



Quasi-Judicial

TECHNICAL COMMITTEE REPORT TO THE HEARING EXAMINER

Project Name: 166th Avenue Townhomes

Location: 8502 166th Ave NE, Redmond, WA 98052, 0125059168
and 0125059077

Project File Number: PR 2014-02076

Project Description: The proposal includes 18 residential townhomes located in four buildings, which range in size from approximately 1,358 to 2,053 square-feet. The site is accessed from NE 85TH Street. The property is located in the East Hill (EH) Zone, one garage space per unit, three guest and seven street parking spaces are provided

File Numbers: LAND-2015-00489 (Site Plan Entitlement), LAND-2015-00876 (Preliminary Plat) and SEPA-2015-01798

Applicant: Mr. Daniel Umbach
7711 16th Ave NW
Seattle, WA 98117

Planner: Ben Sticka

Decisions Included: Preliminary Plat, Type III, Site Plan Entitlement, Type II (RZC 21.76) and SEPA DNS

Recommendation: Approval with Conditions
Public Hearing Date: December 7, 2015

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

ROBERT G. ODLE, DIRECTOR
Planning and Community Development
Department

Linda E. De Boldt

LINDA E. 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 Site Plan Entitlement 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 a recommendation to approve, approve with conditions, or deny the Preliminary Plat, Site Plan Entitlement and SEPA applications.

Key Dates

Application/Completeness Date: 09/02/2015 (Attachment 1- Completeness Letter)
Date SEPA Determination Issued: 10/09/2015
SEPA Appeal Deadline: 11/06/2015
Public Hearing Date: 12/07/2015

Report Attachments

Attachment 1- Completeness Letter
Attachment 2- General Application Form
Attachment 3- SEPA Application Form
Attachment 4- Vicinity Map
Attachment 5- Plan Set
Attachment 6- Notice of Application Certificate of Public Notice and Public Notice Site Plan
Attachment 7- Notice of Application Public Comment Letters
Attachment 8- SEPA Environmental Checklist
Attachment 9- SEPA Public Comment Letters
Attachment 10- Neighborhood Meeting Notice
Attachment 11- Notice of Public Hearing and Certificate of Posting
Attachment 12- SEPA DNS Certificate of Posting
Attachment 13- Traffic Study
Attachment 14- Stormwater Report
Attachment 15- Utility Plan
Attachment 16- Critical Area Report
Attachment 17- Geotechnical Report
Attachment 18- Public Notice Tree Preservation Plan
Attachment 19- Tree Exception Letter
Attachment 20- LWSD Capital Facility Plan

Technical Committee Analysis

I. Proposal Summary

The proposal includes a request for a Site Plan Entitlement, Preliminary Plat and SEPA DNS which will create 18 townhome units located on 0.60 acres located in the East Hill (EH) Zone. The proposed plat consists of 18 townhome units that will be created through a unit lot subdivision. A SEPA DNS was issued for the proposed development. (Attachment 2- General Application Form) and (Attachment 3- SEPA Application Form)

II. Site Description and Context

The proposal is located within the East Hill (EH) Zone in Downtown Redmond, and is bound on the west by 166th Avenue NE and the south by NE 85th Street. North and east of the subject site are existing single-family residential homes. A vicinity map is attached for reference (Attachment 4- Vicinity Map).

The site consists of two tax parcels. A multi-family apartment building is located on the western most parcel, which will be demolished. The eastern most parcel is currently undeveloped. The site slopes generally from north to south. (Attachment 5- Plan Set)

A. Surrounding Uses and Zoning Designations

Adjacent	Existing Land Use	Zone
North	Single-Family Residential	R-18 (Multi-Family Residential)
South	Single-Family Residential and Multi-Family Residential	EH (East Hill) and R-18 (Multi-Family Residential)
East	Single-Family Residential	R-18 (Multi-Family Residential)
West	Multi-Family Residential	R-20 (Multi-Family Residential)

III. Site Requirements

The site is located within the EH (East Hill) Zone in Downtown Redmond. The site requirements listed in the RZC 21.10.100B for this district is as follows:

	Requirement	Proposed
Front and side street setback:	Setbacks along Downtown streets are regulated by RZC 21.10.150, Pedestrian System, which specifies street frontage standards between the street curb and the face of the buildings, depending on site location; 15 feet for Type III	Complies at 15 feet

Side Residential	RZC 21.10.130B - 6 feet	Complies at 6 feet
Rear Setback	10 feet	N/A project consists of two front yards and two side yards
Minimum Building Separation	15 feet	Complies at 15 feet
Maximum Lot Coverage (for structures):	N/A	N/A based upon RZC 21.10.130A
Minimum Open Space:	Common open space 100 s.f. min per unit – max 20% lot area	Complies as open space ranges from 210 to 1,479 s.f.
Maximum Height of Structures:	4 Stories	Complies at 3 Stories

Lot	Area (SF)	Open Space (SF)	Lot	Area (SF)	Open Space (SF)
1	1,907	967	12	1,844	725
2	1,986	278	13	1,844	725
3	1,986	278	14	1,826	739
4	1,982	523	15	1,826	743
5	2,053	361	16	1,844	729
6	1,986	278	17	1,844	725
7	1,358	210	18	1,826	1,314
8	1,358	210	Avg Lot (SF) 1,837		
9	1,923	471	Avg Private Open Space (SF) 638		
10	1,831	564			
11	1,844	729			

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	N/A		
	Garage Placement			X
	Garage Doors			X
	Transition Area	N/A		
	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	N/A		
	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 standards for the EH (East Hill) Zone.

V. Neighborhood Regulations

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

Neighborhood: Downtown				
Code Citation	RZC 21.10.100	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks	N/A		
	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	N/A		
	Location Criteria	X		

VI. 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 09/08/15. The notice was posted at City Hall, the Redmond Regional Library, and two (2) 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 Certificate of Public Notice and Public Notice Site Plan)

Public Input: During the public comment period for the Notice of Application, the City received two (2) comments. (Attachment 7- Notice of Application Public Comment Letters).

- 1.) Concerns regarding frontage improvements and improved traffic signalization for the proposed project and within the neighborhood.

Response: The frontage improvements would only be required along 166th Avenue and 85th Street. The traffic light will be re-signalized to accommodate additional traffic.

- 2.) Concerns regarding adequate parking for the proposed project.

Response: The proposed develop will have one garage parking space for each unit. In addition, three on-site parking spaces and seven street spaces will be provided.

Notice of SEPA Threshold Determination: The Notice of Application for the Determination of Non-Significance (DNS) for this project was issued on 10/23/15. This notice was posted at City Hall, the Redmond Regional Library, and on the property. The notice was also sent to state and local agencies, Parties of Record for the project and residents within 500 feet of the site (Attachment 8- SEPA Environmental Checklist). Two (2) comment letters were filed during the DNS comment period. (Attachment 9- SEPA Public Comment Letters).

- 1.) Concerns regarding the increased parking demands in the area due to the 18 new townhomes homes.

Response: *The project meets minimum parking requirements per Redmond Zoning Code, which requires a minimum of one (1) garage parking space per unit, three guest spaces and seven street parking.*

2.) Concerns regarding frontage improvements along request for a sidewalk due to the 18 new townhomes.

Response: *The City of Redmond Transportation Engineer indicates that a new sidewalk will be required along 85th Street.*

Neighborhood Meeting Notice: The Notice for the Neighborhood Meeting was sent out by the applicant on September 8, 2015, which meets the criteria for notices to be sent out 21 days prior to the meeting. The Neighborhood Meeting was held on September 29, 2015. (Attachment 10- Neighborhood Meeting Notice)

Notice of Public Hearing: The Notice of Public Hearing for this project was posed on the subject site, at City Hall, and at the Redmond Regional Library on 11/10/15. 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 11- Notice of Public Hearing and Certificates of Posting).

VII. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond Codes and Regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-/Significance (DNS) was issued for this project on 10/09/15 (Attachment 12- SEPA DNS Certificate of Posting).

Pursuant to RZC 21.70.090 Categorical Exemptions, Threshold Determinations, and Enforcement of Mitigation Measures, the subject project cannot be exempted since it fails to meet Exemption 6. *Any landfill or excavation of 1,000 cubic yards or less throughout the total lifetime of the fill excavation.* The applicant indicates that on-site grading will cut 3,900 cubic yards and fill 150 cubic yards of fill. Therefore, necessitating the need for the associated SEPA Determination of Non-Significance (WAC 197-11-970).

VIII. Transportation

The project will be accessed from NE 85th Street via a double access driveway. Each unit contains a one (1) car garage. Three common parking spaces are provided on the subject site for both residents and visitors. Additionally, seven on

street parking spaces will be located on NE 85th Street. (Attachment 13- Traffic Study)

IX. Stormwater

Stormwater runoff from the proposed project including roadways, sidewalks, driveways, roofs, and yards will be collected and conveyed in a system of catch basins and pipes to the City's existing drainage conveyance system at the intersection of NE 85th Street and 166th Avenue NE. The runoff is conveyed west in NE 85th Street and ultimately discharges to the Sammamish River. The project is not required to provide water quality or flow control as the project is within the City's Downtown Regional Stormwater Facility Area. Therefore, the project will pay a fee in lieu of constructing these facilities to the City. A downstream analysis has been completed and the project's stormwater runoff does not adversely impact the City's existing drainage system. (Attachment 14- Stormwater Report)

X. Utilities

Water and sewer service to all lots will be provided by the City in a piped network within the project. The existing eight 8-inch water main shall be replaced by a 12-inch Water main on NE 85th Street. The new water main is of sufficient size to provide the minimum 3,500 GPM fire flow required for multi-family development. Sewer service main shall be provided from an eight (8)-inch in diameter pipe. Sewer service main will connect to the existing sewer main on 166th Ave NE. (Attachment 15- Utility Plan)

XI. Natural Resources and Critical Areas

The subject site is located within Wellhead Protection Zone 1. The Critical Area Report indicates that no critical areas will be affected due to the proposed development and therefore no additional analysis, mitigation or provisions will be required. (Attachment 16- Critical Area Report) and (Attachment 17- Geotechnical Report)

XII. 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 landscaping, including a landscape buffer along the site's north, south, east and west boundaries, which are adjacent

to existing single-family homes and existing right-of-way; thereby providing for adequate buffering and landscaping.

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 six 6-inches and 30 inches in diameter at breast height.

Finding: The proposal includes the removal of 49 trees. The applicant will be planting 51 replacement trees on-site and three (3) new street trees along 166th Avenue NE. No trees are being retained as a part of this project. Tree retention within the urban centers is not required. Pursuant to RZC 21.72.090 B (1)(e) Tree Protection Exceptions: *The strict compliance with the provisions of this code would be in conflict with the adopted vision for the neighborhood.* The applicant is replacing the landmark trees at 3:1 and the significant trees are being replaced 1:1. (Attachment 18- Tree Preservation Plan) and (Attachment 19- Tree Exception Letter).

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 report was prepared by Adam Gaston and William Chang of Geo Group Northwest, Inc. (Attachment 17, Critical Areas Report) which documents that the site is located in Wellhead Protection Zone 1, which is considered to be a Critical Area. The report concludes the following: *No ground water monitoring is necessary. Therefore, it is our opinion that the current groundwater recharge from the project site to the primary aquifer is currently low and the majority of precipitation at the site either flows off-site via runoff or flows into the perched groundwater seepage zone which may eventually allow for lateral transport off-site. Consequently, the addition of impervious surfacing at the subject site will have little or negligible effect on the groundwater recharge from the subject site. Accordingly we anticipate no measurable effect on nearby groundwater wells and surface water features as a result of the proposed development.*

Finding: No critical areas will be affected due to the proposed development and therefore no additional analysis, mitigation or provisions will be required.

D. Affordable Housing

The Affordable Housing requirements of RZC 21.20 apply to all new single-family attached and detached dwelling units within the Downtown Neighborhood. The required number of affordable housing units on a site is 10 percent of the proposed dwelling units or 2 units.

Finding: The 166th Avenue Townhomes Preliminary Plat is required to provide two affordable housing units based on minimum Code requirements. The applicant has spoken with a representative from ARCH (A Regional Coalition for Housing) and fully intends to comply with this requirement.

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.

Finding: A noise study is not required for the subject Preliminary Plat

F. Preliminary Plat, Type III 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 166th Avenue Townhomes Subdivision is located within the Downtown Neighborhood, as identified in the Redmond Comprehensive Plan, Map NP-1. The applicable City-wide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

<p>HO-37 Provide incentives and bonuses intended to minimize or eliminate any additional costs to the developer/builder associated with providing housing that is affordable to low- and moderate- income households.</p>	<p><i>The project proposes a total of 18 dwelling units of which two affordable housing units are required and provided.</i></p>
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<p>HO-15 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.</p>	<p><i>The Applicant's proposal meets all applicable zoning code requirements including but not limited to, landscaping, site standards, affordable housing and environmental policies as outlined within this report.</i></p>
<p>LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.</p>	<p><i>The proposed project is located on a 0.60 acre site that currently has a multi-family apartment building on it. The proposed project will adhere to all East Hill zoning regulations. Additionally, the project is framed on all sides by a combination of right-of-way, R-20, R-4 and East Hill zoning designations.</i></p>
<p>LU-3 Allow new development only where adequate public facilities and services can be provided.</p>	<p><i>The proposed project has access to all necessary public facilities and will be constructing a storm retention vault on-site.</i></p>
<p>LU-28 Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high-density residential neighborhoods.</p>	<p><i>The Applicant has proposed a townhome development that will adhere to all applicable zoning code policies and make available affordable housing to the community.</i></p>

1. 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.

2. 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 September 2nd, 2015 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

3. 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 Downtown Mixed Use Plan within the Comprehensive Plan. The site will be accessed from NE 85th Street, which is the street south of the proposed development. The Traffic Study indicates the

following: *Based on the ITE procedures the regression equation was used to estimate the weekday daily, AM and PM peak hour trip generation estimates. The results of the calculations are shown in Table 1. As shown in Table 1, the project is anticipated to generate 144 daily trips with 13 occurring during the week AM peak hour and 15 occurring during the weekday PM peak hour.*

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

5. The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the 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 11,484 square feet of open space areas and provides recreational opportunities within open space provided.

6. 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.

7. 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 subdivision.

Response: The proposed subdivision will be served by Redmond Elementary (0.4 miles away), Redmond Middle School (0.9 miles away) and Redmond High School (1.6 miles away). Bus transportation is provided to all schools at bus stops between 0.01 and 0.30 miles from the development. A safe walk route is required by the state to schools within one mile of all new developments.

8. 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.

9. 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. The subject site is located in Wellhead Protection Zone 1. No other critical areas are associated with the proposed development.

VI. 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 166TH Avenue Townhomes (LAND-2015-00489) Type II, (LAND-2015-00876) Type III and (SEPA-01798) subject to conditions** listed in Section VII.

This Site Plan Entitlement (LAND-2015-00489) Type II, Preliminary Plat (LAND-2015-00876) Type III and SEPA (SEPA-01798) is vested to the regulations in effect upon the submission of a complete building permit for the proposal unless the building permit is cancelled or expires (RZC 21.76.050B).

VII. 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	8/20/15	<i>and as conditioned herein.</i>
SEPA Checklist	8/20/15	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 10/09/15.</i>
Architectural Elevations	08/20/15	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	09/03/15	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	08/20/15	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	08/20/15	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	02/24/15	<i>and as conditioned herein.</i>

Stormwater Design	06/25/15	<i>and as conditioned herein.</i>
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The following conditions shall be reflected on the Civil Construction Drawings, unless otherwise noted:

Development Engineering - Transportation and Engineering

Reviewer: Andy Chow, P.E. Engineer

Phone: 425-556-2740

Email: kachow@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) A 10-foot wide sidewalk and utility easement, granted to the City of Redmond, along all right-of-way including 166th Ave NE.
- (b) A 10-foot wide sidewalk and utility easement, granted to the City of Redmond, along all right-of-way including NE 85th Street. Utility appurtenance such as; power transformers and/or vaults shall be installed within the easement.
- (c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

ii. Dedications for right-of-way are required as follows:

- (a) A strip of land 24 feet wide on NE 85th Street across the easterly of the two parcels shall be dedicated as shown on the 166th Ave Townhomes transportation plans prepared by PACLAND dated 10/30/2015.

(Code Authority: RZC 21.52.030 (F); RMC 12.12)

b. Construction Restoration. In order to mitigate damage due to trenching and other work on 166th Ave NE, NE 85th Street, and 167th Ave NE, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Development Engineering Division.

(Code Authority: RMC 12.08; Redmond Standard Specifications and Details)

c. Street Frontage Improvements

- i. The frontage along 166th Ave NE must meet current City Standards which include type A-1 concrete curb and gutter, 5 feet wide planter strips, 6 feet wide concrete

sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including utility appurtenance such as; power and telecommunications. The minimum pavement section for the streets shall consist of:

- 4 inches HMA Class ½” PG 64-22
- 5 inches HMA Class 1” PG 64-22
- 4” of 1-1/4” minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
- 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; 21.54.020(B); RMC 12.12; RZC Appendix 2)

ii. Full street improvements as shown on the 166th Ave Townhomes transportation plans prepared by PACLAND dated 10/30/2015 are required on NE 85th Street including asphalt paving that varies from 20 feet to 31 feet between curbs with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strips, 5 feet wide concrete sidewalks, storm drainage, street lights, street trees, street signs and utilities appurtenance including; power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½” PG 64-22
- 4” of 1-1/4” minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

NE 85th will become a one-way street eastbound from 166th Ave NE to the site access and a two-way street from the site access to 167th Ave NE. See Roadway Striping and Signing Plan prepared by PACLAND dated 10/30/2015.

(Code Authority: RZC 21.52; 21.54.020(B); RMC 12.12; RZC Appendix 2)

iii. At the intersection of 166th Ave NE and NE 85th Street, a traffic signal system shall be modified per City of Redmond Standards. Modifications may include removing the existing signal standard and foundation at the southeast corner of 166th Ave NE and NE 85th Street, installing a new Type II or Type III signal at the back of sidewalk at the southeast corner of 166th Ave NE and NE 85th Street, and installing two new pedestrian signals at the northeast and southeast corners of the intersection of 166th Ave NE and NE 85th Street. Signal plans are required for all traffic signals being modified or constructed. The plans shall be prepared in accordance with Section 8-20 and 9-29 of the WSDOT Standard Specifications as supplemented and modified by the City of Redmond. Potholing and utility locates are required prior to signal design. The project engineer shall arrange for potholing and utility locates, and then contact Bruce Newman, Transportation Operations, at (425) 556-2856 at least 48 hours in

advance of installation to verify the layout. A right-of-way use permit is needed for any work within City right-of-way.

(Code Authority: RZC 21.52.030 (F))

- iv. A separate 40-scale channelization plan will be required for NE 85th Street, 167th Ave NE, and 166th Ave NE. 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. The project is located along a state route; therefore WSDOT approval of the channelization plan is also required.

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

- v. Sidewalks constructed to City standards are required at the following locations:

- 166th Ave NE – 6 feet concrete sidewalks (East side)
- NE 85th Street – 5 feet concrete sidewalks (North side)
- 167th Ave NE – 5 feet concrete sidewalks (East side). This sidewalk is an interim sidewalk to provide a safe walking route to school. The sidewalk extends from the east side of the project, along the east side of 167th Ave NE to a driveway approximately 300' south of the site. Refer to the 166th Ave Townhomes transportation plans prepared by PACLAND dated 10/30/2015.

(Code Authority: RZC 21.10.150; 21.17.010 (F); 21.17.010; RMC 12.12)

d. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the 166th Ave Townhomes transportation plans prepared by PACLAND dated 10/30/2015.

(Code Authority: RZC 21.52.030 (E); Appendix 2)

- ii. Direct access to 166th Ave NE and NE 85th Street 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))

- iii. The following driveway is required to be improved as specified below and as shown on the 166th Ave Townhomes transportation plans prepared by PACLAND dated 10/30/2015:

- The driveway for the City's property just east of the project site.

(Code Authority: RZC Appendix 2)

- e. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development. New underground utility appurtenance and utility trench shall be routed under the sidewalks along NE 85th Street in the north side. No utility appurtenance such as; transformers and/or vaults can be located within the right-of-way. Additional conduits for dry utilities shall be installed under the sidewalks and J-boxes shall be installed within the planter strips along NE 85th Street in the north side. All new utilities serving the development shall be placed underground.

(Code Authority: RZC 21.17.020)

- f. **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 2)

2. Development Engineering – Water and Sewer

Reviewer: Zheng Lu, P.E. Senior Utility Engineer

Phone: 425-556-2844

Email: zlu@redmond.gov

a. **Water Service.**

8-inch ductile iron water main shall be replaced by a 12" DI water for capacity increase. The location for new 12" water main is within the right of way and at north side of the center line under pavement as indicated in plan dated on 10/30/2015. The City will discuss following issues during CCR process:

- Configuration of connection at the intersection of 85th Street and 166th Avenue.
- Proposed retaining wall at SE corner on the plat cannot be built on top the existing water main.
- Power conduit on the planter area along north side of 85th Street shall be straightened to avoid potential conflict with water meters.

b. **Sewer Service.**

Sewer service main shall be 8 inch in diameter. Sewer service main will connect to the existing sewer main on 166th Ave NE as shown in the plan dated on 10/30/2015 (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. All 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 Utility 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 Utilities 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)

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

Reviewer: Cindy Wellborn, P.E., Senior Stormwater and Utilities Engineer

Phone: 425-556-2495

Email: cwellborn@redmond.gov

- a. **Water Quantity Control:**
 - i. Project lies within the Downtown Regional Stormwater Facility Basin. Stormwater quantity control will be provided by the City of Redmond upon payment of the Downtown Capital Facility Charge.
 - ii. Provide for overflow routes through the site for the 100-year storm.
(Code Authority: RMC 15.24.080)
- b. **Water Quality Control**
 - i. Project lies within the Downtown Regional Stormwater Facility Basin. Stormwater quality control will be provided by the City of Redmond upon payment of the Downtown Capital Facility Charge.
(Code Authority: RMC 15.24.080(2)(c))
- 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. Prior to acceptance of the 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.

(Code Authority: RMC 15.24.080(2)(i))

d. Clearing and Grading.

- i. Connect the project stormwater system to the existing systems in 166th Avenue NE and NE 85th Street.
- ii. Cut or fill slopes may not exceed 33 percent (3H:1V).
- iii. Outside the structure's footprint, and where significant trees are not present, the maximum permitted vertical depth or height of a cut or fill is a total of eight vertical feet.
- iv. Existing manhole #2, located within the NE 85th Street Right-of-way, is approved as a drop structure.
- v. All storm sewer conveyance pipe material shall be PVC or Polypropylene.
- vi. Roof downspouts shall be directly connected to the onsite stormwater system with structures or cleanouts.
- vii. Retaining walls and walls supporting earth at each stairway shall have perforated underdrains installed and connected to the onsite stormwater system with structures or cleanouts.
- viii. Retaining walls and underdrains shall be private facilities and the responsibility of the property owners.
- ix. The retaining wall at the east end of NE 85th Street shall be moved out of the right-of-way and shall be located a distance from the existing water main as required in the City of Redmond Design Requirements, Water and Wastewater System Extensions, dated 2011.

(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. Landscaping.

- i. All new landscaped areas within the project site are required to have compost-amended soils. See City of Redmond Standard Detail 632 for requirements.

(Code Authority: RZC 21.32)

g. 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)

h. Regional Capital Facilities Charge: A Regional Capital Facilities Charge applies to this project, located in the Downtown Sub-basin. Please see the Development

Engineering Fee schedule for current fee information.
 (Code Authority: RMC 13.20.045 (Downtown))

4. Fire Department

Reviewer: Jacob Black, Deputy Fire Marshal

Phone: 425-556-2223

Email: joblack@redmond.gov

The current submittal is generally adequate for (LAND-2015-00489) and (LAND-2015-00876) 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:

Site Plan Condition -

A clear foot pathway shall be provided around all structures for firefighter access.

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

5. Planning Department

Reviewer: Ben Sticka, Planner

Phone: 425-556-2470

Email: bsticka@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
166 th Avenue NE	Shademaster Honeylocust	30 feet on-center

(Code Authority: RZC 21.32.090)

- b. **Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval. An approval letter from Waste Management must be submitted to the Planning Department prior to approval any associated building permit.

(Code Authority: RZC 21.38.020(F))

- c. **Design Review Board Approval.** The Design Review Board approved the proposed project at their September 3, 2015 meeting. Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board's conditions of approval are:

- i. Where inconsistencies between the floor plan and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.
- ii. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11 x 17" submitted drawings, the Design Review Board and Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement and Building Permits.

(Code Authority: RZC 3.10, 6.36, 21.32, 21.34, 21.40, 21.58, 60, 62)

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, July 2015
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, 2012
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 21.10:	Downtown
RZC 21.58-21.62:	Design Standards
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

Building

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