

## TECHNICAL COMMITTEE REPORT TO THE HEARING EXAMINER

**Project Name:** Edgewood East

**Location:** 177XX 178<sup>th</sup> PI NE

**Project File Number:** PR-2014-00459

**Project Description:** Subdivide one R-4 parcel in the North Redmond Neighborhood into 25 lots with 23 detached homes and 1-duplex (affordable).

**File Numbers:** LAND-2014-01424- Subdivision  
SEPA-2015-01005 – SEPA

**Applicant:** Matt Perkins  
Quadrant Company  
14725 NE 36<sup>th</sup> St, Suite 200  
Bellevue WA 98006

**Applicant's Representative:** Matt Perkins  
Quadrant Company  
14725 NE 36<sup>th</sup> St, Suite 200  
Bellevue WA 98006

**Planner:** Sarah Vanags

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

**Recommendation:** **Approval with Conditions**

**Public Hearing Date:** August 3, 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).



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ROBERT G. ODLE, DIRECTOR  
Planning and Community Development  
Department



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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: June 2, 2015  
Date SEPA Determination Issued: To be issued with Notice of Decision per ODNs  
SEPA Appeal Deadline: 14 days following Notice of Decision  
Public Hearing Date: August 3, 2015

### **Report Attachments**

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

- Attachment 23- Neighborhood Meeting Notice
- Attachment 24- Public Comment
- Attachment 25- Coversheet
- Attachment 26- Fire Plan
- Attachment 27- Grading Plan
- Attachment 28- Landscape Plan
- Attachment 29- Open Space Plan
- Attachment 30- Transportation Plan
- Attachment 31- Utility Plan

### **Technical Committee Analysis**

#### **Proposal Summary**

The proposal includes a request for a preliminary plat to subdivide the property into 25 lots on 6.89 acres located within the R-4 zoning district. The proposed plat consists of 23 single family detached units and one duplex. The base density allows for a maximum of 28 units without the use of bonus provisions. The minimum density on the site is 11 dwelling units and the proposal includes 25 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 25%, which would allow an average lot size of 5,250. The proposed average lot size is 5,859 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. Edgewood East is directly adjacent to City boundary-line on the north property line and is framed on the south, east and west by established single family developments. A vicinity map is attached for reference (Attachment 3, Vicinity Map).

The site consists of a single undeveloped tax parcel. The site slopes down to the moderate east towards a class II stream. A class II stream is perimeter east side of the property is the only sensitive area on the project site.

|       | <u>Existing Land Use</u>               | <u>Zoning District</u> |
|-------|--|------------------------|
| North | Single Family Residential/ King County | N/A                    |
| South | Single Family Residential              | R-4                    |
| East  | Single Family Residential              | 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:

|  | <b>Requirement</b> | <b>Proposed</b>     |
|--|--------------------|---------------------|
| Average Lot Size:                      | 7,000 square feet  | 5,859 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

| <b>Variety and Visual Interest in Building and Site Design</b> |                            |          |                         |                            |
|--|----------------------------|----------|-------------------------|----------------------------|
| <b>Code Citation</b>   | <b>RZC 21.08.180</b>       | Complies | Complies as conditioned | Applies at Building Permit |
|  | Variety in Building Design |          |                         | X                          |
|  | Variety in Site Design     |          |                         | X                          |
|  |                            |          |                         |                            |
| <b>Building Orientation</b>                                    |                            |          |                         |                            |
| <b>Code Citation</b>   | <b>RZC 21.08.180</b>       | Complies | Complies as conditioned | Applies at Building Permit |
|  | Arterial Setbacks          | N/A      |                         |                            |
|  | Garage Placement           |          |                         | X                          |
|  | Garage Doors               |          |                         | X                          |

|  |                                  |          |                         |                            |
|--|----------------------------------|----------|-------------------------|----------------------------|
|  | Transition Area                  |          |                         | X                          |
|  | Alleys                           | N/A      |                         |                            |
| <b>Building Character, Proportionality and Massing</b> |                                  |          |                         |                            |
| <b>Code Citation</b>                                   | <b>RZC 21.08.180</b>             | Complies | Complies as conditioned | Applies at Building Permit |
|  | Modulation and Articulation      |          |                         | X                          |
|  | Consideration of Site Conditions |          |                         | X                          |
|  | Open Space                       | X        |                         |                            |
| <b>Landscaping</b>                                     |                                  |          |                         |                            |
| <b>Code Citation</b>                                   | <b>RZC 21.08.180</b>             | Complies | Complies as conditioned | Applies at Building Permit |
|  | Landscaping Plan                 | X        |                         |                            |
|  | Landscape Transition             |          |                         | X                          |
|  | Stormwater Detention             | X        |                         |                            |
| <b>Streets and Pathways</b>                            |                                  |          |                         |                            |
| <b>Code Citation</b>                                   | <b>RZC 21.08.180</b>             | 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.

| <b>Neighborhood: North Redmond</b> |                             |          |                         |                            |
|------------------------------------|-----------------------------|----------|-------------------------|----------------------------|
| <b>Code Citation</b>               | <b>RZC 21.08.180</b>        | Complies | Complies as conditioned | Applies at Building Permit |
|                                    | Arterial Setbacks           |          |                         | N/A                        |
|                                    | Building Height             |          |                         | X                          |
|                                    | Low Impact Development      |          |                         | X                          |
|                                    | Tree Preservation           |          | X                       |                            |
|                                    | Vegetation for Common Areas |          | X                       |                            |
|                                    | Street Trees                |          | X                       |                            |
|                                    | Vegetated Treatments        |          | X                       |                            |
|                                    | Access to Wedge Subarea     |          | N/A                     |                            |
|                                    | Multiplex Housing           |          | N/A                     |                            |

|  |   |   |     |  |
|--|---|---|-----|--|
|  | Applicability: Proposal includes two; unit attached dwelling units. |   | 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. 30% native vegetation retention | 2  | N/A  |

| Incentive             | Points Required – Residential Development | Points Required – Non-Residential Development |
|-----------------------|---|---|
| 5. Lot size reduction |   |   |
| 25 percent            | 3   | N/A   |

**VII. Public Notice and Comment**

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on 06/16/2015. The notice was posted at City Hall, the Redmond Regional Library, and two notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 9, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received [18 written comments]. All of the concerns expressed within the public comment period are related to Affordable Housing:

1. Comments expressed concern that the affordable housing being placed on a perimeter lot of the site will devalue adjacent homes and/or slow appreciation. All persons whom submitted public comment requested that the affordable housing units be required to be placed on the interior or rear portion of the proposed development.

(Attachment 24, Notice of Application Public Comment Letters).

Notice of SEPA Threshold Determination: The Notice of Application for the Determination of Non-Significance (DNS) for this project will be issued in conjunction with the Notice of decision per the Option DNS process.

Notice of Public Hearing: The Notice of Public Hearing for this project was posed on the site, at City Hall, and at the Redmond Regional Library on July 13th, 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).

#### **VIII. State Environmental Policy Act (SEPA)**

The Optional DNS process was used for this project. 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.

#### **IX. Compliance with Development Regulations**

##### **A. Landscaping**

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

**Finding:** The proposal includes perimeter and interior landscaping, including a landscape buffer along the site's east, west, north and south boundaries, which are partially adjacent to existing single-family homes (north, west and east) and NE 122<sup>nd</sup> Street (south); thereby providing for adequate buffering and landscaping. The new lots on the east side of the project will be framed by a protected sensitive area Tract C in addition to rear landscaping. Additionally, the proposed development consists of an open space area approximately two lots in from the project access point on the east side. Which includes an active recreational open space and amenities such as open lawn area (Tract B). The proposal also includes the provision of 66 replacement trees and 37 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 Edgewood East property was assessed in an arborist's report prepared by Creative Landscape Solutions dated May 11, 2015 (Attachment 16, Arborist Report). The arborist evaluated and determined that there are a total of 100 significant trees on the property, three of which meet the specification of a landmark tree.

**Finding:** The applicant is proposing to save 35 significant trees and two landmark trees on the site. This results in a saved tree percentage of 37 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 the trees 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 one landmark tree located within the development area. The landmark tree to be removed is located in an area where road infrastructure precludes its ability to be saved. An exception to the RZC requirements to allow removal of the one landmark tree has been reviewed 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 Raedeke Associates, Inc (Attachment 13, Critical Areas Report) documents that there are on-site critical areas. The report indicates that one stream (stream A) was found onsite. Stream A is a Class II stream with a 150-foot buffer. Additionally, there was evidence of foraging by pileated wood peckers during the site visit, although none of the foraging appeared to show signs of being recent. Any trees that show signs of foraging that have been proposed to be removed will be snagged and relocated to the protected sensitive area Tract C.

The project proposes to use buffer averaging to achieve the desired configurations of the new lots. The project proposes no elements that would trigger enhancement or mitigation by the applicant. The sensitive area, inner buffer and outer buffer will be held in a protected separate tract and remain undisturbed by the proposed development.

**D. Affordable Housing**

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

**Finding:** The Edgewood East Preliminary plat is required to provide two affordable housing units; this would allow them two bonus market rate units.

**E. Noise Standards**

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

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

**F. Preliminary Plat, Type III Decision Criteria**

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

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

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

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 June 2, 2015 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 Redmond Neighborhood Plan in the Comprehensive Plan. The site will be accessed from NE 122<sup>nd</sup> Street, a Local Street currently serving the surrounding neighborhood to the south. Access to the site from NE 122<sup>nd</sup> Street will not be shared with another development at this time. **The driveway serving the duplex will have direct access to NE 122<sup>nd</sup> St.** The plat has been designed as to have one internal street, 178<sup>th</sup> Place NE, all homes will access off of NE 122<sup>nd</sup> Street. Street frontage improvements are required along NE 122<sup>nd</sup> Street which will meet the construction requirements as defined and approved by the City of Redmond 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 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 43% in open space areas and provides recreational opportunities within open space Tract B.

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:** *There is currently a safe walk route provided to schools within a one mile radius from the proposed preliminary subdivision.*

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 such as a stream. The proposal makes provisions for consideration of the sensitive areas and

limitations for site development. The sensitive area (Stream A) area and associated buffer(s) are to be preserved in a Tract (C).

**X. Code Deviations Granted**

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

- 1.) Tree Exception Request Approval granted on June 1, 2015 to remove one landmark tree from the project site.

**XI. Conclusions and Recommendations**

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

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).

**XII. Recommended Conditions of Approval**

**1. Site Specific Conditions of Approval**

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

| <b>Item</b>                  | <b>Date Received</b> | <b>Notes</b>   |
|------------------------------|----------------------|--|
| Plan Set                     | 06/02/2015           | <i>and as conditioned herein.</i>  |
| SEPA Checklist               | 06/02/2015           | <i>and as conditioned herein<br/>and as conditioned by the<br/>SEPA threshold<br/>determination to be issued at<br/>Notice of Decision per<br/>OPDNS</i> |
| Conceptual Landscaping Plan  | 06/02/2015           | <i>and as conditioned herein.</i>  |
| Conceptual Lighting Plan     | 06/02/2015           | <i>and as conditioned herein.</i>  |
| Proposed Tree Retention Plan | 06/02/2015           | <i>and as conditioned herein.</i>  |
| Stormwater Design            | 06/02/2015           | <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, P.E., Engineer**

**Phone: 425-556-2740**

**Email: kachow@redmond.gov**

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

i. Easements are required as follows:

- (a) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including NE 122<sup>nd</sup> Street.
- (b) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including 178<sup>th</sup> PL NE.
- (b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

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

- (a) New right-of-way lines joining at the intersection of NE 122<sup>nd</sup> Street and 178<sup>th</sup> PL NE shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.
- (b) A strip of land 50 feet and cul-de-sac showing as 178<sup>th</sup> PL NE in Transportation Plan prepared by BlueLine dated on 5/4/2015.

(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 NE 122<sup>nd</sup> Street and 178<sup>th</sup> PL 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 NE 122<sup>nd</sup> Street must meet current City Standards which include asphalt paving 14 feet from centerline 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  
(Code Authority: RZC 21.52.030; 21.17.010 (F); RMC 12.12; RZC Appendix 3)

ii. The frontage along 178<sup>th</sup> PL NE must meet current City Standards which include asphalt paving 14 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strips, 5 feet wide concrete sidewalks, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½” PG 64-22
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system  
(Code Authority: RZC 21.52.030; 21.17.010 (F); RMC 12.12; RZC Appendix 3)

iii. 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. The project is located along a state route, therefore WSDOT approval of the channelization plan is also required.

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

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

- NE 122<sup>nd</sup> Street at 178<sup>th</sup> PL NE intersection
- 178<sup>th</sup> PL NE on both sides

(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 Edgewood East site plan prepared by Blueline.

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

ii. **Direct access to NE 122<sup>nd</sup> Street from the duplex lots No.1 and 2 with a shared driveway will be permitted.**

(Code Authority: RZC 21.52.030 (E))

**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](mailto:jstreit@redmond.gov)**

- a. **Water Service.** Water service requires a developer extension of the City of Redmond water system as follows: install a new 8-inch diameter ductile iron water main in 178<sup>th</sup> Place NE as shown on the drawings prepared by the Blueline Group dated May 4, 2015. Water meters, fire hydrants and service lines will also be installed as shown on the drawings prepared by the Blueline Group dated May 4, 2015.  
(Code Authority: RZC 21.17)
- b. **Sewer Service.** Sewer service requires a developer extension of the City of Redmond sewer system as follows: install a new 8-inch PVC sanitary sewer main in 178<sup>th</sup> Place NE as shown on the drawings prepared by the Blueline Group dated May 4, 2015. Side sewer from each new lot to the new sanitary main will also be installed as shown on the drawings prepared by the Blueline Group dated May 4, 2015.  
(Code Authority: RZC 21.17)
- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. 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)
- j. Reimbursement Fees:** Reimbursement fees for connection of sewer are required in the amount of \$3,235.18. These fees are due prior to the sale of water and side sewer permits for this project. (Code Authority: RMC 13.12.120)

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

**Reviewer: Cindy Wellborn, P.E., Senior Stormwater Engineer**

**Phone: 425-556-2495**

**Email: cwellborn@redmond.gov**

- a. Water Quantity Control:**

  - i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained combined detention/wetvault
  - ii. Provide for overflow routes through the site for the 100-year storm
  - iii. The rear yard area of Lots 17-23 shall be fully dispersed
  - iv. The roof areas of Lots 18, 21, and 23 shall be fully dispersed

(Code Authority: RMC 15.24.080)
- b. Water Quality Control**

  - i. Basic water quality treatment shall be provided in a publicly maintained combined detention/wetvault. 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. Easements shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit or issuance of water meter or side sewer permits. The existing and proposed easements shall be shown on the civil plans.



Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

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

**d. Clearing and Grading.**

- i. Vehicle Maintenance access for the combined detention/wetvault shall be provided pursuant to City of Redmond Clearing, Grading, and Stormwater Management Technical Notebook 8.6.9.1
- ii. The combined detention/wetvault shall discharge to a gabion outfall and dissipator near the east property line as shown on UT-01 of the plans
- iii. Cut or fill slopes may not exceed 33 percent (3H:1V)
- iv. All retaining walls must have wall drains connected to conveyance system with catch basin or cleanout

(Code Authority: RMC 15.24.080)

**e. Temporary Erosion and Sediment Control (TESC).**

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

(Code Authority: RMC 15.24.080)

**f. Floodplain Management.** No conditions.

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

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

(Code Authority: RZC 21.64.060 (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](http://www.ecy.wa.gov/pubs/0710044.pdf).

(Code Authority: Department of Ecology Rule)

**i. Regional Capital Facilities Charge:** A Regional Capital Facilities Charge does not apply to this project.

**4. Fire Department**

**Reviewer: Barry Nilson**

**Phone: 425-556-2245**

**Email: [bnilson@redmond.gov](mailto:bnilson@redmond.gov)**

The current submittal is generally adequate for LAND-2014-01424 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: Tracts A, D, and E shall have an EVAE written and ready for recording prior to signing of the Mylar's.
- b. Fire Protection Plan: "Fire Lane No Parking" signs shall not be blocked by trees and keep the signs about 50'-75' o.c., and the curb shall be painted yellow. The new fire lanes shall be on the same side of the road as the existing fire lanes.
- c. Fire Code Permit: All houses shall have fire sprinklers installed according to NFPA 13D.

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

**5. Planning Department**

**Reviewer: Sarah Vanags, Associate Planner**

**Phone: 425-556-2426**

**Email: svanags@redmond.gov**

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

| Street   | Species   | Spacing     |
|--|-----------|-------------|
| 178 <sup>th</sup> PI NE/ NE 122 <sup>nd</sup> St | Red Oak   | 30' on avg. |
| 178 <sup>th</sup> PI NE/ NE 122 <sup>nd</sup> St | Red Maple | 30' on avg. |

(Code Authority: RZC 21.32.090)

- b. **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))

- c. **Final Critical Areas Report.** A final Critical Areas Report must be submitted with the civil construction drawings or building permit if civil construction drawings are not required. 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)

- d. 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))
- e. Trees with Evidence of Past or Present Foraging.** Any tree proposed for removal of the developable site area during the construction of the proposed Edgewood West subdivision shall be snagged and placed into the protected Tract C as “wildlife trees” or “hard snags” to ensure no foraging habitat is lost as a result of development activities.

**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       |
| RZC 21.34:        | Exterior Lighting Standards           |
| RMC 6.36:         | Noise Standards                       |
| RZC 21.38:        | Outdoor Storage and Service Areas     |
| RZC 21.40:        | Parking Standards                     |
| RCZ 21.64:        | Critical Areas                        |
| RZC 21.44:        | Signs                                 |
| RZC Appendix 1:   | Critical Areas Reporting Requirements |

### **Building**

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