

Quasi-Judicial**TECHNICAL COMMITTEE REPORT
TO THE HEARING EXAMINER**

Project Name: Duke's Landing

Location: 16410 NE 47th St, Redmond, WA 98052

Project File Number: PR-2015-00088

Project Description: The proposal includes an 18 lot subdivision of the site in the R-4 zone, including the unopened, land-locked right of way of 164th Ave NE adjacent to the property.

File Numbers: LAND-2015-00496, Preliminary Plat
SEPA-2015-01477 – SEPA

Applicant: Eric LaBrie
3340 8th Ave S, Suite 205
Federal Way, WA 98003

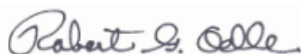
Applicant's Representative: Eric LaBrie
3340 8th Ave S, Suite 205
Federal Way, WA 98003

Planner: Sarah K Vanags

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

Recommendation: **Approval with Conditions**
Public Hearing Date: November 9th, 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 recommendation to approve, approve with conditions, or deny the Preliminary Plat.

Key Dates

Application/Completeness Date: 08/04/2015
Date SEPA Determination Issued: 08/14/2015
OPDNS SEPA Appeal Deadline: 14 days following Notice of Decision
Public Hearing Date: November 9th, 2015

Report Attachments

Attachment 1- Vicinity Map
Attachment 2- Notice of Application and Certificate of Publishing
Attachment 3- Public Comment
Attachment 4- Notice of Public Hearing and Certificate of Posting
Attachment 5- SEPA Documents
Attachment 6- ROW Vacation Report and Exhibits A - G
Attachment 7- Tree Health Assessment
Attachment 8- Plan Set
Attachment 9- Critical Area Report
Attachment 10- General Application Form
Attachment 11- Completeness Letter
Attachment 12- SEPA Application Form2
Attachment 13- Neighborhood Meeting Notice
Attachment 14- Public Notice Site Plan
Attachment 15- Public Notice Tree Preservation Plan
Attachment 16- Geotechnical Report- Offsite Steep Slope
Attachment 17- Geotechnical Report
Attachment 18- Stormwater Report
Attachment 19- Traffic Study Phase One
Attachment 20- Traffic Study Phase Two
Attachment 21- Transportation Concurrency Certificate
Attachment 22- Marymoor Division II Staff Report
Attachment 23- Zoning Map

Technical Committee Analysis

I. Proposal Summary

The proposal includes a request for a preliminary plat to subdivide the property into 18 lots on 4.27 acres located within the R-4 zoning district. The proposed plat consists of 17 single family detached units and one duplex. The base density allows for a maximum of 17 units without the use of bonus provisions. The minimum density on the site is 9.6 dwelling units and the proposal includes 19 units.

The project is utilizing the affordable housing bonus to achieve the two additional units in density.

II. Site Description and Context

The proposal is located within the Overlake Neighborhood, and is framed on all sides by medium density single family developments. A vicinity map is attached for reference (Attachment 1, Vicinity Map). The west side of the project site is currently comprised of an unopened right-of-way. The applicant has submitted a request for right-of-way vacation as both the adjacent north and south portions have already been vacated for previously constructed developments.

The site consists of three tax parcels and the unopened right-of-way. A single home is constructed on the project site and is proposed to be removed for development. The site slopes down to the east. The buffer of an offsite steep slope encroaches on the southwest corner of the site.

Adjacent	Existing Land Use	Zone
North	Single Family Residential	R-4
South	Single Family Residential	R-4
East	Single Family Residential	R-4
West	Single Family Residential	R-4

Lot and Tract Table

Lot	Area (SF)	Lot	Area (SF)
1	6,835	12	7,215
2	5,514	13	9,698
3	5,236	14	7,195
4	13,155 *	15	7,197
5	7,234	16	7,199
6	7,231	17	5,506
7	7,228	18	6,037

8	7,226	Avg SF	7,298
9	7,224	Tract	Area (SF)
10	7,221	Tract A Open space	8,648
11	7,217	Tract B Open space	14,039

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	7298 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

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	N/A		

	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		X
Landscaping				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Landscaping Plan	X		
	Landscape Transition	N/A		
	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 Overlake Neighborhood. The following table shows the project's compliance with the applicable neighborhood regulations.

Neighborhood: Overlake				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks	N/A		
	Building Height	X		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.	X		

	Density	X		
	Minimum lot size and lot division	X		
	Design	X		
	Affordable housing exception	N/A		
	Location Criteria	X		

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

VI. 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 08/14/2015. 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 2, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received six written comments within the comment period and one after the comment period had passed. (Attachment 3, Notice of Application Public Comment Letters).

The comments expressed the following concerns or requests for consideration and staff has included responses below:

- 1.) Concerns regarding the increased traffic due to the 18 new homes and the closure of access from West Lake Sammamish Parkway. Multiple comments expressed the desire for signage and speed bumps to help mitigate the increase in traffic.

***Response:** A traffic study has been supplied and reviewed by the City engineer who provides analysis that no mitigation shall be triggered by the increased trip count through NE 48th street due to the proposed project or access closure from NE 47th street.*

- 2.) Concerns regarding the removal of 63% (project is at 65%) of trees, some of which residents feel are very old or represent the now deceased previous owners' legacy who has now passed.

***Response:** The applicant has proposed a tree retention of 35% which meets the minimum as required by RZC 21.72.090. Additionally, the applicant is retaining the entire stands of trees that have been identified as important by the community within the unopened right-of-way, which will become a protected open tract with additional new plantings.*

- 3.) Concerns that the unopened and undeveloped right-of-way which is proposed to be vacated will be cleared of all trees and vegetation.

Response: *Trees will not be completely cleared within the unopened right-of-way. The majority of all trees located within the unopened right-of-way will be retained and protected. A condition of approval by staff is that it will become a protected open space tract to be held in common by the HOA and following plat construction no further grading shall take place whatsoever within the tract.*

- 4.) Multiple comments expressed concerns not only in regards to number of lots (18) but also to the narrow lot widths.

Response: *The zone allows for a minimum of 20 foot lot width (lot frontage) and a lot width circle of no less than 40 feet. Staff does not have the authority to require an applicant to exceed the minimums of the R-4 zoning regulations as outlined in RZC 21.08.060.*

- 5.) Residents to the north expressed concerns regarding drainage. Some feel that the “seepage” they experience or flooded streets and back yards will worsen. This was also a main topic of the neighborhood meeting that was held.

Response: *City engineering staff addressed this with individual residents following the neighborhood meeting and again within the body of this report. For the majority of residents to the north, there should be a substantial decrease in flooding and drainage related issues. The runoff that is currently received from the Duke's Landing parcels will be collected by an on-site stormwater detention system and connected into the City storm system once construction is complete. Additionally, grading for foundations will further level and direct runoff from the site to appropriate mitigation points. Residents should see a reduction in overflow runoff rather than a further exaggeration of the current drainage issues experienced.*

- 6.) The final issues raised through public comments concerns the major grading required to construct usable lots and that retaining walls will be needed to meet the design of 18 (19-with duplex) lots.

Response: *The applicant's proposal does not exceed grading or lot density limits as established by the City of Redmond Zoning Code. While the site does require a large amount of grading no portion of the site's topography is classified as a steep slope or creates and negative health or safety impacts to the community.*

Notice of SEPA Threshold Determination: 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.

Notice of Public Hearing: The Notice of Public Hearing for this project was posted on the site, at City Hall, and at the Redmond Regional Library on [date]. 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 4, Notice of Public Hearing and Certificates of Posting).

VII. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) was issued for this project on 08/14/2015 (Attachment 5, Notice of Application) as permitted under section 21.70 of the RZC and WAC chapter 197-11 section 197-11-170.

VIII. Transportation

The project will gain access from NE 48th Street via a new residential road that currently exists as a road stub. Current access from West Lake Sammamish Parkway NE from NE 47th Street would be closed to all but emergency personnel per conditions of Approval from the Marymoor Division II Preliminary Plat. All transportation studies for the project have included data and analysis for the additional trips that will be generated by residents who will be redirected through the new access location.

The project is proposing a vacation of unopened right-of-way which is located at the western most portion of the project site and runs north to south and is 30 feet wide. Please see Attachment 6 (ROW Vacation Report and Exhibits) for further discussion of the proposed ROW Vacation. The proposed area to be vacated will be held in common by the HOA and maintained as open space following development. The majority of trees and native vegetation will remain within the open space tract.

IX. Stormwater

Stormwater runoff from the proposed project including roadways, sidewalks, driveways, roofs, and yards will be collected and conveyed by catch basins and pipes to a combination detention/wetvault. The combination detention/wetvault provides water quality and detention for the stormwater runoff. Outflow from the

vault will be controlled and is designed to discharge at a rate that will minimize erosion potential and downstream impacts. Discharged stormwater from the vault will be routed by pipe west in NE 47th Street to a new catch basin installed on an existing stormwater pipe located in West Lake Sammamish Parkway. In addition, approximately 2.4 acres of property upstream of the project site that previously flowed through the site and onto the adjacent property to the north will be routed around the site in a proposed ditch, then routed to the same pipe in NE 47th Street the combination detention/wetvault discharges to. The merged runoff continues down NE 47th Street to West Lake Sammamish Parkway.

X. Utilities

Water and sewer service to all lots will be provided by the city in a piped network within the project. The water main and sewer main will each connect to an existing system in 164th Court NE and NE 47th Street. The water main is of sufficient size to provide the minimum 1,500 GPM fire flow required for single-family residences. The project also includes the installation of two new fire hydrants.

XI. Natural Resources and Critical Areas

No critical areas are located on-site and therefore no additional analysis, mitigation or provisions will be required.

XII. Compliance with Development Regulations

A. Landscaping

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

Finding: The proposal includes perimeter and interior landscaping, including a landscape buffer along the site's north, south, east and west boundaries, which are adjacent to existing single-family homes; thereby providing for adequate buffering and landscaping. The west boundary of the property consists of an open space area which includes the majority of retained trees in Tract A which will be held in common and maintained by the HOA. The proposal also includes an active recreational open space in Tract B, located towards the north-east corner of the site, which includes amenities such as open lawn area. Additionally, where buildings do abut the property line they will orient toward the internal road. The proposal also includes the provision of 55 replacement trees and 21 retained trees within the site; in addition 32 new street trees proposed as part of the development.

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 Duke's Landing property was assessed in an arborist's report prepared by Washington Forestry Consultants, Inc. dated March 11, 2015 (Attachment 7, Tree Health Assessment Report). The arborist evaluated and determined that there are a total of 60 significant trees on the property, none of which meet the specification of a landmark tree.

Finding: The applicant is proposing to save 21 significant trees on the site. There are no landmark trees on this site. This results in a saved tree percentage of 35 percent (Attachment 8- Plan Set, Pg 15 Tree Preservation Plan). A majority of the trees to be preserved are located within Tract A. A health assessment of the trees has been performed by a certified arborist to assure that each retained tree is healthy.

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 Mark Rigos (Attachment 9, Critical Areas Report) documents that there were no on-site critical areas. The report indicates that no wetlands or streams were found onsite.

The Duke's Landing property slopes to the east. A buffer from an offsite steep slope extends onto the south western corner of the proposed development and will be left undisturbed.

Finding: No critical areas are located on-site and therefore no additional analysis, mitigation or provisions will be required.

D. Affordable Housing

The Affordable Housing requirements of RZC 21.20 apply to all new single-family attached and detached dwelling units within the Overlake 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 Duke's Landing Preliminary plat is required to provide two affordable housing units; this would provide them with two bonus market rate units, which they are utilizing to achieve the proposed project density.

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.

Finding: A noise study is not required for the Preliminary Plat

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 Dukes Landing Subdivision is located within the Overlake 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.

HO-37 Provide incentives and bonuses intended to minimize or eliminate any additional costs to the developer/builder associated with providing housing that is affordable to low- and moderate- income households.	<i>The project proposes 19 dwelling units. The applicant has a base density of 17 dwelling units of which two affordable housing units are required. Per RZC 21.20.030 the applicant may increase their density to 19 dwelling unit.</i>
HO-15 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.	<i>The Applicant's proposal meets all applicable zoning code requirements including but not limited to, landscaping, site standards, affordable housing and environmental policies as outlined within this report.</i>

LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.	<i>The proposed project is located on a 4.2 acre lot that currently has a single dwelling unit. The proposed project will adhere to all R-4 zoning regulations. Additionally, the project is framed on all sides by fully developed R-4 single family residential neighborhoods.</i>
LU-3 Allow new development only where adequate public facilities and services can be provided.	<i>The proposed project has access to all necessary public facilities and will be constructing a storm retention vault on-site. The project is preserving a cluster of trees in the northwest corner that the adjacent neighbors have identified as important in addition to, creating a recreational open space located in the vault tract.</i>
LU-28 Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high-density residential neighborhoods.	<i>The Applicant has proposed a medium density subdivision that will adhere to all applicable zoning code policies and make available affordable housing to the community.</i>

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 August 4th, 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 Overlake Neighborhood Plan within the Comprehensive Plan. The site will be accessed from 164th Court NE to the north of the proposed development. Per the Approval Conditions of the Marymoor Hill II Preliminary Plat, access from West Lake Sammamish shall be closed to NE 47th Street other than for emergency personnel only. There will be a manually operated gate with a standard padlock and chain that can be cut in an emergency. This will require the current residents of the 15 homes on NE 47th Street and those

of the proposed Duke's Landing Development to access West Lake Sammamish at NE 48th Street. All traffic analysis completed has included the 15 additional home currently accessing from NE 47th Street within the calculations. The plat has been designed to have one internal street, an extension of NE 47th Street. The traffic study shows that the 20 new PM peak hour projected trips generated by Duke's Landing, and the re-route of the 19 PM peak hour trips from the closure of NE 47th Street, would result in an addition of 39 PM peak hour trips to the existing traffic on NE 48th Street. This additional traffic is not expected to create a significant impact since the resulting total traffic on NE 48th Street is expected to be between 50-75 vehicles during the PM peak hour west of West Lake Sammamish Parkway, which is consistent with the existing local access designation. Turn movements at the intersection of West Lake Sammamish Parkway and NE 48th Street are anticipated to operate at LOS D in 2017 with or without the Duke's Landing project. Street frontage improvements are required along NE 47th Street and both side of the southern half of 164th Court NE.

5. The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the 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 21% in open space areas and provides recreational opportunities within open space Tract A and 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 subdivision.

Response: The proposed subdivision will be served by Redmond Elementary (2.26 miles away), Redmond Middle School (3.5 miles away) and Redmond High School (3.96 miles away). Bus transportation is provided to all schools at bus stops between 0.01 and 0.30 miles from the development. A safe walk route is required by the state to schools within one mile of all new developments. No schools are located within one mile of the development.

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.

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 steep slope buffer from the adjacent off-site steep slope and limitations for site development. The steep slope buffer area is to be let undisturbed.

XIII. Code Deviations Granted

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

No deviations have been granted for the project.

XIX. 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 Duke's Landing, Type III Preliminary Plat subject to conditions** listed in Section VII.

This Type III Preliminary Plat 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).

XX. 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, [pages 1-17]	08/04/2015	<i>and as conditioned herein.</i>
SEPA Checklist	08/04/2015	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 08/14/2015 using OPDNS.</i>
Conceptual Landscaping Plan	08/04/2015	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	08/04/2015	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	08/04/2015	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	08/04/2015	<i>and as conditioned herein.</i>
Stormwater Design	08/04/2015	<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 feet wide sidewalk and utility easement, granted to the City of Redmond, along all right-of-way including 164th CT NE and Road A.
 - (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 164th CT NE and Road A

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 wide showing as 164th CT NE in the Transportation Plan prepared by ESM Consulting Engineers dated on 8/3/2015.
- (c) A strip of land 50 feet wide showing as Road A (East of 164th CT NE) in the Transportation Plan prepared by ESM Consulting Engineers dated on 8/3/2015.
- (d) A strip of land 44 feet wide showing as Road A (West of 164th CT NE) in the Transportation Plan prepared by ESM Consulting Engineers dated on 8/3/2015.

(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 164th CT NE and NE 47th Street, the asphalt streets 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 164th CT 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 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
 - 4 inches of 1-1/4 inch minus crushed rock base 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 2)

- ii. The frontage along Road A (East of 164th CT 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
 - 4 inches of 1-1/4 inch minus crushed rock base 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 2)

iii. The frontage along Road A (West of 164th CT 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 strip (southside), 5 feet wide concrete sidewalks (southside), 4.5 feet wide planter strip (northside), 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
- 4 inches of 1-1/4 inch minus crushed rock base 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 2)

v. 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 2; Standard Specifications and Details Manual; RCW 47.24.020)

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

- 164th CT NE
- Road A

(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 Duke's Landing Transportation Plan prepared by ESM Consulting Engineers dated 8/3/2015.

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

e. Underground Utilities. All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

(Code Authority: RZC 21.17.020)

- 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 2)

2. Development Engineering – Water and Sewer

Reviewer: Zheng Lu, P.E., Sr. Utility Engineer

Phone: 425-556-2844

Email: Zlu@redmond.gov

- a. Water Service.** Water service will require a developer extension of the City of Redmond water system as follows: install new 8-inch diameter ductile iron water mains in 164th Court NE and Road "A" as shown on the plans prepared by ESM Consulting Engineers dated June 18, 2015. 1-inch water meter are to be installed to provided water service for each new lot as shown on the plans prepared by ESM Consulting Engineers dated June 18, 2015. Two new fire hydrants will also be installed.
(Code Authority: RZC 21.17)
- b. Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows: Install new 8-inch diameter PVC sanitary sewer mains in 164th Court NE and Road "A" as shown on the plans prepared by ESM Consulting Engineers dated June 18, 2015. Side sewers from each new lot will also be installed as shown on the plans prepared by ESM Consulting Engineers dated June 18, 2015 and connect to the new sanitary mains.
(Code Authority: RZC 21.17)
- c. 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)
- d. Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits

prior to improvements or administrative requirements being completed. All reimbursement fees shall be paid prior to sale of water and side sewer permits. (Code Authority: RMC 13.08.010, 13.12)

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Jeff Dendy, P.E., Senior Engineer

Phone: 425-556-2890

Email: jdendy@redmond.gov

a. Water Quantity Control:

- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained combination detention/wetvault.
- ii. Provide for overflow routes through the site for the 100-year storm.
- iii. Recreational uses of Tract B, the stormwater vault site, must not interfere with city maintenance access to the stormwater facilities.

(Code Authority: RMC 15.24.080)

b. Water Quality Control

- i. Basic water quality treatment shall be provided in a publicly maintained combination detention/wet vault. Treatment is required for the 6-month, 24 hour return period storm.
- ii. Provide a paved access road with turn-around for the city's vector truck within Tract B.

(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. Rockery walls are not permitted on fill slopes over four feet high.

(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. **Landscaping.**
 - i. All new landscaped areas within the project site are required to have compost amended soils. See City of Redmond Standard Detail 632 for requirements.
 - ii. Plant no deep rooted vegetation over the concrete stormwater vault
(Code Authority: RZC 21.64.060 (C))

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

4. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2015-00496 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 – Road A will be named and addresses assigned in the civil review process.
The gate to be installed at the east end of NE 47th is not required fire department access.
- b. Fire Protection Plan – All homes shall be equipped with an NFPA 13D Multipurpose sprinkler system.
- c. Change or Modification
- d. Fire Code Permit
- e. Comment
(Code Authority: RMC 15.06; RZC Appendix 3, 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
Extension of NE 47th	Tilia Cordata 'DeGroot'	30' on avg
Extension of NE 47th	Acer Rubrum 'Red Sunset'	30' on avg
Extension of NE 47th	Prunus Serrulata 'Kwanzan'	30' on avg
Extension of NE 47th	Pyrus Calleryana 'Chanticleer'	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. Open Space.** Tract A and Tract B shall be maintained as open space tracts for recreation and tree preservation. Upon recording of the final plat, Tract A and Tract B shall be maintained and held in common by the Duke's Landing HOA.
- d. Tract A.** The plan set shows Tract A's boundary concluding at the centerline of the new right-of-way. **As a condition of approval,** Tract A shall be extended the length of the parcel C and will be 20 feet in width beyond the boundary currently shown within the plan set.

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 2:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, Version 10-2005 (2005)
City of Redmond:	Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04:	Sewage and Drainage
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention
RZC 21.17.010:	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. 6 (2012)
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 21.40:	Parking Standards
RCZ 21.64:	Critical Areas

Building

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