required – Residential Development	Points Required – Non-Residential Development
5. Lot size reduction 15 percent	2	N/A

VII. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on May 29, 2014. The notice was posted at City Hall, the Redmond Regional Library, and two notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 6, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received four written comments. The comments related to the proposed street connection between the Wexford plat and the Beuca plat. The residents within the Wexford development did not desire to have the street continue and increase the amount of traffic circulating within their internal streets. They expressed safety concerns associated with this additional question and requested that it be converted to a pedestrian connection (Attachment 7, Notice of Application Public Comment Letters).

City Response: The City of Redmond’s Comprehensive Plan and Transportation Master Plan have several policies which emphasize creating alternate street connections. In addition, the North Redmond Neighborhood Street Connections Map identifies this street connection. (Attachment 24, North Redmond

Supplemental Connections Map, Attachment 21, Comprehensive Plan and Transportation Master Plan Policies and Attachment 27 TMP Policy on Neighborhood Connectivity).

Notice of SEPA Threshold Determination: The project was exempt from requiring a threshold determination per WAC 197-11-800 (1)(d) (Attachment 8, SEPA Exemption document).

Notice of Public Hearing: The Notice of Public Hearing for this project was posed on the site, at City Hall, and at the Redmond Regional Library on July 14, 2014. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was also included in a one-time newspaper publication (Attachment 10, Notice of Public Hearing and Certificates of Posting).

VIII. State Environmental Policy Act

The project was exempt from requiring a threshold determination per WAC 197-11-800 (1)(d) (Attachment 8, SEPA Exemption document).

IX. Compliance with Development Regulations

A. Landscaping

The Redmond Zoning Code (RZC 21.08.180) requires that for new subdivisions, short subdivisions, and other residential developments, landscaping shall be provided along the perimeter of the site that incorporates native vegetation and softens the transition between new and existing dwelling units when the new dwellings are directly adjacent to lots with existing dwellings or the dwellings can be viewed from public streets or park areas.

Finding: The proposal includes perimeter and interior landscaping, including a landscape buffer along the site's west and east boundaries, which are adjacent to existing single-family development; thereby providing for adequate buffering and landscaping. The north boundary of the property consists of an open space area which includes the majority of retained trees in a tract and is heavily forested. The proposal also includes an active recreational open space tract located towards the south end of the site, which includes amenities such as benches and a bocce ball court. Additionally, where buildings do abut the property line they will orient toward the internal road. The proposal also includes provision of 124 replacement trees and 58 retained trees within the site.

B. Tree Protection

The Redmond Zoning Code (RZC 21.72) requires that all healthy landmark trees and 35 percent of all healthy significant trees be saved. Landmark trees are those trees that are greater than 30 inches in diameter at breast height. Significant trees are those trees that are between 6 inches and 30 inches in diameter at breast height. Tree health of the existing trees on the Beuca property was assessed in an arborist's report prepared by Shoffner Consulting dated February 11, 2014 (Attachment 14 Arborist Report). The arborist evaluated a total of 163 trees on the site and 11 trees were determined to be non-significant for a total of 152 significant trees on the property. The tree health assessment data found 15 landmark trees out of a total of 152 significant and landmark trees on the site.

Finding: The applicant is proposing to save 58 significant trees and no landmark trees on the site. This results in a saved tree percentage of 38 percent (Attachment 11, Preliminary Plat). A majority of the trees to be preserved are located within Tract B which is a forested area. A health assessment of all of the trees proposed to be retained has been performed by a certified arborist to assure that each retained tree is healthy.

The Redmond Zoning Code requires that all healthy landmark trees be saved. Where landmark trees cannot be saved, the RZC requires that the applicant demonstrate that there is not a practicable alternative to save landmark trees and that mitigation will occur to replace the functions and values associated with the landmark trees.

Finding: The applicant is proposing to remove all of the landmark trees located within the development area. The landmark trees to be removed are located in areas where road infrastructure or building pad area precludes their ability to be saved. An exemption to the RZC requirements to allow removal of the 15 landmark trees has been reviewed for each individual landmark tree and granted by the Director of Planning and Community Development. See Attachment 16 for approval of Tree Exception request.

C. Critical Areas

Section 21.64 of the Redmond Zoning Code contains standards, guidelines, criteria, and requirements intended to identify, analyze, preserve, and mitigate potential impacts to the City's critical areas and to enhance and restore degraded resources such as wetlands, riparian stream corridors or habitat, where possible.

A memo prepared by Raedke and Associates (Attachment 13, Critical Areas Memo) documents that there were no on-site critical areas. The memo indicates that no vegetation or soils associated with wetlands were found on the site. Additionally, there was evidence of nesting by hawks, eagles, great blue herons, or other species of concern during the site visit.

D. Affordable Housing

The Affordable Housing requirements of RZC 21.20 apply to all new single-family attached and detached dwelling units within the North Redmond Neighborhood. The required number of affordable housing units on a site is 10 percent of the proposed dwelling units on site, or 1 unit.

Finding: The Beuca Preliminary plat is required to provide one affordable housing unit; however, they are also accommodating the affordable housing unit from the Federspiel plat, located at NE 122nd Street and 164th Court NE. This would provide them with two bonus market rate units, which they are not utilizing due to other site planning issues such as tree retention and required infrastructure.

E. Noise Standards

RMC Section 6.36 Noise Standards regulates noise levels applicable to residential development within the City. All new subdivisions within 100 feet of an arterial with an existing or projected traffic volume of 20,000 or more average daily trips (ADT) are subject to the noise attenuation requirements of the code. The applicant shall include sound attenuation measures in the site and/or structure design.

Conclusion: NE 122nd Street is designated as a local connector and; therefore, a noise study is not required.

F. Preliminary Plat Decision Criteria

Each proposed subdivision shall be reviewed to insure that (RZC 21.74.030(B)):

1. The proposal conforms to the goals, policies and plans set forth in Redmond Comprehensive Plan.

Response: The Beuca Subdivision is located within the North Redmond Neighborhood, as identified in the Redmond Comprehensive Plan, Map N-1. The applicable City-wide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

2. The proposal conforms to the site requirements set forth in RZC 21.08.170(B) (Residential Zone Summaries).

Response: The proposal conforms to the site requirements set forth in RZC 21.08.170(B). See Section III of this report.

3. The proposal conforms to the requirements of this section and those set forth in RZC 21.74, RZC 21.76, and submittal requirements on file in the Planning Department.

Response: The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030(B) and 21.76.050). The subdivision application was deemed complete on May 6, 2014 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

4. The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.

Response: The proposal conforms to the North Redmond Neighborhood Plan in the Comprehensive Plan. The site will be accessed from NE 122nd Street, Local Street serving the surrounding neighborhood. Access to the site from NE 122nd Street will be shared with the Shadowcreek development located west of the Beuca plat. New 28-foot wide public street (50-foot wide right of way) within the plat will be constructed to provide access within the site, as well as access tracts to serve individual lots. The plat has been designed to have the internal public street, Road A connect to NE 123rd Way which is within the Wexford development. Street frontage improvements are required along NE 122nd Street which will meet the construction requirements in RZC Appendix 2.

5. The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the short subdivision.

Response: The proposed preliminary subdivision will be adequately served with City approved water and sewer facilities, and other appropriate utilities as demonstrated on the approved plan set.

6. The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the short subdivision.

Response: The proposed preliminary subdivision will be adequately served with City approved parks, recreation, playgrounds and open-space as demonstrated on

the approved plan set. The proposal sets aside approximately 30% in open space areas and provides recreational opportunities within open space tract A.

7. The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the short subdivision.

Response: The proposed preliminary subdivision will be conditioned to pay school impact fees prior to building permit issuance.

8. The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the short subdivision.

Response: The proposed preliminary subdivision will be conditioned to provide and construct a safe walking route from the development for students who walk to and from school.

9. The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.

Response: The layout of the lots, and their size and dimensions take into account the topography and vegetation on the site in order that structures may be reasonably sited with the least disruption of the site. The applicant is proposing to cluster development on the site to preserve a 0.4 acre area for the purpose of protection of existing habitat and trees.

10. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.

Response: The Environmental Checklist and the Critical Areas Report provided information related to hazards and limitation to development (including wetland, and steep slopes). The proposal makes provisions for consideration of these hazards and limitations for site development. The habitat area is to be preserved in a tract.

X. Code Deviations Granted

The Technical Committee has granted the following deviations to the development standards through the authority referenced.

Horizontal Curve Design: The City’s requirement for a minimum radius on local access streets with a typical cross slope of less than 8 percent and a posted speed of 25 mph is 335 feet and a minimum tangent distance between horizontal curves is 100 feet. The proposal includes a reverse curve with the first curve having a radius of 90 feet and second curve having a radius of 115 feet and no tangent in between proposed for Road A. This deviation is being proposed in order to comply with the City’s requirement to provide a road connection between NE 123rd Way within the Wexford plat and the entrance to 166th Place NE which connects to Beuca and Shadowcreek developments.

Code Authority: RZC Appendix 2 “This appendix has been approved by the Director of Public Works, who may approve design deviations in specific situations where conditions warrant and are properly documented.”

XI. Conclusions and Recommendations

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **approve the Beuca Preliminary Plat subject to conditions** listed in Section VII.

Limitation on Preliminary Plat Approval. Final Plat approval must be acquired within seven years of preliminary approval, after which time the preliminary subdivision approval is void. The Hearing Examiner may grant an extension for one year if the applicant has attempted in good faith to submit the final plat within the seven-year time period; provided, however, the applicant must file a written request with the Hearing Examiner requesting the extension at least 30 days before expiration of the seven-year period.

XII. Recommended Conditions of Approval

A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision.

Item	Date Received	Notes
Plan Set,	05/06/14	<i>and as conditioned herein.</i>
SEPA Checklist	05/06/14	<i>and as conditioned herein and as conditioned by the SEPA exemption.</i>
Conceptual Landscaping Plan	05/06/14	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	05/06/14	<i>and as conditioned herein.</i>

Stormwater Design	05/06/14	<i>and as conditioned herein.</i>
Traffic Study	05/06/14	<i>and as conditioned herein.</i>

The following conditions shall be reflected on the Civil Construction Drawings, unless otherwise noted:

1. Development Engineering - Transportation and Engineering

Reviewer: Kurt Seemann, Senior Engineer

Phone: 425-556-2881

Email: kseemann@redmond.gov

a. Easements and Dedications. Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

i. Easements are required as follows:

- (a) 10' wide sidewalk easement, granted to the City of Redmond, along all right-of-way including Plat Roads A and B and 166th Court NE and NE 122nd Street.
- (b) 10' wide utility easement, granted to the City of Redmond, along all right-of-way, including Plat Roads A and B and 166th Court NE and NE 122nd Street.
- (b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

b. Street Frontage Improvements

i. The frontage along NE 122nd Street must meet current City Standards which include asphalt paving 10.5' from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5' wide planter strips, 6' wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½" PG 64-22
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

(Code Authority: RZC 21.52.030; 21.17.010 (F); RMC 12.12; RZC Appendix 3)

ii. The frontage along NE 166th Court must meet current City Standards which include asphalt paving 14' from centerline to face of curb with appropriate tapers,

type A-1 concrete curb and gutter, 5' wide planter strips, 5' wide concrete sidewalks, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7 HMA Class ½" PG 64-22
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

(Code Authority: RZC 21.52.030; 21.17.010 (F); RMC 12.12; RZC Appendix 3)

iii. The frontage along Plat Roads A and B must meet current City Standards which include asphalt paving 28' from face of curb to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5' wide planter strips (both sides of the street), 5' wide concrete sidewalks (both sides of the street), storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7 HMA Class ½" PG 64-22
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

(Code Authority: RZC 21.52.030; 21.17.010 (F); RMC 12.12; RZC Appendix 3)

iv. A separate 40-scale channelization plan may be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual.

(Code Authority: RZC 21.52.030 (F); RZC Appendix 3; Standard Specifications and Details Manual; RCW 47.24.020)

c. Access Improvements

i. The type and location of the proposed site accesses are approved as shown on the Beuca site plan prepared by Core Design.

(Code Authority: RZC 21.52.030 (E); Appendix 3)

ii. Direct access to NE 122nd Street and 166 Court NE will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

(Code Authority: RZC 21.52.030 (E))

- d. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

(Code Authority: RZC 21.17.020)

- e. **Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Transportation Operations at (425) 556-2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:

<http://www.redmond.gov/ConnectingRedmond/resources/IllumManual.asp>

(Code Authority: RZC 21.52.030 (F); Appendix 3)

2. Development Engineering – Water and Sewer

Reviewer: Jim Streit, P.E., Sr. Utility Engineer

Phone: 425-556-2844

Email: jstreit@redmond.gov

- a. **Water Service.** Water service requires a developer extension of the City of Redmond water system as follows: Install 8-inch and 6-inch ductile iron water mains as shown on the drawings prepared by CORE Design dated April 29, 2014. Water services to each new lot will be provided by installing combination residential fire and potable meters as shown on the drawings prepared by CORE Design dated April 29, 2014.(Code Authority: RZC 21.17)
- b. **Sewer Service.** Sewer service requires a developer extension of the City of Redmond sewer system as follows: Install new 8-inch diameter sanitary sewers as shown on the drawings prepared by CORE Design dated April 29, 2014. 6-inch side sewers will be connected to each of the new lots as shown on the drawings prepared by CORE Design dated April 29, 2014.(Code Authority: RZC 21.17)
- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Offsite easements must be recorded prior to construction drawing approval.
(Code Authority: RZC Appendix 3)

- d. **Backflow Preventors:** Backflow preventors shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10)

- e. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Development Engineering Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All reimbursement fees shall be paid prior to sale of water and side sewer permits.
(Code Authority: RMC 13.08.010, 13.12)

- f. **Reimbursement Fees:** Reimbursement fees for connection of sewer are required in the amount of \$30,110.80. These fees are due prior to the sale of water and side sewer permits for this project.
(Code Authority: RMC 13.12.120)

3. **Development Engineering – Stormwater/Clearing and Grading**

Reviewer: Jeff Dendy, Senior Engineer

Phone: 425-556-2890

Email: jdendy@redmond.gov

- a. **Water Quantity Control:**
 - i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained vault.
 - ii. Provide for overflow routes through the site for the 100-year storm.
(Code Authority: RMC 15.24.080)

- b. **Water Quality Control**
 - i. Basic water quality treatment shall be provided in a publicly maintained underground wet vault. Treatment is required for the 6-month, 24 hour return period storm.
 - ii. (Code Authority: RMC 15.24.080(2)(d))

- c. **Easements.** Easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit or issuance of water meter or side sewer

permits. The existing and proposed easements shall be shown on the civil plans.
(Code Authority: RMC 15.24.080(2)(i))

d. Clearing and Grading.

Connect the Beuca storm drain to the existing storm catch basin in NE 123rd Way. Provide an access drive to the storm vault for the city vector truck, allow for truck turn-around on-site.

(Code Authority: RMC 15.24.080)

e. Temporary Erosion and Sediment Control (TESC).

- i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.

(Code Authority: RMC 15.24.080)

f. Floodplain Management.

Project does not lie within a designated floodplain.
(Code Authority: RZC 21.64.010 and 20D.140.40)

g. Landscaping. Keep the publicly maintained storm vault free of surface obstructions.

(Code Authority: RZC 21.64.060 (C))

h. Department of Ecology Notice of Intent Construction Stormwater General Permit. Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: www.ecy.wa.gov/pubs/0710044.pdf.

(Code Authority: Department of Ecology Rule)

4. Fire Department

Reviewer: Barry Nilson

Phone: 425-556-2245

Email: bnilson@redmond.gov

The current submittal is generally adequate for LAND-2014-00816 Approval, but does not fully represent compliance with all requirements. The following conditions are integral to the approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

- a. Site Plan Condition: Fire lane markings shall be according to RFDS #2.
- b. Fire Protection Plan: All houses shall be fire sprinklered to NFPA 13D standards.

All hydrants shall have a 5” Storz adapter installed.

- c. Fire Code Permit

(Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG)

5. **Planning Department**

Reviewer: Thara Johnson, Associate Planner

Phone: 425-556-2470

Email: tmjohnson@redmond.gov

- a. **Street Trees.** The following street trees are required to be installed in accordance with RZC Section 21.32.090. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
NE 122 nd Street	TBD	30’ on center

(Code Authority: RZC 21.32.090)

- b. **Residential Regulations.** The Beuca Preliminary plat shall demonstrate compliance with the Residential Development and Architectural, Site, and Landscape Design Regulations.

Code Authority: RZC 21.08.180

Condition Applies: Building Permit Application

- c. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be shown on the face of the deed or similar document and shall be recorded with the King County Department of Records and Elections.

(Code Authority: RZC 21.72.060 (D) (2))

- d. **Tree Exception Request.** The tree exception request for removal of fifteen (15) landmark trees from the site shall be implemented in conformance with the tree preservation plan.

Code Authority: RZC 21.72.090

Condition Applies: Civil Construction, Final Plat Document

- e. **Tree Replacement.** Tree Replacement shall be implemented in conformance with the Landscape Plan which identifies 124 trees to be replaced on-site a.

Code Authority: RZC 21.72.080

Condition Applies: Civil Construction, Final Plat Document

- f. **Setbacks.** Setback classifications (e.g. front, side, side street, rear) shall be noted

Code Authority: RZC 21.08.060
Condition Applies: Final Plat Document

- g. **Open Space.** The proposal includes development-wide calculations to meet the open space requirements. Each lot shall include a minimum of 10 percent of total lot square footage in open space. Open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 25 feet. Required open space shall be illustrated on the final plat document.

Code Authority: RZC 21.08.170.L
Condition Applies: Final Plat Document

- h. **Affordable Housing.** The Beuca preliminary Plat shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050. The plat shall provide one affordable unit for the Beuca plat and will also accommodate one additional affordable unit that was required for the Federspiel Preliminary plat. An agreement in a form approved by the City must be recorded with the King County Department of Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements.

Code Authority: RZC 21.20.050
Condition Applies: Building Permit

- i. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

Code Authority: RZC 21.32.080
Condition Applies: Civil Construction

The recommendations of the applicant's arborist, Shoffner Consulting, shall be implemented in all situations where there is encroachment into the dripline of a tree that has been determined to be saved.

Code Authority: RZC 21.62.060

Condition Applies: Civil Construction

- j. Green Infrastructure Incentive Program:** As part of the Beuca Preliminary Plat, the following code provision shall be modified as recommended by the Technical Committee:
- i. Lot Size. The average lot size requirement shall be 5,950 square feet granted through 15% lot size reduction incentive.
 - ii. Water Sense Program. Construction of all new homes within the Beuca preliminary Plat shall comply with EPA Water Sense Program.

Code Authority: RZC 21.67.050

Condition Applies: Civil Construction, Final Plat Document, Building Permit

B. Compliance with City of Redmond Codes and Standards

This approval is subject to all applicable City of Redmond codes and standards, including the following:

Transportation and Engineering

RMC 6.36:	Noise Standards
RZC 21.52:	Transportation Standards
RZC 21.40.010(E):	Design Requirements for Parking Facilities
RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Buildings and Development
RMC 12.16:	Highway Access Management
RZC 21.76.100(F)(9)(c)	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G):	Site Construction Drawing Review
RZC 21.76.020(H)(6):	Preconstruction Conference
RZC 21.76.020(H)(7):	Performance Assurance
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, Version 10-2005 (2005)
City of Redmond:	Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04:	Sewage and Drainage
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention
RZC 21.17.010:	Adequate Public Facilities and Services Required

RZC Appendix 4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions - January 2000.

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC21.64.060 (C):	Planting Standards
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas
RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, Issue No. 5 (2007)
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

Fire

RMC 15.06:	Fire Code
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

Planning

RZC 21.08:	Residential Regulations
RMC 3.10	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RZC 21.34:	Exterior Lighting Standards
RMC 6.36:	Noise Standards
RZC 21.38:	Outdoor Storage and Service Areas
RZC 21.40:	Parking Standards
RCZ 21.64:	Critical Areas
RZC 21.44:	Signs
RZC Appendix 1:	Critical Areas Reporting Requirements

Building

2012 International Building Codes (IBCs)
2012 Uniform Plumbing Code
2012 International Residential Code (IRC)