

TECHNICAL COMMITTEE REPORT TO THE HEARING EXAMINER

Project Name: Strom Property

Location: 159th Ave NE and NE 117th Way

Project Description: Subdivide a 5.74 acres site into 13 single family residential lots.

Project File Numbers: LAND-2013-01788 – Subdivision
SEPA-2013-01790 – SEPA
PR-2013-00706

Applicant: Burnstead Construction Co.
11980 NE 24th St
Bellevue WA 98005

Applicant's Representative: Tiffany Brown
11980 NE 24th St
Bellevue WA 98005

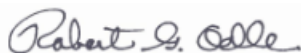
Planner: Sarah K. Vanags

Decisions Included: Preliminary Plat, Type III (RZC 21.76)

Recommendation: **Approval with Conditions**

Public Hearing Date: July 20, 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, DIRECTOR
Planning and Community Development
Department



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 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 decision to approve, approve with conditions, or deny the Preliminary Plat.

Key Dates

Application/Completeness Date: 10/15/2013
Date SEPA Determination Issued: 06/06/2014
SEPA Appeal Deadline: 06/21/2014
Public Hearing Date: 07/20/2015

Report Attachments

Attachement 1- General Application Form
Attachement 2- Project Contact Form
Attachement 3- Vicinity Map
Attachement 4- Zoning Map
Attachement 5- SEPA Application Form
Attachement 6- Completeness Letter
Attachement 7- Public Notice Site Plan
Attachement 8- Public Notice Tree Preservation Plan
Attachement 9- Notice of Application and Certificate of Publishing
Attachement 10- SEPA Determination of Non-Significance, Addendum & Environmental Checklist
Attachement 11-Notice of Public Hearing and Certificate of Posting
Attachement 12- Plan Set
Attachement 13- Critical Area Report
Attachement 14- Geotechnical Report
Attachement 15- Green House Gas Emissions Worksheet
Attachement 16- Tree Health Assessment
Attachement 17- Landmark Tree Exception Request
Attachement 18- Tree Exception Approval Letter
Attachement 19- Title Report
Attachement 20- Traffic Study
Attachement 21- Stormwater Report
Attachement 22- Computation Worksheet
Attachement 23- Neighborhood Meeting Notice

Technical Committee Analysis

I. Proposal Summary

The proposal includes a request for a preliminary plat to subdivide the property into 13 lots on 5.74 acres located within the R-4 zoning district. The proposed plat consists of 13 single family detached units. The base density allows for a maximum of 22 units without the use of bonus provisions. The minimum density on the site is 8 dwelling units and the proposal includes 13 units.

The project utilizes the Green Building and Green Infrastructure Incentive program to reduce the minimum required lot size from 7,000 square feet by 30%, which would allow an average lot size of 4,500. The proposed average lot size is 5,165 square feet.

II. Site Description and Context

The proposal is located within the North Redmond Neighborhood, and is surrounded by medium density single family development, and undeveloped R-4 parcels. Willows Preparatory is directly adjacent to the west property lines of the proposed Strom development. The Kensington community is located to the south. A vicinity map is attached for reference (Attachment 3 , Vicinity Map). The remaining property lines for the proposed Strom development abut to currently undeveloped R-4 zoned land.

The site consists of a single tax lot that is currently undeveloped. The site slopes to the west and is host to a healthy and well-functioning stream and wetland and is otherwise forested throughout the site.

	<u>Existing Land Use</u>	<u>Zoning District</u>
North	Undeveloped City owned land	R-4
South	Single Family Residential	R-4
East	Undeveloped Land	R-4
West	Single Family Residential	R-4

III. Site Requirements

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

	Requirement	Proposed
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Average Lot Size:	7,000 square feet	4,500 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

*see Green Building and Green Infrastructure Incentive program table below.

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

IV. Residential Architectural, Site and Landscape Design Standards

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

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

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

V. Neighborhood Regulations

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

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

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

VI. Green Building and Green Infrastructure Incentive Program

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

Technique	Points Awarded – Residential Development	Points Awarded – Non-Residential Development
3. Drought Tolerant Landscaping	1	N/A
4. 50% native vegetation retention	3	N/A

Incentive	Points Required – Residential Development	Points Required – Non-Residential Development
5. Lot size reduction 30 percent	4	N/A

III. 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 12/03/2013. The notice was posted at City Hall, the Redmond Regional Library, and 2 notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 9, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received no public comments.

Notice of SEPA Threshold Determination: The Notice of Application for the Determination of Non-Significance (DNS) for this project was issued on 06/04/2014. 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 10, SEPA DNS Certificate of Posting). No comment letters were filed during the DNS comment period.

Notice of Public Hearing: The Notice of Public Hearing for this project was posed on the site, at City Hall, and at the Redmond Regional Library on 06/29/2015. 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).

IV. 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 06/08/2014. (Attachment 10, Environmental Checklist and SEPA Threshold Determination).

V. Compliance with Development Regulations

A. Landscaping

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

Finding: The proposal includes perimeter and interior landscaping, including a landscape buffer along the site's north and south boundaries, which are partially adjacent to existing single-family homes and undeveloped land; thereby providing for adequate buffering and landscaping. The west boundary of the property consists of an open space area which includes the majority of retained trees in a tract and is heavily forested. The proposal also includes an active recreational open space tract located towards the north end of the site, which includes amenities such as open lawn area. Additionally, where buildings do abut the property line they will orient toward the internal road. The proposal also includes the provision of 230 replacement trees and 243 retained trees within the site.

B. Tree Protection

The Redmond Zoning Code (RZC 21.72) requires that all healthy landmark trees and 35 percent of all healthy significant trees be saved. Landmark trees are those trees that are greater than 30 inches in diameter at breast height. Significant trees are those trees that are between 6 inches and 30 inches in diameter at breast height. Tree health of the existing trees on the Strom property was assessed in an arborist's report prepared by International Forestry dated March 10th, 2015 (Attachment 16, Arborist Report). The arborist evaluated a total of 504 trees on the site and 79 trees were determined to be non-significant or in poor health for a total of significant trees on the property. The tree health assessment data found 49 landmark trees out of a total of 425 significant and landmark trees on the site.

Finding: The applicant is proposing to save 243 significant trees and 25 landmark trees on the site. This results in a saved tree percentage of 57 percent (Attachment 12, Tree Preservation Plan). A majority of the trees to be preserved are located within Tract C which is a forested area. A health assessment of all of the trees proposed to be retained has been performed by a certified arborist to assure that each retained tree is healthy.

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

Finding: The applicant is proposing to remove 23 of the landmark trees located within the development area. The landmark trees to be removed are located in areas where road infrastructure or building pad area precludes their ability to be saved. An exception to the RZC requirements to allow removal of the 23 landmark trees has been reviewed for each individual landmark tree and granted by the Director of Planning and Community Development. See Attachment 18 for approval of Tree Exception request.

C. Critical Areas

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

A report prepared by Wetland Resources (Attachment 13, Critical Areas Report and Mitigation Plan) documents that there were on-site critical areas. The report indicates that three wetlands and two streams were found onsite. Wetland A, B, and C are slope wetlands less than 6,000 SF. Wetlands A and C are Category III wetlands with 150-foot buffers. Wetland B is a Category IV wetland with a 50-foot buffer. Stream 1 is a Class II stream with a 150-foot buffer. Streams 2 and 3 are Class III streams with 100-foot buffers. Additionally, there was evidence of nesting by hawks, eagles, great blue herons, or other species of concern during the site visit. These nesting areas will remain as part of the protected tract and will be undisturbed by development.

A mitigation plan has been prepared by Wetland Resources (Attachment 13, Critical Area Report and Mitigation Plan). The applicant proposes to impact a total area of 3,165 square feet of wetlands and no area of the streams. The proposal includes 15,830 square feet of offsite enhancements to a degraded wetland within the Kensington Development to the south. The on-site critical areas are in good conditions and therefore the resources are better served offsite to increase the function and habitat of the Kensington wetland.

D. Affordable Housing

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

Finding: The Strom Preliminary plat is required to provide one affordable housing unit; this would provide them with one bonus market rate unit, which they are not utilizing due to other site planning issues such as tree retention and critical areas.

E. Noise Standards

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

Conclusion: NE 159nd Street is designated as a local connector and; therefore, a noise study is not required.

F. Preliminary Plat Decision Criteria

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

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

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

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

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

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

Response: The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030(B) and 21.76.050). The subdivision application was deemed complete on October 15, 2013 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

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

Response: The proposal conforms to the North Redmond Neighborhood Plan in the Comprehensive Plan. The site will be accessed from the to-be extended portion of NE 159nd Street, Local Street serving the surrounding neighborhood. Access to the site from NE 159nd Street will presently not be shared with another development. The Greystone Development will be located to the east, but will take access off of 118th way. The plat has been designed as to have no internal street, all but three homes will access off of NE 159th Street, the three most north homes in the development will access from a private tract (tract B) that gains access from NE 159th. Street frontage improvements are required along NE 159nd Street which will meet the construction requirements in RZC Appendix 2.

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

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

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

Response: The proposed preliminary subdivision will be adequately served with City approved parks, recreation, playgrounds and open-space as demonstrated on the approved plan set. The proposal sets aside approximately 70% in open space areas and provides recreational opportunities within open space tract A.

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

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

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

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

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

Response: The layout of the lots, and their size and dimensions take into account the topography and vegetation on the site in order that structures may be reasonably sited with the least disruption of the site.

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

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

V. Code Deviations Granted

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

Tree Removal Exception Granted to removed 23 Landmark Trees, dated April 20th, 2015.

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 the Strom Property Preliminary Plat, Type III subject to conditions** listed in Section VII.

This **Preliminary Plat, Type III** 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).

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

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	05/05/2015	<i>and as conditioned herein.</i>
SEPA Checklist	10/15/2013	<i>and as conditioned herein and as conditioned by the SEPA threshold determination.</i>
Conceptual Landscaping Plan	05/05/2015	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	05/05/2015	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	05/05/2015	<i>and as conditioned herein.</i>
Conceptual Wetland Mitigation Plan	02/08/2015	<i>and as conditioned herein.</i>
Stormwater Design	05/05/2015	<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: Andy Chow, 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) 14 feet wide sidewalk easement, granted to the City of Redmond, along all right-of-way including 159th Avenue NE.
 - (b) 14 feet wide utility easement, granted to the City of Redmond, along all right-of-way including 159th Avenue NE.
 - (c) 10 feet wide utility easement, granted to the City of Remond, along Tract Road B.
 - (d) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

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

b. Construction Restoration. In order to mitigate damage due to trenching and other work on 159th Avenue 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 159th Avenue NE must meet current City Standards which include asphalt paving 28 feet from face of curb to to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strips, 5 feet wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

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

Note: Road improvements are to be completed by the Greystone Project. In the event improvements have not been made, they will be required to be complete as part of this project. If Greystone improvements have been completed, this development is only required to construct a 5 feet wide planter strip and 5 feet wide sidewalk across the Strom side of the project as shown on the Strom Property plans developed by Core Design.

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

ii. The private road across Tract B must meet current City Standards which include asphalt paving 20 feet wide with appropriate tapers, The minimum pavement section for the streets shall consist of:

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

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

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

Standard Specifications and Details Manual.

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

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

- Along 159th Avenue NE as shown on the Strom Property plans submitted by Core Design.

(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 Strom Property site plan prepared by Core Design.

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

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 21.17.020)

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 3)

2. Development Engineering – Water and Sewer

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

Phone: 425-556-2844

Email: jstreit@redmond.gov

a. Water Service. Water service requires the installation of 1-inch water meters as shown on the drawings prepared by CORE Engineers dated October 3, 2013 to provide domestic and residential fire flow to the lots shown. Some of the water

meter locations may need to be modified to provide 5-foot minimum separation between the water meters and the existing luminaries installed by the Greystone PRD.

(Code Authority: RZC 21.17)

- b. Sewer Service.** Sewer service requires the installation of side sewers as shown on the drawings prepared by CORE Engineers dated October 3, 2013. Some of the side sewer locations may need to be modified to provide 5-foot minimum separation between the side sewer and the existing luminaries installed by the Greystone PRD.

(Code Authority: RZC 21.17)

- c. Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Offsite easements must be recorded prior to construction drawing approval.

(Code Authority: RZC Appendix 3)

- h. 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)

- i. 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: Jeff Dendy, Senior Engineer

Phone: 425-556-2890

Email: jdendy@redmond.gov

- a. Water Quantity Control:**

- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a privately maintained vault.
 - ii. Provide for overflow routes through the site for the 100-year storm.

- iii. The storm vault discharge will be by butt fused HDPE pipe stacked to surface across the steep slope, so as to not disturb the sensitive area.

(Code Authority: RMC 15.24.080)

b. Water Quality Control

- i. Basic water quality treatment shall be provided in a privately maintained wet vault. Treatment is required for the 6-month, 24 hour return period storm.

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

c. Easements. Easements will be required for any public stormwater conveyance systems on private property. No public easements are anticipated for this project.

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

d. Clearing and Grading. Provide a turn-around on the storm vault tract for maintenance vehicles. Provide an asphalt paved access road to the storm vault that complies with the 2005 Department of Ecology Stormwater Management Manual for Western Washington dimension guidelines for maintenance access roads.

The project geotechnical engineer needs to provide a review of the final engineering plan to confirm the geotechnical recommendations have been met.

Steep Slope Setbacks: A 50 foot setback is required from the crest of the designated steep slope by Lots 7 and 8. A 25 foot setback is required for the remainder of the project from the designed steep slope. No filling is permitted within the steep slope setbacks.

(Code Authority: RMC 15.24.080)

e. Temporary Erosion and Sediment Control (TESC).

- i. Limited rainy season work conducted between October 1st through April 30th may be approved with a robust Wet Weather Plan. No work is allowed within the stream or steep slope buffers during the rainy season.

(Code Authority: RMC 15.24.080)

f. Floodplain Management. Project site does not lie within a designated floodplain.

(Code Authority: RZC 21.64.010 and 20D.140.40)

g. Landscaping. No project specific conditions.

(Code Authority: RZC 21.64.060 (C))

h. Department of Ecology Notice of Intent Construction Stormwater General

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

4. Fire Department

Reviewer: Barry Nilson
Phone: 425-556-2245
Email: bnilson@redmond.gov

The current submittal is generally adequate for LAND-2013-01788 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. **Fire Protection Plan: All houses shall have a fire sprinkler system installed to NFPA 13D and RFDS #5 standards. No parking fire lane signs and the painting of the curbs to yellow shall be according to RFDS #2. All signs will not be blocked by trees. The entire length of “Tract B” shall be a fire department easement called “EMERGENCY VEHICLE ACCESS EASEMENT” or EVAE. This easement will include the radii onto tract B.**

- b. **Comment: The lot address’s shall be assigned during the civil review process.**
(Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG)

5. Planning Department

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

Street	Species	Spacing
NE 159 th Street	Goldenrain, Pacific Sunset Maple, Raywood Ash	30’ on center

(Code Authority: RZC 21.32.090)

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

Code Authority: RZC 21.08.180

Condition Applies: Building Permit Application

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

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

- d. Tree Replacement.** Tree Replacement shall be implemented in conformance with the Landscape Plan and Tree Preservation Plan with identifies 92 trees to be replaced on-site and the remaining 138 trees to be Fee-in-Lieu of replacement.

(Code Authority: RZC 21.72.080)

Condition Applies: Civil Construction, Final Plat Document

- e. Tree Exception Request.** The tree exception request for the removal of 23 landmark trees from the site shall be implemented in conformance with the Tree Preservation and Landscape plans.

(Code Authority: RZC 21.72.090)

Condition Applies: Civil Construction, Final Plat Document

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

Code Authority: RZC 21.08.060

Condition Applies: Final Plat Document

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

Code Authority: RZC 21.08.170.L

Condition Applies: Final Plat Document

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

Code Authority: RZC 21.20.050

Condition Applies: Building Permit

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

Code Authority: RZC 21.32.080

Condition Applies: Civil Construction

The recommendations of the applicant's arborist, International Forestry Consultants Inc., shall be implemented in all situations where there is encroachment into the drip line of a tree that has been determined to be saved.

Code Authority: RZC 21.62.060

Condition Applies: Civil Construction

- j. Green Infrastructure Incentive Program:** As part of the Strom Preliminary Plat, the following code provision shall be modified as recommended by the Technical Committee:

- i. Lot Size. The average lot size requirement shall be 4,550 square feet granted through 30% lot size reduction incentive.
- ii. 50% Native Vegetation Retention. At least 50 percent of the native vegetation area shall be retained in native vegetation and set aside in Native Growth Protection Areas.

Code Authority: RZC 21.67.050

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

- g. Final Critical Areas Report and Enhancement Mitigation Plan.** A final Critical Areas Report must be submitted with the civil construction drawings or building

permit if civil construction drawings are not required. All required enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report.

(Code Authority: RZC 21.63, Appendix 1)

Condition Applies: Civil Construction, Final Plat Document

- h. Critical Areas Recording.** The regulated critical area and its associated buffer(s) must be protected by an NGPE or placed in a separate tract where development is prohibited. Proof of recording must be submitted to the City prior to issuance of a Certificate of Occupancy on the site.

(Code Authority: RZC 21.64.010(L), 21.64.010(J); RMC 15.24.080(2)(i))

- i. Monitoring Program and Contingency Plan.** A monitoring program shall be prepared and implemented to determine the success of the mitigation project and any necessary corrective actions. A contingency plan shall be established for indemnity in the event that the mitigation project is inadequate or fails.

(Code Authority: RZC 21.64.010(P))

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

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

City of Redmond: Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04: Sewage and Drainage
RMC 13.08: Installing and Connecting Water Service
RMC 13.10: Cross-Connection and Backflow Prevention
RZC 21.17.010: Adequate Public Facilities and Services Required
RZC Appendix 4: Design Requirements for Water and Wastewater System Extensions

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

Stormwater/Clearing and Grading

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

Fire

RMC 15.06: Fire Code
RZC Appendix 3: Construction Specification and Design Standards for Streets and Access

City of Redmond: Fire Department Design and Construction Guide 5/6/97
City of Redmond: Fire Department Standards

Planning

RZC 21.58-21.62 Design Standards
RMC 3.10 Impact Fees
RZC 21.32, 21.72: Landscaping and Tree Protection

RMC 6.36: Noise Standards

RCZ 21.64: Critical Areas

RZC Appendix 1: Critical Areas Reporting Requirements

Building

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