

TECHNICAL COMMITTEE REPORT TO THE HEARING EXAMINER

Project Name: Edgewood West

Location: East of 172nd Ave and 122nd St NE Redmond, WA 98054

Project File Number: PR-2014-01803

Project Description: Develop a 51 single family lot subdivision in the North Redmond Neighborhood R-4 zone. The development will be comprised of 46 market rate and 5 affordable housing units for a total of 51 units.

File Numbers: LAND-2014-02117- Subdivision
SEPA-2015-0139 – SEPA

Applicant: Matt Perkins
Quadrant Company
14725 NE 36th St
Bellevue WA 98006

Applicant's Representative: Matt Perkins
Quadrant Company
14725 NE 36th St
Bellevue WA 98006

Planner: Sarah Vanags

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

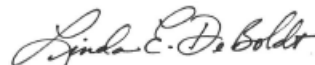
Recommendation: **Approval with Conditions**

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).



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: June 8, 2015

Date SEPA Determination Issued: To be issued with Notice of Decision per OPDNS

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- Hydrology Monitoring Plan
- Attachment 26- Critical Area Recharge Report
- Attachment 27- Coversheet
- Attachment 28- Fire Plan
- Attachment 29- Landscape Plan
- Attachment 30- Site Plan
- Attachment 31- Transportation Plan
- Attachment 32- Utility Plan

Technical Committee Analysis

Proposal Summary

The proposal includes a request for a preliminary plat to subdivide the property into 50 lots on 11 acres located within the R-4 zoning district. The proposed plat consists of 49 single family detached units and one duplex. The base density allows for a maximum of 46 units without the use of bonus provisions. The minimum density on the site is 25 dwelling units and the proposal includes 51 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 15%, which would allow an average lot size of 5,950. The proposed average lot size is 6,508 square feet.

The project is utilizing the Affordable Housing bonus to achieve the five additional units in density. The project proposes one affordable housing single detached home (one bonus unit) and a low-income two unit duplex (four bonus units).

II. Site Description and Context

The proposal is located within the North Redmond Neighborhood, and is surrounded by medium density single family development. Edgewood West is framed on all sides by single family residential developments that have been constructed predominantly in the last 5-10 years. A vicinity map is attached for reference (Attachment 3, Vicinity Map).

The site consists of one undeveloped tax parcel. The site slopes moderately down to the east. A category IV wetland is the only sensitive area on-site.

<u>Existing Land Use</u>	<u>Zoning District</u>
North Single Family Residential	R-4

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:

	Requirement	Proposed
Average Lot Size:	7,000 square feet	6,508 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			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	2	N/A

Incentive	Points Required - Residential Development	Points Required - Non-Residential Development
5. Lot size reduction		
15 percent	2	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 June 16, 2015. 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 three written comments. The concerns were related to the following issues:

1. Concern that the affordable housing which is proposed to be placed on the perimeter lots of the site will devalue adjacent homes and/or slow appreciation.
2. Potential traffic congestion created by the new street connections and the 51 new homes.
3. Environmental concerns for the trees. Public comment submitted discusses distress for the older trees proposed for removal and the overall lack in retention of mature trees and vegetation.

(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).

VII. 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 predominantly adjacent to existing single-family housing developments or public rights of way; thereby providing for adequate buffering and landscaping. Internal lots will additionally be framed around sensitive area Tract C which will remain undisturbed and dense with native vegetation. The development hosts two full landscaped common open space areas, one on the west end of the property and the other on the south east corner. These open space Tracts (B & H) will include active recreational areas and amenities such as open lawn. (Tract B). The proposal also includes the provision of 267 replacement trees and 135 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 West property was assessed in an arborist's report prepared by International Forestry dated May 21, 2015 (Attachment 16, Arborist Report). The arborist evaluated and determined that there are a total of 382 significant trees on the property, 10 of which meet the specification of a landmark tree.

Finding: The applicant is proposing to save 135 significant trees and zero landmark trees on the site. This results in a saved tree percentage of 36 percent (Attachment 12, Tree Preservation Plan). A majority of the trees to be preserved are located within Tract C which is a forested area and the perimeter of the site to assist in the transition into the older growth and established adjacent neighborhoods. 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 10 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 10 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 Raedeke Associates, Inc. (Attachment 13, Critical Areas Report) documents that there are on-site critical areas. The report indicates that one wetland was found onsite. The wetland is a category IV with a 50' buffer. Additionally, there was evidence of foraging by pileated wood peckers during the site visit, although all signs of foraging appeared not to be recent. Any trees that show signs of foraging and 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 required internal road alignment. Buffer averaging includes additional buffer area to compensate for proposed encroachment. Wetland buffer areas to be left undisturbed and in their natural condition, providing screening to the wetland. The project proposes no elements that would trigger enhancement or mitigation by the applicant.

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 five units.

Finding: The Edgewood West Preliminary plat is required to provide five affordable housing units; this would allow them five bonus market rate units. The project proposes to meet the affordable housing requirements through 2 low-income units (duplex) and 1 affordable housing unit.

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 and 172nd Place NE are 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 West 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 8, 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 122nd St, Local Street currently serving the surrounding neighborhoods to the West and East, 172nd Place NE accessed from the north, 173rd Place NE accessed from the south, 175th Place NE accessed from the north and 174th Place NE accessed from the north. Access from 175th Place NE, 172nd Place NE and 174th Place NE will increase circulation and flow to and from the adjacent established neighborhoods. Access to the site from NE 122nd Street will be shared with housing developments to the west which currently do not have through access from the west portion of NE 122nd Avenue. The plat has been designed as to have one internal private road. Homes will predominately access the development from NE 122nd Avenue and 173rd Place NE, while the rest of the connections will be evenly used for egress and ingress from the neighbor developments that did not previously have connection through to 122nd Avenue and 173rd Place NE. These additional connections were planned and stubbed during the civil construction of the adjacent developments. Street frontage improvements are required along NE 122nd Street Street 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 30% in open space areas and provides recreational opportunities within open space Tracts B and H.

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. The proposal makes provisions for consideration of the sensitive areas and limitations for site development. The sensitive area (Category IV wetland) 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 10 landmark trees 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 West 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

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	06/19/2015	<i>and as conditioned herein.</i>
SEPA Checklist	06/08/2015	<i>and as conditioned herein and as conditioned by the SEPA threshold determination to be issued at Notice of Decision per OPDNS</i>
Conceptual Landscaping Plan	06/08/2015	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	06/08/2015	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	06/08/2015	<i>and as conditioned herein.</i>
Stormwater Design	06/08/2015	<i>and as conditioned herein.</i>

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

Development Engineering - Transportation and Engineering

Reviewer: 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 172nd AVE NE.
 - (b) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including 176th AVE NE.

- (c) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including NE 122nd Street.
- (d) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including 172nd PL NE.
- (e) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including 173rd PL NE.
- (f) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including 174th PL NE.
- (g) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including 175th PL NE.
- (h) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along south right-of-way including Tract D (private road).
- (i) 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 172nd AVE NE and NE 122nd Street 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) New right-of-way lines joining at the intersection of 176th AVE NE and NE 122nd Street 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.
- (c) A strip of land 50 feet wide showing as NE 122nd Street in Transportation Plans prepared by Goldsmith dated on 6/1/2015.
- (d) A strip of land 50 feet wide showing as 172nd PL NE in Transportation Plans prepared by Goldsmith dated on 6/1/2015.
- (e) A strip of land 50 feet wide showing as 173rd PL NE in Transportation Plans prepared by Goldsmith dated on 6/1/2015.
- (f) A strip of land 50 feet wide showing as 174th PL NE in Transportation Plans prepared by Goldsmith dated on 6/1/2015.
- (g) A strip of land 50 feet wide showing as 175th PL NE in Transportation Plans prepared by Goldsmith dated on 6/1/2015.

(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 172nd AVE NE and 176th AVE NE and NE 122nd Street, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Development Engineering Division.

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

c. Street Frontage Improvements

- i. The frontage along 172nd AVE NE must meet current City Standards which

include asphalt paving 18 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:

- 4 inches HMA Class ½” PG 64-22
- 5 inches HMA Class 1” 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 176th AVE 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. The frontage along NE 122nd 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 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)

iv. The frontage along 172nd 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)

v. The frontage along 173rd 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)

vi. The frontage along 174th 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)

vii. The frontage along 175th 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)

viii. The frontage along Tract D (Private Road) must meet current City Standards which include asphalt paving 14 feet from centerline to face of curb with appropriate tapers, 2' thickened edge and gutter, 5 feet wide concrete sidewalks (south side), 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:

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

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

- ix. 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)

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

- 172nd AVE NE
- 176th AVE NE
- NE 122nd Street
- 172nd PL NE
- 173rd PL NE
- 174th PL NE
- 175th PL NE
- Tract D (Private Road)

(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 West transportation plans prepared by Goldsmith.

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

- ii. Direct access to 172nd AVE NE will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

(Code Authority: RZC 21.52.030 (E))

- ii. Direct access to 176th AVE NE will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

(Code Authority: RZC 21.52.030 (E))

- 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 a developer extension of the City of Redmond water system as follows: install new 12-inch and 8-inch diameter ductile iron mains and a new pressure reducing valve vault as shown on the drawings prepared by Goldsmith Land Development Services dated May 7, 2015. Water meters with service lines from the new mains to each proposed lot will also be installed as shown on the drawings prepared by Goldsmith Land Development Services dated May 7, 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 new 8-inch diameter PVC sanitary sewer mains as shown on the drawings prepared by Goldsmith Land Development Services dated May 7, 2015. Side sewers from each new lot will be installed from each lot to the new main as shown on the drawings prepared by Goldsmith Land Development Services dated May 7, 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)

- d. Backflow Preventors:** Backflow preventors shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10)

- e. Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All reimbursement fees shall be paid prior to sale of water and side sewer permits.
(Code Authority: RMC 13.08.010, 13.12)

- f. Reimbursement Fees:** Reimbursement fees for connection of sewer are required in the amount of \$5,751.42. These fees are due prior to the sale of water and side sewer permits for this project.
(Code Authority: RMC 13.12.120)

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.
(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. Connect the combined detention/wetvault discharge pipe to the existing storm system in 176th Ave NE.
- iii. Cut or fill slopes may not exceed 33 percent (3H:1V)
- iv. All retaining walls must have wall drains connected to conveyance system by catch basin or cleanout.

(Code Authority: RMC 15.24.080)

e. Temporary Erosion and Sediment Control (TESC).

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

(Code Authority: RMC 15.24.080)

f. 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.

(Code Authority: Department of Ecology Rule)

i. Regional Capital Facilities Charge: No conditions.

4. Fire Department

Reviewer: Barry Nilson, Deputy Fire Marsal

Phone: 425-556-2245

Email: bnilson@redmond.gov

The current submittal is generally adequate for Land-2014-02117 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:** Any new fire lane markings shall be on the same side of the street as the existing fire lanes are on. Tracts E, F, G, and the access to lot 22 shall have an EVAE. All EVAE's shall be written and ready to be recorded prior to signing the Mylar's.
- b. **Fire Protection Plan:** Hyrant spacing shall not exceed 600' on center in path of travel. No house shall be more than 300' from a hydrant.
- c. **Fire Code Permit:** All houses require a fire sprinkler system to be installed to NFPA 13D conditions.

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

5. Planning Department

Reviewer: Sarah Vanags, Associate Planner

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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
NE 122 nd St/ 172 nd Pl NE/ 173 rd Pl NE/174 th Pl NE/175 th Pl NE	Red Oak	30' on avg.
NE 122 nd St/ 172 nd Pl NE/ 173 rd Pl NE/174 th Pl NE/175 th Pl NE	Big Leaf Maple	30' on avg. from next tree. The Big Leaf Maples will be folded in with Red Oak on corners.

(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. Hydrology Monitoring Plan.**
Hydrologic monitoring results from 2015 measurements are to be submitted to the City as part of CCR as described in the project’s pre-development monitoring plan. A hydrologic monitoring plan for spring of 3 years post-development should be submitted to the City to demonstrate changes to the wetland as a result of the surrounding housing development.
(Code Authority: RZC 21.64.010 (L))
- f. 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)