



**Technical Committee
LAND-2014-01610/SPE
Notice of Decision
Transmittal Letter**

April 22, 2015*

* Note: This letter revises and supersedes the similar letter dated April 2, 2015, with the revision of item #3, on page 5, and the addition of condition #6 on page 14 (*italicized text*).

Angela Rozmyn
Natural and Built Environments, LLC
2025 Rose Point Lane
Kirkland, WA 98033

Subject: 162TEN, LAND-2014-01610/PR-2014-00990

Location: 16210 NE 80th Street

Dear Ms. Rozmyn

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above referenced proposal for the proposed 96 residential suites development. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section IV) for this project.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received LAND-2014-01610/SPE approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Drawing Review and the Building Permit Review processes.

Coordinated Civil Drawing Review Process. This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees. Construction drawings must be submitted per the *Civil Drawing Checklist* and the Notice of Decision Conditions of Approval; and reviewed and approved by all applicable divisions of Development Services. The *Civil Drawing Checklist* can be found at <http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=2984>. A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated

Civil Kick-off meeting, please contact Kurt Seemann at 425.556.2881 or kseemann@redmond.gov.

Additional information regarding the Coordinated Civil Drawing Review process can be found at www.redmond.gov/DSC , including:

- Development Engineering Fee Schedule: Includes review and inspection fees.
- Private Development Construction Process: Includes fees, bonds, and other information required to begin and complete construction of your project.
- Record Drawings: Includes requirements for preparing Record Drawings

Building Permit Review Process. You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time, but cannot be issued prior to Civil Construction Drawing approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over 4 feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City’s website at: www.redmond.gov/DSC.

Impact fee information can be found at: www.redmond.gov/permitfees

Stormwater Capital Facilities Charges can be found at: www.redmond.gov/permitfees in the document *Development Engineering Fees Schedule*

If you have questions regarding process or the Notice of Decision Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

Department-Division	Contact	Title	Phone	Email
Transportation & Engineering	Kurt Seemann	Senior Engineer	425.556.2881	kseemann@redmond.gov
Water & Sewer	Jim Streit	Senior Engineer	425.556.2844	jstreit@redmond.gov
Stormwater, Clearing & Grading	Jeff Dendy	Senior Engineer	425.556.2890	jdendy@redmond.gov
Fire	Barry Nilson	Deputy Fire Marshal	425.556.2245	bnilson@redmond.gov
Planning –	Gary Lee	Senior	425.556.2418	glee@redmond.gov

Development Review		Planner		
Executive Department	Kim Keeling	Transportation Management Programs Administrator	425.556.2451	khkeeling@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Gary Lee, Senior Planner, at 425-556-2418 or glee@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Robert G. Odle, Director
 Department of Planning and
 Community Development



Linda E. De Boldt, Director
 Public Works Department

**Technical Committee LAND-2014-01610/SPE
Notice of Decision**

Project Name: 162TEN; LAND-2014-01610/SPE
Location: 16210 NE 80th Street
Project File Number: LAND-2014-01610, PR-2014-00990
Project Description: 96 Residential Suites with approximately 800 square feet of ground floor retail and 200 square feet of conference room
Application Date: January 8, 2015
Notice of Application Date: January 23, 2015

State Environmental Policy Act

SEPA Threshold

Determination: Determination of Non-Significance (DNS)
SEPA File Number: SEPA-2015-00017
Date Issued: February 17, 2015

Technical Committee Decision
Approval with Conditions

Decision Date: April 22, 2015
Appeal Deadline: May 6, 2015

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at www.redmond.gov/landuseforms. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Gary Lee, Senior Planner, at 425 556-2418 or glee@redmond.gov.



Robert G. Odle, Director
Department of Planning and
Community Development

Linda E. De Boldt, Director
Public Works Department

I. State Environmental Policy Act (SEPA)

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, Street and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) is the appropriate threshold determination for this project.

II. Code Deviations Granted

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

1. An alternate minimum parking requirement of 0.30 parking stalls per unit (including guest parking), instead of the specified standard of 0.50 parking stalls per unit (including guest parking) is approved by the Administrator, as a parking study prepared by a qualified expert has been submitted demonstrating that the alternate parking requirement of 0.30 stalls per unit will provide sufficient parking to serve the use.

Code Authority: RZC 21.40.010.D.2

2. Alternate parking stall and aisle dimensions are approved as shown on plans on file, as a parking study prepared by a qualified expert has been submitted demonstrating that the alternate parking stall and aisle widths are meeting standards that are more current than existing City standards.

Code Authority: RZC 21.40.010.E.1

3. *Administrative Design Flexibility Request to allow zero foot setback for the residential floors (above the 1st floor) from the north and west alleys, and to allow the upper floors of the building (above the 1st floor) to project 5 feet into the front setback along the street, above the public sidewalk, and allow non-structural columns to be placed within the required 14 foot wide public sidewalk area, as presented to the Design Review Board, in consideration for development of the living-street/woonerf of 162nd Avenue NE. Notes and details shall be provided on Building Permit and Civil Construction plans to clearly indicate that the columns are decorative, non-structural, and removable for the purposes of underground utility maintenance under the public sidewalk easement.*

Code Authority: RZC 21.70.070.C

4. An Administrative Design Flexibility Request to allow the use of multiple outdoor open space courtyards, not meeting the specified minimum courtyard dimensions that provide more total usable open space than required.

Code Authority: RZC 21.70.070.C

5. The following deviations from the City of Redmond Appendix 2 Construction Specifications and Design Standards for Streets and Access are granted by the Technical Committee for:

Driveway spacing on NE 81st Street.

Woonerf design for 162nd Avenue NE as shown on the 162TEN plans prepared by NBE. The deviation request is documented in the request submitted by TSI on September 30, 2014 and illustrated on NBE transportation plan dated January 7, 2015. The request seeks deviation from:

- Horizontal alignment criteria
- Roadway width
- Roadway surfacing
- Curb, gutter and sidewalk requirements
- Landscaping elements.

This deviation request is approved for the preliminary design of the elements listed above; however, final design approval for all roadway elements will occur during the Coordinated Civil Drawing review process. With the exception of the design elements listed above, all other roadway elements are expected to conform to City of Redmond roadway design standards.

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

III. Vesting/Approval Expiration

This decision is not vested to the development regulations in effect until a complete building permit application is submitted. The approval of this project shall expire two years from the date of this decision, unless an approval extension is granted. Extensions can be requested on a yearly basis if proper justification is demonstrated (see RZC 21.76.090(C)(2)). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration date.

IV. 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
SEPA Checklist	01/08/2015	
Architectural Elevations	01/08/2015	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	01/08/2015	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	01/08/2015	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	01/08/2015	<i>and as conditioned herein.</i>

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

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) 7.5 feet wide sidewalk easement, granted to the City of Redmond, along NE 80th Street.
 - (b) 7.5 feet wide utility easement, granted to the City of Redmond, along NE 80th Street.
 - (c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

- b. **Construction Restoration.** In order to mitigate damage due to trenching and other work on NE 81st Street and NE 80th Street, 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 162nd Avenue NE must meet current City Standards which include paving 30 feet from edge of right-of-way to edge of right-of-way with appropriate tapers, wide planters in areas as shown, concrete sidewalks as shown, 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:
- 9" Concrete air entrained Class 3000.
 - 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; RZC 21.54.020(B); RMC 12.12; RZC Appendix 2)
- ii. The frontage along NE 81st Street must meet current City Standards which include asphalt paving 11' from centerline to face of curb with appropriate tapers, valley curb and gutter, 4' 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 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; RZC 21.54.020(B); RMC 12.12; RZC Appendix 2)
- iii. The frontage along NE 80st Street must meet current City Standards which include asphalt paving approximately 23.5' from centerline to face of curb with appropriate tapers, valley curb and gutter, 14' 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 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; RZC 21.54.020(B); RMC 12.12; RZC Appendix 2)
- 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(G); Appendix 2; Standard Specifications and Details Manual; RCW 47.24.020)

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

- Construct all sidewalks as shown on the 162TEN plans prepared by NBE.

(Code Authority: RZC 21.52.030(F); RZC 21.54.010(B); RMC 12.12)

d. Access Improvements

i. The type and location of the proposed site accesses are approved as shown on the 162TEN site plan prepared by NBE.

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

iii. The following driveways are required to be improved as specified below:

- Construct all driveways as shown on the 162TEN site plan prepared by NBE.

(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. All new utilities serving the development shall be placed underground.

(Code Authority: RZC 21.54.020(B))

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: www.redmond.gov/transportation/resources/engineering

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

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: Abandon the existing 4-inch cast iron water main in 162nd Avenue NE and install a new 12-inch ductile iron water main as shown on the drawings prepared by Nick Bossoff Engineering, Inc. dated December 19, 2014. The potable water meter, irrigation meter and fire supply will be connected to the new 12-inch main, reference the above described drawing.

(Code Authority: RZC 21.54.010(B))

- b. Sewer Service.** Sewer service will use the existing 6-inch side sewer that connects to the sanitary main in NE 80th Street. It is strongly suggested that the applicant have this side sewer TV'd before it is used.
(Code Authority: RZC 21.54.010(B))
- 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 review. All easements must be recorded prior to construction drawing approval.
(Code Authority: RZC Appendix 3)
- d. Metro Pretreatment.** The proposed development requires approval by Metro and will need industrial pretreatment. The side sewer shall include the installation of a Metro approved oil/water separator.
(Code Authority: King County DNR Contract)
- e. Backflow Preventers:** Backflow preventers shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10) WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use of premise isolation; reference Table 8 for the appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.
- f. 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. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. 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: Jeff Dendy, Senior Engineer

Phone: 425-556-2890

Email: JDendy@redmond.gov

a. Water Quantity Control:

- i. 162 TEN lies within the Downtown Regional Stormwater Facility Basin. Clean storm water runoff from the proposed building roof will infiltrate on-site in an underground bottomless vault. Stormwater quantity control for the remainder of the project will be provided by the City of Redmond upon payment of the Downtown Capital Facility Charge. An on-site hydraulic analysis was provided that demonstrated that the project will not increase downstream peak flow rates.
- ii. Provide for overflow routes through the site for the 100 year storm.
- iii. Provide an overflow connection from the infiltration vault to the municipal storm drain system.
- iv. Provide a skimmer type pre-treatment for the roof runoff to be infiltrated.

(Code Authority: RMC 15.24.080)

b. Water Quality Control

- i. Project lies within the Downtown Regional Stormwater Facility Basin. Stormwater quality treatment will be provided by the city of Redmond upon payment of the Downtown Capital Facility Charge.
- ii. Project lies within Well Head Protection Zone II. Comply with Redmond Zoning Code 21.64.050.
- iii. Credit for infiltration is available toward the Downtown CFC.

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

c. Public Stormwater Easements. Public easements will be required for any public stormwater conveyance systems on private property. Public stormwater easements are not anticipated for this project.

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

d. Private Stormwater Easements. Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Private stormwater easements are not anticipated.

(Code Authority: RZC 21.54.010(D) and (E), Appendix 3)

e. Clearing and Grading. No site specific conditions apply.

(Code Authority: RMC 15.24.080)

- f. **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)
- g. **Floodplain Management.** The project does not lie in a designated flood plain.

(Code Authority: RZC 21.64.010; RZC 21.64.040)
- h. **Landscaping.** No project specific conditions.
(Code Authority: RZC 21.32)
- i. **Wellhead Protection.** Project lies in Wellhead Protection Zone 2.
(Code Authority: RZC 21.64.010; RZC 21.64.050) RMC 13.07.100
Removal of underground heating oil tanks and contaminated soil. (RMC 13.07.050 and 13.07.120)
If using masonry then Masonry cleaning wastewater BMPs to be used.
- j. **Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NOI) 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)
- k. **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: Barry Nilson, Deputy Fire Marshal

Phone: 425-556-2245

Email: bnilson@redmond.gov

The current submittal is generally adequate for LAND-2014-01610 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: Show location of Hydrant within 40' of the FDC. Show location of exit doors from the building onto the streets.
- b. Fire Protection Plan: Show the location of the fire sprinkler riser room with the minimum interior size of 8'x10'. A wall mount FDC that will be used as the primary connection requires a second FDC typically on the opposite wall or as directed by the Fire Code Official. Show the inside radii of 25' entering and

- c. exiting 162nd Ave NE.
- c. Change or Modification
- d. Fire Code Permit

(Code Authority: RMC 15.06; RZC Appendix 2, RFD Standards, RFDD&CG)

5. Planning Department

Reviewer: Gary Lee, Senior Planner

Phone: 425-556-2418

Email: glee@redmond.gov

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

Street	Species	Spacing
NE 80 th Street	Bowhall Red Maple	25' o.c.

(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 February 5, 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:

1. Presentation Material Inconsistencies

- a. Where inconsistencies between the floor plans 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.
- b. 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 the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement and Building Permits.

2. Details for the graphic elements on the east building elevation, along the property line shall be provided in the Building Permit Application Plans for the form built concrete reveal patterns and mounting of sculptured elements. The middle alternative on the last page of the DRB packet is the preferred design scheme.
 3. Details for the garage openings shall be provided with the Building Permit application. The screening material shall have an opacity of at least 30%. A laser cut metal panel is preferred. Light fixtures within the garage shall be screened to prevent direct viewing of the lighting element from the exterior.
 4. Conceptual details for the art piece (s) to be installed on the west “art wall” shall be presented to Planning staff for review and conceptual approval for the purposes of ensuring that the art piece(s) cover wall sufficiently to avoid “blank wall” issues.
- d. The existing building shall be offered for sale for a nominal sum for relocation in the vicinity of Redmond, for a period of 3 months from the time of the approval of this application. If the building is not sold or given away within the 3 month period for the purposes of relocating within the Redmond vicinity, it shall be made available to City Staff for photographic historical documentation prior to its demolition and site clearing, and key pieces of the building shall be removed from the building for the purposes of displaying on-site within the new building to tell the story of Redmond’s Third Library.

6. Executive Department

Reviewer: Kim Keeling, Transportation Management Programs Administrator

Phone: 425-556-2451

Email: khkeeling@redmond.gov

- a. **Transportation Management Program.** *As a condition of approval for the reduced parking requirement request, a Transportation Management Program (TMP) (a draft TMP enclosed) shall be submitted and approved by the City’s Transportation Demand Management Division prior to issuance of any building permit or other development permit for this project. The TMP agreement shall be recorded on the property deed.*

The TMP shall consist of the following:

- *Project Summary - description of development*
- *Program Objective – manage access and availability of parking*
- *Program Goal – ensure demand meets on-site parking supply*
- *Program Elements – vehicle parking, transportation coordinator, measurement, information center, ridematching, bicycle facilities, preferential parking, incentives, promotion*

- *Program Review – survey and reporting*
- *Contingency Measures – 100% transit subsidy, TMA membership, funding of a “Commuter Club”, secure parking to meet demand, contribute \$20,000 per stall for up to 19 stalls to achieve 0.5 parking spaces per unit*
- *TMP Modification – depending on progress made toward goal elements may be modified by request of property owner*
- *Nature of Obligation – property owner agrees to inform subsequent owners and/or lessees of TMP*
- *Recording the TMP - agreement shall be recorded on property deed*

If the submitted TMP is deemed by the City to be insufficient, it shall not be approved. If the City does not approve the applicant’s proposed TMP, the applicant shall provide on-site parking for the project at the regular rate of 0.5 spaces per unit. These parking spaces shall be incorporated into site plan submitted to the City for approval as part of the normal building or other development permit application process.

(Code Authority: RZC 21.40.010.C and D)

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

RZC 21.10.150	Downtown Pedestrian System
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(G)(3)	Preconstruction Conference
RZC 21.76.090(F)	Performance Assurance
RZC Appendix 2	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 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	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
RZC 21.32.080	Types of Planting
RZC 21.64	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 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide
City of Redmond	Fire Department Standards

Planning

RZC 21.10:	Downtown
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.40	Parking Standards
RZC 21.44	Signs

Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code

DRAFT

Transportation Management Program (TMP) for:

162Ten
16210 NE 80th Street
Redmond, WA 98052

I. Project Summary

162Ten is a single-room occupancy (SRO) development comprised of 96 units and commercial ground floor retail space of approximately 730 sq. ft. gross floor area located at 16210 NE 80th Street, Redmond, WA 98052, King County Parcel No. 0225059057. The property includes:

Vehicle Parking: 30 parking spaces. There are 22 perpendicular vehicle stalls, including 6 vertical tandem lift stalls for 12 spaces; 1 accessible-van stall; 1 accessible stall and 6 parallel stalls. 10+12+1+1+6 or 30 spaces.

Bicycle Parking: 25 spaces.

II. Program Objective

The objective of the Transportation Management Program (TMP) is to manage access and availability of parking for residents of 162Ten.

III. Program Goal

The goal of the TMP is to ensure that parking demand meets the on-site parking supply, noted in section I – **Project Summary** and to achieve and maintain a commute pattern whereby there is no resident and/or employee parking spillover onto adjacent streets and parking lots. This will be achieved and maintained by creating lifestyle patterns so that employees and residents are able to rely on alternate transportation options such as public transportation, bicycling and walking, eliminating the need for a vehicle. The property owner will use proactive good faith efforts to ensure that the elements of the TMP are implemented via direct provisions, contracted services, lease agreements, voluntary compliance of tenants, or any combination of these methods. “On-site”, by definition means that all on-site resident vehicles are parked off-street on the 162Ten property and not in the surrounding neighborhood.

IV. Program Elements

A. Vehicle parking:

All vehicle and bicycle spaces are to be managed on an ongoing basis for each rental lease agreement as follows:

- All residents will register their vehicles through the resident lease agreement.
- Vehicle parking rates are unbundled from resident rental rates.

DRAFT

- Each parking space is assigned based on an as needed basis for vehicle size and use.
- Each vertical tandem parking space shall include several compatibility techniques between users such as:
 - Vehicle users that are generally for weekends and limited-use are parked above.
 - Vehicle users who are only on-site on a limited basis (a week or two per month) are parked above.
 - Vehicle users that have similar schedules are parked together.
 - All tandem stall users have each other's contact information.
 - Tandem stall users receive a reduced parking rate.
- Large vehicles such as large cars, full-size cars or light-duty trucks or larger are not allowed on-site or in the Downtown Redmond neighborhood by resident users.

B. Transportation Coordinator:

The property owner shall identify the Transportation Coordinator and provide contact information. The Transportation Coordinator will:

- Implement TMP elements.
- Coordinate and prepare annual TMP reports, including collecting, measuring and reporting data on the effectiveness of the TMP actions in achieving the program goal.
- Prepare and distribute materials that describe and promote TMP services.
- Provide ridematching services for residents and employees on-site.
- Register and monitor resident and employee carpools and vanpools, and monitor high occupancy vehicles (HOV) stalls, to ensure proper usage and that the stall supply is adequate and signage is in place.
- Coordinate and conduct annual and periodic site promotions to encourage program participation.
- Coordinate activities with the City of Redmond, transportation service providers, and other transportation coordinators as appropriate.
- Maintain records and prepare reports as needed.

C. Measurement:

A baseline measurement will be taken within the first six months of substantial occupancy as mutually agreed upon by the City of Redmond. The measurement shall be administered by the 162Ten Transportation Coordinator and will be conducted annually. Measurement is to include the number of parking stalls leased, number of residents that have vehicles and how many vehicles are parking onsite.

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D. Transportation Information Center:

The property owner will provide a permanent transportation center at the site in a location convenient for all residents and employees to access. The display will include ridematching information, bus schedules, transportation resource contacts, transportation benefits offered at the site, and other TMP information.

E. Ridematching:

Ridematching services will be made available to all residents and employees at the site through the Transportation Coordinator. Ridematching services will consist of:

- A registration system in which interested residents and employees may register their interest and requirements for participating in a carpool or vanpool.
- An online matching system in which a resident or employee may actively match with other on-site individuals seeking rideshare opportunities. (Note: There are publicly available free services)

F. Bicycle Facilities:

Bicycle parking racks will be provided in safe, convenient weather resistant locations. 25 spaces will be provided at completion of the project and additional spaces will be added on a request basis for up to 100% of residents. To the extent the bicycle population increases, it is expected that the use of vehicle parking spaces will decrease both in use and numbers.

G. Preferential Parking:

Preferential parking for HOVs (e.g. carpools and vanpools) will be designated on-site. HOV parking in these spaces will be registered, monitored and enforced.

Any two or more residents who share a single vehicle located on-site will be provided a 50% credit for the on-site parking cost.

H. Incentives:

The property owner will provide for incentives to use alternatives to driving alone. These incentives will include a transit subsidy provided to residents and employees who use public transportation or vanpools to the commute to and from the site. This subsidy shall be at least 25% of the cost for an adult two-zone peak period transit pass or equivalent. The property owner will provide a bicycle purchase support program for anyone who buys a bicycle from a retail outlet within the City of Redmond. This program will offer a \$5/month rent reduction for up to half the cost of the bike not to exceed \$125.

I. Promotion:

At least once a year, and individually as new tenants move into the building, the building management will distribute Metro (or similar) ridematch forms and transit/commuter information packets. The building management will also hold a special "Transportation Day" annually to increase awareness of available programs and commuting alternatives. Distribution of information, including for Transportation Day, may be conducted virtually through email or use of a website.

V. Program Review

A detailed report in the TMP activities, survey results and progress toward meeting the TMP goals will be prepared and submitted to the City of Redmond Technical Committee annually by July 30th of each year (or a mutually agreed upon date by the property owner and the City). Upon meeting and maintaining the TMP goal, the property owner may submit reports (including survey information) biennially. The annual reporting is to include a description of how many parking stalls are currently leased and how many residents have vehicles.

VI. Contingency Measures

In the event that two consecutive annual TMP reports show that the program goal in **Section III** is not met, the property owner will consecutively, until the program goal is met:

- Pay for 100% of the cost of a monthly or annual peak period two-zone bus pass or vanpool subsidy. These are to be distributed to residents; however, residents who receive bus passes or vanpool subsidies from their employer are not eligible for this offer.
- Become a member of a transportation management association (TMA) or similar type organization to facilitate the distribution of program services and coordination of trip reduction efforts.
- Fund a “Commuter Club” for the site until the program goal has been met and maintained for two years. The club will require annual funding of \$5,000 which will be used to provide incentives for non-single-occupancy vehicle (SOV) commuting.
- Secure parking proximate to the site to meet demand.
- Contribute \$20,000 per parking stall for up to 19 stalls to achieve 0.5 parking spaces per unit. (This is the difference between providing parking at the Redmond Zoning Code (RZC) rate of 0.5 parking stalls per unit of housing, and the reduced 0.3 parking stalls per unit of housing allowed based on the parking study for this project).

VII. TMP Modification

Depending on the progress made toward achieving the program goal in **Section III** and the evolving nature of trip reduction strategies, it may be in the best interest of the parties to delete, modify, or add elements to this TMP. Such changes may be initiated by request of the property owner, in writing, to the City of Redmond. The City will approve, deny or suggest modifications to proposed changes and notify the property owner within 60 days of receipt of the request. The City will not unreasonably withhold its approval of any proposed changes.

VIII. Nature of Obligation

The property owner agrees to inform subsequent property owners and/or lessees of all or part of the site covered by this TMP, that RZC Section 21.52.020 (or its successor) contains specific requirements pertaining to maintenance of a TMP. Owners and/or lessees should consult the Redmond Zoning Code and/or City of Redmond staff regarding current code requirements for TMPs.

Under RCDG Section 20F.10.20-020, any building, structure, development, activity, land use, or division of land that is not in conformance with the Redmond Zoning Code, and that is not a legal nonconformance, is declared to be unlawful, substandard, and a public nuisance, and therefore is subject to the enforcement and abatement provisions in Chapter 1.14 of the Redmond Municipal Code, Enforcement and Penalties.

IX. Recording the Transportation Management Program

The TMP agreement shall be recorded on the property deed.

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This Transportation Management Program is approved by:

PROPERTY OWNER:

BY:

Signature Date

Printed Name Title

CITY OF REDMOND

BY:

Signature Date

Printed Name Title