



**TECHNICAL COMMITTEE REPORT
TO THE HEARING EXAMINER**

Project Name: New Elementary School in North Redmond

Location: 12011 172nd Ave NE, Redmond, WA 98052

Project Description: Proposed 77,567 square-foot elementary school including; five (5) portables and 80 parking spaces located in an R-4 (Single-Family Urban Residential) Zone

File Numbers: LAND-2016-01086 – Conditional Use Permit/Type IV
LAND-2016-01087 – Site Plan Entitlement/Type II
SEPA DNS ISSUED – LWSD Lead Agency
PR-2016-00520

Applicant: Lake Washington School District
Mr. Forrest Miller
P.O. Box 97039 A/P Department
Redmond, WA 98073

Applicant's Representative: Lake Washington School District
Mr. Dan Chandler
P.O. Box 97039 A/P Department
Seattle, WA 98123

Planner: Ben Sticka, Planner


Decisions Included: LAND-2016-01086/Conditional Use Permit, Type IV and
LAND-2016-01087/Site Plan Entitlement, Type II (RZC
21.76)

Recommendation: **Approval with Conditions**
Public Hearing Date: December 12, 2016

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 Conditional Use Permit, Type IV and Site Plan Entitlement, Type II. 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 Conditional Use Permit, Type IV and Site Plan Entitlement, Type II to the **City Council**. The **City Council** will hold a public meeting to discuss the project and make the final decision regarding the Conditional Use Permit, Type IV and Site Plan Entitlement, Type II.

Key Dates

Application/Completeness Date: November 10, 2016
Date SEPA Determination Issued: June 10, 2016
SEPA Appeal Deadline: June 24, 2016
Public Hearing Date: December 12, 2016

Report Attachments

Attachment 1 – Completeness Letter
Attachment 2 – General Application Form
Attachment 3 – Vicinity Map
Attachment 4 – Plan Set
Attachment 5 – Notice of Application Certificate of Public Notice and Public Notice
Attachment 6 – Notice of Application Public Comment Letters
Attachment 7 – SEPA Environmental Checklist
Attachment 8 – Neighborhood Meeting Notice
Attachment 9 – Notice of Public Hearing and Certificate of Posting
Attachment 10 – SEPA DNS Certificate of Posting
Attachment 11 – Traffic Study
Attachment 12 – Stormwater Report
Attachment 13 – Utility Plan
Attachment 14 – Critical Area Report
Attachment 15 – Geotechnical Report
Attachment 16 – Public Notice Tree Preservation Plan

Attachment 17- Tree Exception Letter

Technical Committee Analysis

I. Proposal Summary

The proposed project includes a request for a Conditional Use Permit and a Site Plan Entitlement for a proposed 77,567 square-foot elementary school, five (5) portables, a playfield, a playground, bus drop-off area and 80 parking spaces on a 9.0 acre site, located in the North Redmond Neighborhood.

A SEPA DNS was issued by the applicant, Lake Washington School District on June 10, 2016. The subject site is located within an R-4 (Single-Family Urban Residential) Zone, which necessitates the need for the subject Conditional Use Permit.

II. Site Description and Context

The proposal is located within the North Redmond Neighborhood. The project is bound on the east by 172nd Avenue NE and the north by NE 122nd Street. South and west of the subject site are existing single-family residences.

The subject site consists of two tax parcels of undeveloped land. The site contains no critical areas, but is located within both Wellhead Protection Zones three (3) and four (4).

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

III. Site Requirements

The site is located within the R-4 (Single-Family Urban Residential) zoning district. The site requirements listed in RZC 21.08.060 for this district are:

	Requirement	Proposed
Front Setback (NE 172 nd Ave):	15 feet	160 feet
Side/Interior Setback:	5 feet / 10 feet	47 feet
Side Street Setback (NE 122 nd St):	15 feet	84 feet
Rear Setback:	10 feet	95.5 feet

Maximum Lot Coverage (for structures):	35 percent of total lot area	12.9 percent of total lot area
Maximum Impervious Surface Area:	60 percent of the total lot area	42.9 percent of the total lot area
Minimum Open Space:	20 percent of the lot area	88 percent of the lot area
Maximum Height of Structures:	35 Feet	35 Feet

The proposal complies with all of the site requirements for the R-4 (Single-Family Urban Residential) Zone.

IV. Public Notice and Comments

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on November 10, 2016. 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 5, Notice of Application Certificate of Public Notice and Public Notice).

Public Input: The Notice of Application was posted and mailed out on November 10, 2016. To date, no comment letters have been received. All comments received will be submitted during the Hearing on December 12, 2016. (Attachment 6, Notice of Application Public Comment Letters).

Notice of SEPA Threshold Determination: The Notice of Determination of Non-Significance (DNS) for this project was issued on June 10, 2016 by the Lake Washington School District. The School District is the lead agency for the SEPA DNS issuance. There were no comment letters filed during the DNS comment period.

Notice of Public Hearing: The Notice of Public Hearing for this project was posed on the site, at City Hall, and at the Redmond Regional Library on November 17, 2016. 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 9, Notice of Public Hearing and Certificates of Posting).

V. 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 June 10, 2016 by the Lake Washington School District. The DNS is issued under WAC-197-11-340(2). (Attachment 7, SEPA Environmental Checklist).

VI. 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 landscaping when adjacent to single-family residential on both the south and west side. Native vegetation is retained through tree retention on the subject site. The applicant exceeds minimum tree retention requirements by providing 37 percent whereas 35 percent is the minimum required. Therefore, the project provides adequate buffering and landscaping as required by RZC 21.08.180.

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 six-inches and 30-inches in diameter at breast height.

Finding: The applicant is retaining 37 percent of the existing significant trees which exceeds the minimum required 35 percent tree retention requirement. The applicant obtained approval of a Tree Exception Request from the Director of Planning on October 26, 2016 for the removal of three (3) landmark trees. The applicant is replacing the landmark trees at a ratio of 3:1 and the significant trees are being replaced at a ratio of 1:1.

The proposal includes the removal of 79 trees, which include three landmark and 76 significant trees. The applicant will be planting nine (9) replacement trees for the removal of the three (3) landmark trees and 76 replacement trees for

significant trees, which total 85 total replacement trees on-site. The applicant is also providing street trees on both 172nd Avenue NE and NE 122nd Street. (Attachment 16 – Tree Preservation Plan) and (Attachment 17 – Tree Exception Letter).

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 was prepared by Amec Foster Wheeler Environmental & Infrastructure, Inc. on July 26, 2016. (Attachment 14, Critical Areas Report) which documents that the site is located in both Wellhead Protection Zones 3 and 4. The report indicates the following: *“Critical Areas on the site are limited to wellhead protection area. No wetlands or other aquatic system or any high quality wildlife habitat are present on the property or adjacent within 200 feet of the property boundary. Limited area of low functioning suburban-tolerant wildlife habitat exists on the property and development will retain some of this limited wildlife function.”*

Finding: The attached Critical Area Report indicates that the site is outside of wetlands, aquatic systems and high quality wildlife habitat. Therefore, the school will not negatively impact any critical areas. Additionally, the proposed school is located in both Wellhead zones three (3) and four (4). Wellhead Protection Zone 3 standards apply to the project. Overall, the project poses very little risk related to wellhead protection. The site is dominated by poorly drained till soils with very low infiltration rates and as such, very little potential for aquifer recharge. Groundwater impacts during construction will be minimized through the application of Protection Standards During Construction related to vehicle fueling, secondary containment of hazardous materials and concrete handling best management practices.

D. Open Space

The Redmond Zoning Code (RZC 21.72) requires a minimum of 20 percent of the total lot area to be open space.

Finding: The applicant is providing 88 percent of the lot area as open space. Therefore, the applicant complies with minimum Code requirements by providing more than quadruple the minimum required 20 percent open space. The majority of the open space is proposed along the south and western portions of the subject site.

- E. Transportation** – The proposed elementary school will provide required frontage improvements along 172nd Avenue NE and along NE 122nd Street. The frontage improvements along 172nd Avenue NE will include a seven (7)-foot wide parking lane, a five (5)-foot wide planter, a 12-foot wide sidewalk and bike shared lane, and a four (4)-foot wide gravel path. The frontage improvements along NE 122nd Street will include a seven (7)-foot wide parking lane, a five (5)-foot wide planter and six (6)-foot wide sidewalk. The frontage improvements shall also include reconfiguration of the northwest corner and the southwest corner of the intersection of NE 122nd Street/172nd Avenue NE to accommodate school bus maneuvering without encroaching into adjacent lanes and curb. The project onsite design shall provide up to 1,600 linear feet of on-site queuing for vehicle pick-up and drop-off to ensure adequate pick-up and drop-off queues that will not overflow onto public right-of-way.

In addition, prior to building occupancy, the applicant must provide the City with a designated school walk route map covering a one-mile radius around the proposed school. A short section (approximately 340 linear foot) on the south side of NE 122nd Street west of the property is required to be improved with an all-weather surface interim walkway that is a minimum of four feet in width, and constructed of asphalt or concrete. The applicant is also responsible for the design and construction of any crosswalks along the property frontage needed to provide safe street crossings for students and parents.

Furthermore, prior to building occupancy, a Transportation Management Plan (TMP) shall be submitted and approved by the City's Transportation Demand Management Division. The TMP shall include a plan for the school to manage any special event parking that may spill over onto adjacent neighborhood streets, including signage, monitoring, and communications with affected residents and specify an on-site area reserved for future expansion of parking and/or pick up and drop off queuing storage.

- F. Stormwater** – The proposed elementary school will collect and convey on-site stormwater runoff in a system of catch basins and pipes to two privately maintained vaults. Some on-site stormwater will be routed to bio-retention cells prior to being conveyed to detention facilities. The remainder of on-site stormwater runoff will be routed directly to the detention facilities. The project consists of two detention facilities. One is a combination facility that provides both water quality and detention. This facility discharges to a media filter vault in order to provide enhanced water quality treatment of the runoff. The second provides only detention. Water quality is not required for the second detention facility as no pollution-generating impervious surface runoff is routed to it. A third detention facility and water quality system is required for the off-site roadway improvements. The detention tank and Filterra Bio-retention System will be publically maintained and located in public right-of-way.

G. Utilities – The proposed project will have three connections to the City’s water main from NE 122 Street, 172nd Avenue and 120th Street. The water main at the school campus provides a water system loop, which will make it easy for future maintenance. One 3-inch domestic water meter and four fire hydrants around the main building will be installed. A sewer main will be extended from the city sewer main on 172nd Avenue through NE 122nd Street to the school campus parking lot. Two side sewers are designed to connect sewer main at front of the east parking lot.

H. Conditional Use Permit, Type IV and Site Plan Entitlement, Type II Decision Criteria

Each proposed Conditional Use Permit shall be reviewed to insure that (RZC 21.76.070(K)(Y):

1. Purpose. The purpose of this section is to establish the criteria that the City will use in making a decision upon an application for a Conditional Use Permit. A conditional use is a use which may be appropriate on a specific parcel of land within a given zoning district under certain conditions, but which is not appropriate on all parcels within the same zoning district. A Conditional Use Permit allows the City to consider the appropriateness of the use on a specific parcel in terms of compatibility with other uses in the same zone and vicinity and to impose conditions to ensure such compatibility.
2. Decision Criteria. The City may approve or approve with modifications the conditional use only if the applicant demonstrates that:

1. The conditional use is consistent with the RZC and Comprehensive Plan.

Response: The proposed elementary school is located within the North Redmond neighborhood, as identified in the Redmond Comprehensive Plan Map NP-1. The applicable Citywide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

<p>LU-30 Allow some compatible nonresidential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers and day care centers. Maintain standards in the Redmond Zoning Code for locating and designing these uses in a manner that represents the character and scale of the neighborhood.</p>	<p>The proposal is a school, which is a compatible use that is to be located in an R-4 (Single Family Urban Residential) Zone. The proposal is designed to complement the surrounding residential neighborhood. The school is setback 160 feet where the Code requires 15 feet from NE 172nd Avenue. The overall design is compatible and complimentary to the surrounding neighborhood.</p>
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LU-3 Allow new development only where adequate public facilities and services can be provided.	The proposal will be adequately served by public facilities and services. A Transportation Management Plan is required for the school and will be managed by the City of Redmond. The TMP will be used to manage all modes of transportation related to the school and its impacts on the surrounding neighborhood. Additionally, a safe-walk route is required, thereby ensuring safe pedestrian linkages from the school to the existing neighborhoods.
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.	The proposal is located on a nine (9) acre site that is currently undeveloped. The proposed project will adhere to all North Redmond Neighborhood and R-4 (Single-Family Urban Residential) Zone regulations.
LU-3 Allow new development only where adequate public facilities and services can be provided.	The proposal has access to all necessary public facilities and will be constructing a storm retention vault on-site.
LU-14 Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.	The applicant has proposed an elementary school that will serve the needs of the City's residents. The proposed school is also a compatible use in a residential neighborhood.

- The conditional use is designed in a manner which is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity.

Response: The proposal conforms to the site requirements set forth in RZC 21.08.060(C) R-4 (Single-Family Urban Residential) Zone. Please see Section III of the subject report.

- The location, size, and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.

Response: The proposal conforms to the applicable R-4 (Single-Family Urban Residential) Zone including regulations and procedures [RZC 21.08.060(C) and RZC 21.32]. The Conditional Use Permit and Site Plan Entitlement applications were deemed complete on November 10, 2016 and fulfilled all applicable

submittal requirements on file with Planning Department at the time of the submittal.

4. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have adverse impacts;

Response: The proposal is appropriate given its intended use and complements the existing residential neighborhood; there are no anticipated adverse impacts related to the project.

5. The Conditional Use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

Response: The proposed school will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from the school. Pedestrian and vehicular traffic will be managed by the City through a Traffic Management Plan as managed, in conjunction with information as demonstrated on the approved plan set.

6. The Conditional Use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

Response: The proposed elementary school will not adversely affect public services to the surround area. Any potential impacts will be managed through the Transportation Management Plan.

I. Site Plan Entitlement.

1. Purpose. The purpose of a Site Plan Entitlement is to ensure that site plans reviewed individually or collectively by the Technical Committee, Design Review Board, Landmarks and Heritage Commission, and Code Administrator achieve the following purposes:
 - a. Compliance with the provisions of the RZC and all other applicable law;
 - b. Coordination, as is reasonable and appropriate, with other known or anticipated development on private properties in the area and with known or anticipated right-of-way and other public projects within the area;
 - c. The encouragement of proposals that embody good design principles that will result in high-quality development on the subject property;

- d. The adequacy of streets and utilities in the area of the subject property to serve the anticipated demand from the proposal.
- e. Determination that the proposed access to the subject property is the optimal location and configuration for access.

2. Decision Criteria.

- a. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.

Response: The Technical Committee has reviewed the subject applications and found them to be compliant with Redmond Zoning Code and the State Environmental Policy Act.

VII. Code Deviations Granted

No Deviations were requested as a part of the subject application.

VIII. 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 New Elementary in North Redmond/LAND-2016-01086 and LAND-2016-01087/Type IV and Type II application types subject to conditions** listed in Section VII.

This Conditional Use Permit, Type IV and Site Plan Entitlement, Type II applications are 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 21.76.050).

IX. 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 1-60]	11/09/16	<i>and as conditioned herein.</i>
SEPA Checklist	10/28/16	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on June 10, 2016</i>

Architectural Elevations	11/03/16	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	10/28/16	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	10/28/16	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	10/28/16	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	10/28/16	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	10/28/16	<i>and as conditioned herein.</i>
Stormwater Design	10/28/16	<i>and as conditioned herein.</i>

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

1. Development Engineering - Transportation and Engineering

Reviewer: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@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 wide sidewalk and utility easement, granted to the City of Redmond, abutting right-of-way on the west side of 172nd Avenue NE.
- (b) 10 foot wide wide sidewalk and utility easement, granted to the City of Redmond, abutting right-of-way on the south side of NE 122nd Street.
- (c) 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 southwest corner of the intersection of NE 122nd Street and 172nd Avenue NE shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.

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

b. Construction Restoration. In order to mitigate damage due to trenching and other work on NE 122nd Street and on 172nd Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Rob Crittenden at 425-556-2838.

(Code Authority: RMC 12.08; Redmond Standard Specifications & Details; RZC 21 Appendix 2-A.8.e)

c. Street Frontage Improvements

- i. The frontage along NE 122nd Street must meet current City Standards which include asphalt paving ranging from 16-foot to 17.5-foot from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5-foot wide planter strips, 6-foot wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
- 7-inches HMA Class ½” PG 64-22
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
 - Street crown 2% sloped to drain system

(Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

- ii. The frontage along 172nd Avenue NE must meet current City Standards which include asphalt paving 17.5-foot from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, including 7-foot wide parking lane, 5-foot wide planter strips, 12-foot wide concrete sidewalks and bike shared lane, 4-foot wide gravel path, 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; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

- iii. At the intersection of NE 122nd Street and 172nd Avenue NE, the northwest corner and the southwest corner shall be re-constructed so that school buses can maneuver between NE 122nd Street and 172nd Avenue NE without encroaching into adjacent lanes and adjacent curbs. The applicant’s proposed improvement options for the northwest corner and the southwest corner based on auto turn analysis shall be further reviewed and finalized in the civil plan review process. The intersection control type (two-way stop versus all-way stop sign control) at this intersection shall be reviewed and finalized in the civil plan review process.

(Code Authority: RZC 21.52.030 (F); RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020)

- iv. At the intersection of NE 120th Way and 172nd Avenue NE, measurement of the delay for vehicles exiting NE 120th Way for the first two years after the school opening shall be required. If the delay exceeds the standard for level of service D (greater than 35 seconds for the side street) for this intersection approach during the school pick up or drop off times, then LWSD will work with City of Redmond staff and the neighborhood along NE 120th Way to determine acceptable mitigation measure(s) to reduce this delay. The measurement of the delay will be determined via monitoring required in the Transportation Management Plan

(Code Authority: RZC 21.52.030 (F); RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020)

- v. A separate channelization plan is 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 foot 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. As part of this plan, the applicant is required to design and install up to four school zone speed radar signs (per COR standard detail #485) on 172nd Avenue NE and NE 122nd Street at locations agreed upon with the City to establish school zones for this Elementary school.

(Code Authority: RZC 21.52.030 (F); RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020)

- vi. Sidewalks constructed to City standards are required at the following locations adjacent to school property only:
- 12-foot wide sidewalk and bike shared lane and additional 4 foot wide gravel path along 172nd Avenue NE
 - 6-foot wide sidewalk along NE 122nd Street

(Code Authority: RZC 21.10.150; RZC 21.17.010; RZC 21.52.050; RMC 12.12)

d. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the New Elementary in North Redmond site plan prepared by AHBL on October 31, 2016.

(Code Authority: RZC 21.52.030 (E); RZC 21 Appendix 2)

- ii. The following driveways are required to be improved as specified below:
- The bus entering and exiting driveway must be designed in a way that school

buses will not encroach into adjacent lanes and curbs.

(Code Authority: RZC 21 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; RZC 21 Appendix 2 – A.11)

- 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/development/CodesAndRules/StandardizedDetails>

(Code Authority: RZC 21.52.030 (F); RZC 21 Appendix 2)

- g. **Safe Walking Route(s).** The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods. Prior to building occupancy, the applicant must provide the City with a designated school walk route map covering a one-mile radius around the proposed school. Additional construction shall be required beyond the property frontage to the minimum extent to ensure safe walking conditions for students who walk to and from school within one-tenth (1/10) of a mile on NE 122nd Street and on 172nd Avenue NE. A short section (approximately 340 linear feet) on the south side of NE 122nd Street west of the property is required to be improved with an all-weather surface interim walkway. The interim walkway shall be at least four foot wide, constructed of asphalt or concrete, and separated from the edge of street by at least four feet. No storm water collection and/or treatment or right-of-way acquisition will be required for this interim walkway. This interim walkway must be constructed prior to occupancy of any buildings. In addition, the applicant is responsible for the design and construction of any crosswalks along the property frontage needed to provide safe street crossings for students and parents. This could include signage, crosswalk markings, curb bulb-outs, and lane channelization.

(Code Authority: RZC 21.17.010(F)(2); RZC 21.52.030; RZC 21.74.020(I))

2. Development Engineering – Water and Sewer

Reviewer: Zheng Lu, Senior 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: 8-inch water main will be extended from City water main located on NE 122nd Street, 172nd Avenue and NE 120th Street. The

water system on campus will be gridded with the existing water system in the area. All water main shall be under paved road and all water pipes are accessible from paved road. One 3-inch domestic water meter will be installed at main entrance on 172nd Avenue. Additional irrigation water meter may be required. Four hydrants will be installed around the main building.

(Code Authority: RZC 21.74.020(D), RZC 21.17.010)

- b. Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows: An 8-inch sewer main will be extended from the existing sewer main located at 172nd Avenue through NE 122nd Street. Three side sewers from the new building will be connected to this new sewer. All sewer manholes are accessible from the paved road and paved parking area.

(Code Authority: RZC 21.17.010, RZC21.54.010)

- 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. Reimbursement Fees:** Reimbursement fees for connection of water are required in the amount of \$ 39,971.39. These fees are due prior to the sale of water and side sewer permits for this project.

(Code Authority: RMC 13.12.120)

3. Development Engineering – Stormwater/Clearing and Grading
Reviewer: Cindy Wellborn, Senior Stormwater and Utility 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 for on-site stormwater shall be provided in a privately maintained vault. Detention for off-site stormwater shall be provided in a publically maintained tank.

- ii. Provide for overflow routes through the site for the 100-year storm.

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

b. Water Quality Control

- i. Enhanced water quality treatment for on-site stormwater shall be provided in a privately maintained treatment train comprised of a combined detention and wet vault followed by a media filter vault and Filterra Bio-retention

System. Enhanced water quality treatment for off-site stormwater shall be provided in a publically maintained Filterra Bio-retention System. Treatment is required for the 6-month, 24 hour return period storm.
(Code Authority: RMC 15.24.080(2)(c))

- 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. Private Stormwater Easements.** Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval and final short subdivision recording, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020(C), Appendix 3
Condition Applies: Civil Construction, Short Subdivision Document

- e. Clearing and Grading.**
- i. Detention vault number 1 shall discharge to the public stormwater system in NE 122nd Street.
 - ii. Detention vault number 2 shall discharge to the public stormwater system in 172nd Avenue NE.
 - iii. Detention vault number 1 shall be connected to a media filter vault to provide enhanced treatment of stormwater.
 - iv. Stormwater runoff from the parking lot in the southeast corner of the project shall be routed to a Filterra Bio-retention System then discharge to the public stormwater system in 172nd Avenue NE.
 - v. Four bio-retention cells having the capacity to collect approximately 1.14 acres of contributing surface area shall be installed on site.
 - vi. Detention and enhanced water quality solely for off-site roadway stormwater shall be located within right-of-way, separate from the on-site facilities.
 - vii. (Code Authority: RMC 15.24.080)
- f. 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)

g. Landscaping.

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

(Code Authority: RZC 21.32)

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)

5. Fire Department

Reviewer: Stan Noble, Deputy Fire Marshal

Phone: 425-556-2239

Email: snoble@redmond.gov

The current submittal is generally adequate for 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 The Designated Fire Lane Access Roadway shall be recorded in an Easement and shall have Fire Lane marking per Redmond Standard 2. The two gates shown on the drawings shall have an automatic opening ability by Opticom or by Click2Enter. The gates shall also have a Knox Box at each location as well.

b. Fire Code Permits will be required at the site, they will include permits like: Fire Sprinkler, Fire Alarm, and Emergency Responder Radio Repeater System.

(Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG)

6. Planning Department

Reviewer: Ben Sticka, Planner

Phone: 425-556-2470

Email: bsticka@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
172 nd Ave NE and NE 122 nd St	Autumn Blaze Maple	30-feet on-center

(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. Transportation Management Plan.** A Transportation Management Plan (TMP) shall be submitted and approved by the City's Transportation Demand Management Division prior to building occupancy. This document shall include the items outlined in the August 4, 2016, draft TMP, and must also include the following elements:

- A requirement to re-open and revise the TMP in the future if the Lake Washington School District changes the enrollment boundaries for this school.
- A plan for the school to manage any special event parking that may spill over onto adjacent neighborhood streets, including signage, monitoring, and communications with affected residents.
- An on-site area reserved for future expansion of parking and/or pick up and drop off queuing storage.

(Code Authority: RZC 21.52.020)

- d. Design Review Board Approval.** The Design Review Board approved the proposed project at their December 1, 2016 meeting. Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board's conditions of approval are:

- i. Where inconsistencies between the floor plan and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.

[Code Authority: 21.76.060(G)]

- ii. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11 x 17" submitted drawings, the Design Review Board and Redmond Planning Staff will review and determine which design version will be followed for

Site Plan Entitlement and Building Permits.
[Code Authority: 21.76.060(G)]

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, July 2015
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 2012.

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, 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
RZC 21.38:	Outdoor Storage and Service Areas
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)