



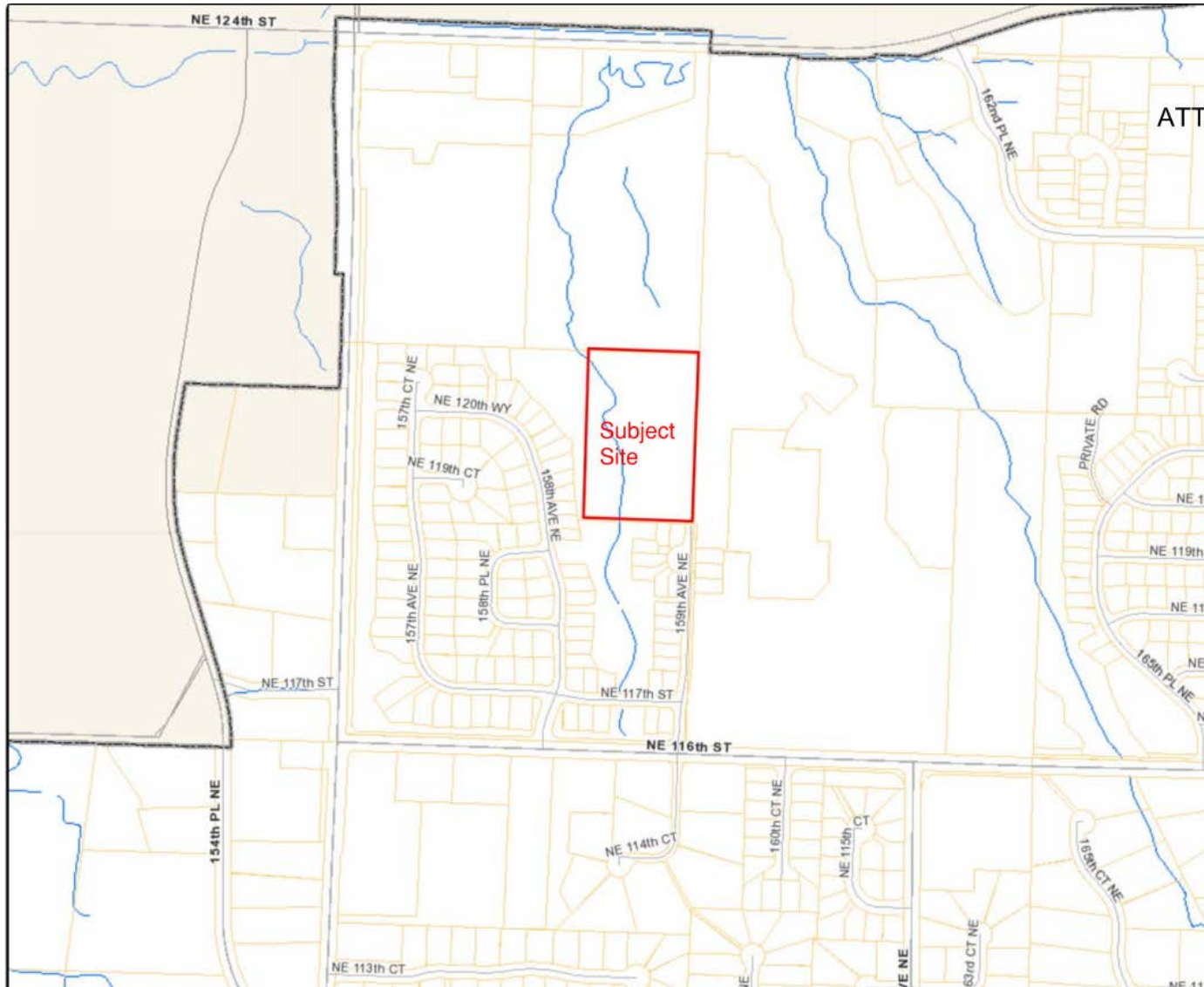
# Strom Preliminary Plat

LAND 2013-01788 &  
SEPA – 2013-01790

**Hearing Examiner**

PUBLIC HEARING –  
July 20<sup>th</sup>, 2015

# VICINITY MAP



# PROPERTY DESCRIPTION

- Property zoned R4
- North Redmond Neighborhood
- Critical Areas:
  - Three wetlands
  - Two streams



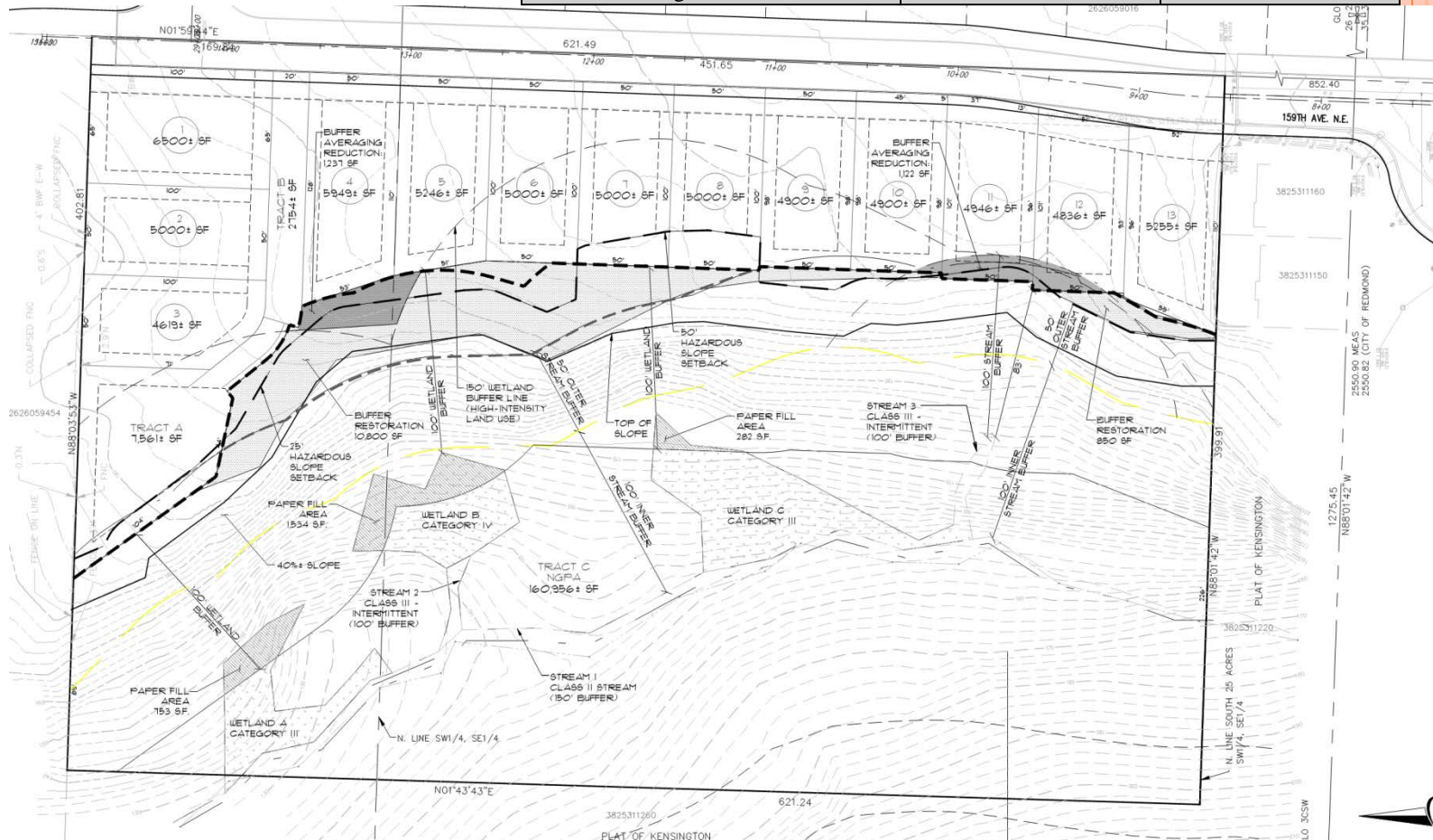
# PROJECT DESCRIPTION

- Subdivide a 5.74 acre site into 13 single family lots
- Preliminary Plat – Type III Process
- Open Space – 67.4%
- Affordable Housing – 1 unit



# SITE PLAN

Minimum Lot Area:	7,000 square feet	4,900 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

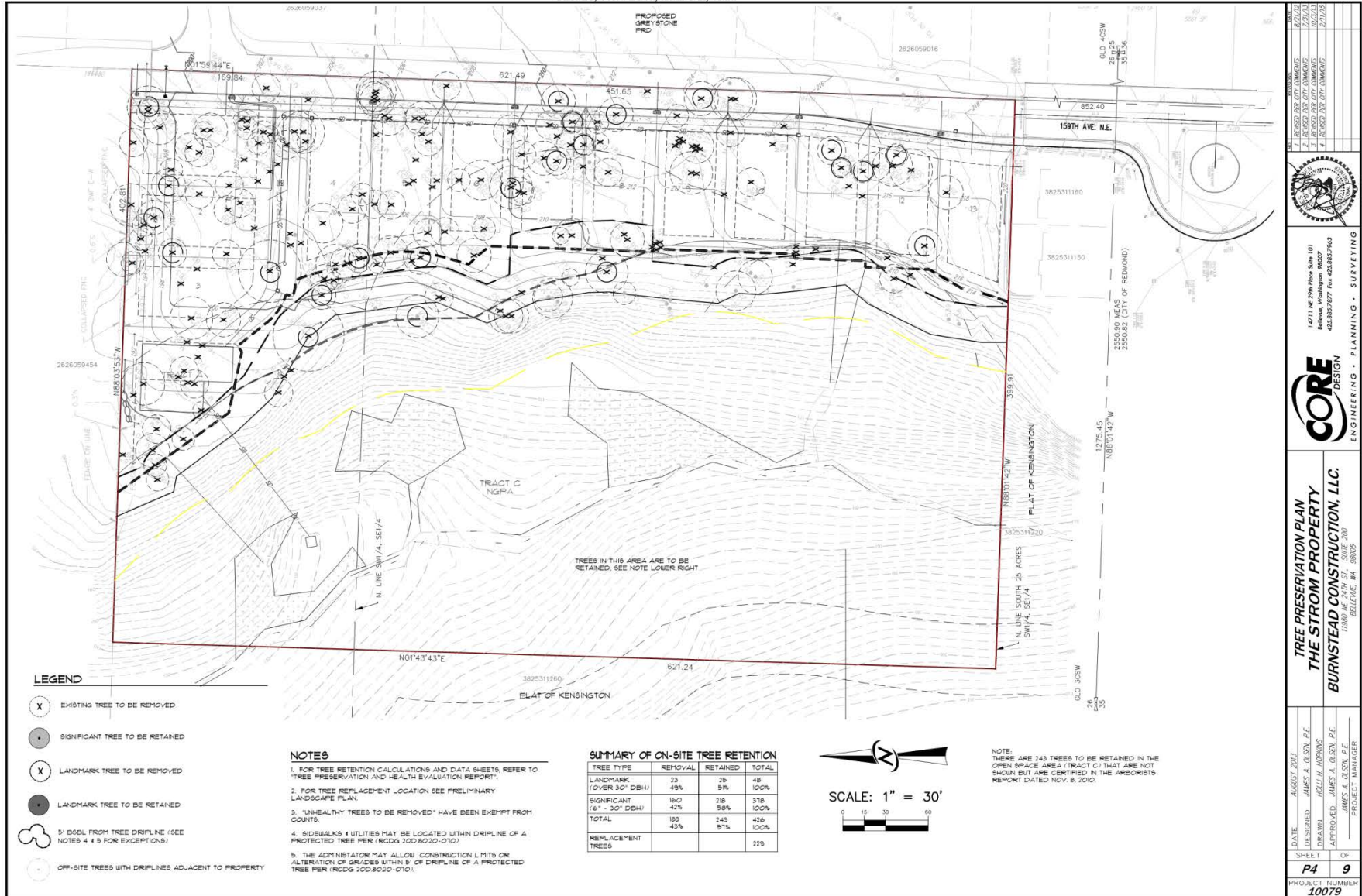




# TREE PRESERVATION PLAN

SEC. 26, TWP. 26 N., RGE. 5 E., W.M.

ATTACHMENT 12



**LEGEND**

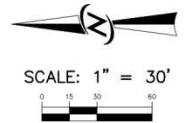
- EXISTING TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED
- LANDMARK TREE TO BE REMOVED
- LANDMARK TREE TO BE RETAINED
- 5' BUFFER FROM TREE DRIFLINE (SEE NOTES 4 & 9 FOR EXCEPTIONS)
- OFF-SITE TREES WITH DRIFLINES ADJACENT TO PROPERTY

**NOTES**

1. FOR TREE RETENTION CALCULATIONS AND DATA SHEETS, REFER TO TREE PRESERVATION AND HEALTH EVALUATION REPORT.
2. FOR TREE REPLACEMENT LOCATION SEE PRELIMINARY LANDSCAPE PLAN.
3. "UNHEALTHY TREES TO BE REMOVED" HAVE BEEN EXEMPT FROM COUNTS.
4. SIDEWALKS & UTILITIES MAY BE LOCATED WITHIN DRIFLINE OF A PROTECTED TREE PER (RCDS 300.8030-010).
5. THE ADMINISTRATOR MAY ALLOW CONSTRUCTION LIMITS OR ALTERATION OF GRADES WITHIN 5' OF DRIFLINE OF A PROTECTED TREE PER (RCDS 300.8030-010).

**SUMMARY OF ON-SITE TREE RETENTION**

TREE TYPE	REMOVAL	RETAINED	TOTAL
LANDMARK (OVER 30" DBH)	23	79	102
LANDMARK (6" - 30" DBH)	45%	51%	100%
SIGNIFICANT (6" - 30" DBH)	160	218	378
SIGNIFICANT (6" - 30" DBH)	42%	56%	100%
<b>TOTAL</b>	<b>183</b>	<b>243</b>	<b>426</b>
REPLACEMENT TREES	43%	57%	100%
			279



NOTE: THERE ARE 243 TREES TO BE RETAINED IN THE OPEN SPACE AREA. TRACT C) THAT ARE NOT SHOWN BUT ARE CERTIFIED IN THE ARBORISTS REPORT DATED NOV. 8, 2010.

<p>DATE: AUGUST 2013</p> <p>DESIGNED: JAMES A. OSENF, P.E.</p> <p>DRAWN: JILL H. ADAMS</p> <p>APPROVED: JAMES A. OSENF, P.E.</p> <p>PROJECT MANAGER: JAMES A. OSENF, P.E.</p>	<p>14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.482.8297 Fax 425.482.8740</p> <p><b>CORE DESIGN</b> ENGINEERING • PLANNING • SURVEYING</p> <p><b>TREE PRESERVATION PLAN THE STROM PROPERTY, BURNSTEAD CONSTRUCTION, LLC.</b> 17800 NE 24th St. Bellevue, WA 98008</p>
<p>SHEET <b>P4</b> OF <b>9</b></p> <p>PROJECT NUMBER <b>10079</b></p>	<p>DATE: AUGUST 2013</p> <p>14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.482.8297 Fax 425.482.8740</p> <p><b>CORE DESIGN</b> ENGINEERING • PLANNING • SURVEYING</p>

# PROCEDURAL SUMMARY

- **Completeness**
  - 10/15/2013 – Letter of completeness issued and vested date
- **The Notice of Application**
  - 12/03/2013 - Comment period begins
  - 12/26/2013 - Comment period ends
- **SEPA – 06/06/2014 - Issued**
- **The Notice of Public Hearing-06/29/2015**



# VESTING

- Project submitted on 10/15/2013
- Project vested on 10/15/2013
- Strom also required to comply with Redmond Neighborhood Regulations





# NEIGHBORHOOD COMMENTS

- ▶ Neighborhood meeting held on January 6<sup>th</sup>, 2015
- ▶ Letter For Hearing Examiner received via e-mail 07/16/2015.
- ▶ Notice of Application comments:
  - No Comments Received.



# PLAT - DECISION CRITERIA

- Conformance with the goals, policies and plans in the Redmond Comprehensive Plan.
  - *Meets the goals and policies of the Comprehensive Plan*
  - *City-wide policies*
  - *Neighborhood specific policies for North Redmond*
- Site Requirements for the residential zone
  - *Base density allows 23 units*
  - *Proposed density is 13 dwelling units*
- Submittal requirements
  - *Meets the submittal requirements on file and deemed complete on 10/15/2013*
- Providing housing types that effectively serve the affordable housing needs of the community.
  - *Project meets this criteria – 10% or 1 affordable unit is provided*
- Streets and Sidewalks. The proposed street system conforms to the City of Redmond's 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.
  - *Five foot sidewalks to be provided along the extension of 159th*
  - *Sidewalks to be provided along the new local street frontage of 159th*
  - *Streets designed to meet the City's street standards*



# PLAT - DECISION CRITERIA (CONTINUED)

- 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
  - *Adequate public facilities – streets, fire protection, utilities and pedestrian access*
  - *New stormwater detention facility proposed*
- The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the short subdivision
  - *Informal recreational opportunities available throughout the site*
  - *Minimum open space required is 20%*
  - *Proposal provides 67.4% in open space with common open space areas and recreational amenities*
- The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the short subdivision.
  - *The proposed plat has been conditioned to pay school impact fees upon issuance of building permits for each single-family lot*
- 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.
  - *The plat has been conditioned to construct a safe walking route from the development for students who walk to and from school*



# PLAT – DECISION CRITERIA (CONTINUED)

- 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.
  - *Development has been designed to take into account topography and vegetation and consider least disruption of the site*
- 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.
  - *Proposal makes provision for considerations of hazards, critical areas and limitations*



# CONDITIONS OF APPROVAL

- ☞ Staff recommends approval subject to conditions of approval contained in the Technical Committee Report with modifications as outlined in memo to the Hearing Examiner.

