

NON-CODE

**CITY OF REDMOND
ORDINANCE NO. 2790**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, APPROVING THE FINAL PLAT OF SHADOW CREEK PURSUANT TO RCW 58.17.170 AND RZC 21.74.030, CITY FILE NO. L060127, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Redmond has received an application for approval of the final plat of Shadow Creek, filed as preliminary plat, Redmond Assembly; and

WHEREAS, final plat approval is addressed under RZC 21.74.030, which requires that the Redmond City Council adopt findings in support of its decision and approve the final plat by ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings adopted. The Redmond City Council adopts the following findings in support of its approval of the Shadow Creek final plat:

1. The Redmond Hearing Examiner approved, by Revised Decision, the preliminary plat of Redmond Assembly on August 15, 2007. The Hearing Examiner's revised decision contains conditions incorporated as Attachment C to the decision.

2. The developer of Shadow Creek filed an application for final plat approval on October 14, 2014.
3. Under RCW 58.17.170 and RZC 21.74.030(G), final plat approvals require City Council approval.
4. Under RCW 58.17.170 and RZC 21.74.030(C), the criteria to be used by the City Council in determining whether to grant final plat approval are:
 - A. whether the final plat substantially conforms to all terms, conditions and provisions of the preliminary approval; and
 - B. whether the final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat; and
 - C. whether the final plat meets the requirements of RZC 21.74, applicable state laws, and all other local ordinances adopted by the City which were

in effect at the time a complete application for preliminary plat approval was filed.

5. The City staff has reviewed the final plat of Shadow Creek and has advised the Council that the final plat conforms to all terms and conditions of preliminary plat approval and contains a dedication to the public of all common improvements. Based on the staff review, the Council finds that the final plat meets the first and second criteria for approval.
6. At the time of preliminary plat approval, the Redmond Hearing Examiner determined that, as conditioned, the preliminary plat met the requirements of the state subdivision laws, the State Environmental Policy Act, and the subdivision approval requirements of the Redmond Community Development Guide (RCDG). No evidence has been presented to change this determination. The City Council therefore finds that the final plat meets the third criteria for approval.

Section 2. Approval of final plat. The final plat of Shadow Creek File No. L060127 is hereby approved, subject to fulfilling any late-comer agreements and posting of any performance guarantees as determined by the Director of Public Works.

Section 3. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.


ADOPTED by the Redmond City Council this 19th day of May, 2015.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

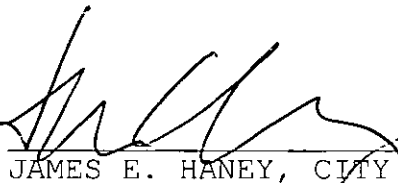
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

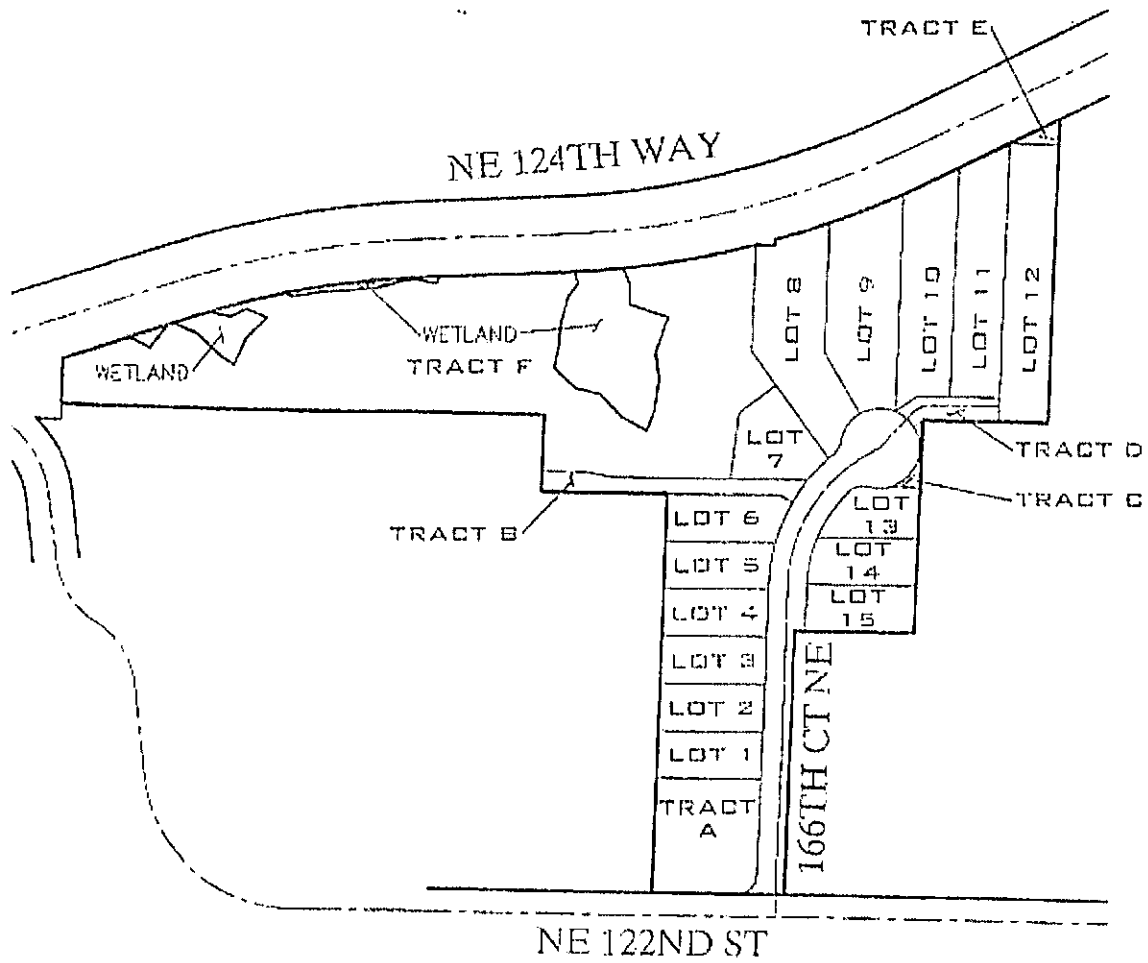


JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: May 5, 2015
PASSED BY THE CITY COUNCIL: May 19, 2015
SIGNED BY THE MAYOR: May 22, 2015
PUBLISHED: May 25, 2015
EFFECTIVE DATE: May 30, 2015
ORDINANCE NO: 2790

YES: ALLEN, MARGESON, MYERS, SHUTZ

SITE PLAN FOR SHADOW CREEK PLAT
(REDMOND ASSEMBLY P.R.D.)
FILE NO. L060127, L060128



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BEFORE THE HEARING EXAMINER
FOR THE CITY OF REDMOND

4	APPLCATION OF BURNSTEAD)	File No: L060127, L060128
5	CONSTRUCTION FOR APPROVAL OF)	
6	THE REDMOND ASSEMBLY)	FINDINGS OF FACT, CONCLUSIONS
7	PRELIMINARY PLAT AND PLANNED)	OF LAW, DECISION, AND
8	RESIDENTIAL DEVELOPMENT)	RECOMMENDATION
9)	<i>Revised</i>
10	<hr/>		

DECISION

The Redmond Assembly Preliminary Plat is **APPROVED**, subject to conditions, and subject to approval of the Planned Residential Development by City Council.

RECOMMENDATION

The Hearing Examiner recommends that the City Council **APPROVE** the Planned Residential Development for Redmond Assembly.

INTRODUCTION

The application of Burnstead Construction for approval of the Redmond Assembly Preliminary Plat and Planned Residential Development (PRD) came on for public hearing on June 18, 2007 at 7:00 PM before Gordon F. Crandall, Hearing Examiner. Applicant was represented by Tiffany Brown of Burnstead Construction. Amy Keenan, Associate Planner, presented the Technical Committee's Report to the Hearing Examiner.

The following persons testified under oath:

- Amy Keenan, Associate Planner
- David Almond, Development Services Manager, Public Works
- Tiffany Brown, Burnstead Construction

1 Mike Gillett, Attorney for adjoining property owner: Bueca
2 Deanna Gebhard, P.E., The Blueline Group
3

4 The following Exhibits were offered and admitted:

- 5 Exhibit A: Technical Committee Report
6 Exhibit B: Staff Powerpoint Presentation
7 Exhibit C: Additional Conditions from Redmond Fire Marshall
8 Exhibit D: Comments on Redmond Assembly from Attorney Gillett on behalf of his
9 client, Petru Bucca
10

11 At the conclusion of the hearing, the Hearing Examiner requested that the City and Applicant
12 confer on differences concerning the proposed conditions and report to the Hearing Examiner in
13 writing by June 25, 2007. On June 22, 2007, the Hearing Examiner received a memorandum
14 from planner Amy Keenan addressing the items not resolved at the hearing. Exhibit E. Ms.
15 Brown concurred with the conclusions of the memorandum by email on the same day. Exhibit F.
16 The record was then closed.
17

18 **FINDINGS OF FACT**

- 19 1. *Proposal.* Burnstead Construction, (Applicant) proposes a subdivision of 10.3 acres at
20 16456 NE 122nd Street into 15 lots, as a Planned Residential Development. The site
21 contains critical areas, such as steep slopes, wetlands and a Class III intermittent stream,
22 so the lots will be clustered to avoid and protect these areas. A site plan is attached as
23 Attachment A.
24
25 2. *Comprehensive Plan-Zoning.* The site is in the North Redmond Neighborhood and is
26 zoned R-1, RA-5, and R-4. RCDG 20C.70.30 establishes specific neighborhood
27 regulations for the neighborhood, discussed in detail at page six of the Technical
28 Committee Report.
29
30

- 1 3. *Notice.* Notice of the application, the SEPA threshold determination, and the public
2 hearing was posted, published, and mailed as required by ordinance. Six persons attended
3 a public meeting on the proposal, but no public comment letters have been received prior
4 to the hearing.
5
- 6 4. *SEPA.* A Mitigated Determination of Non-Significance (MDNS) was issued for the
7 proposal on March 21, 2007. The required mitigation concerned the safety and level of
8 service of the intersection of NE 124th Street and 162nd Place NE. The mitigation was
9 satisfied by adoption of Ordinance 2343, effective June 16, 2007, which provided the
10 means to fund improvements to the intersection.
11
- 12 5. *PRD.* In order to protect and avoid critical areas, all lots would be clustered on the
13 southern and eastern portions of the site. The PRD provisions allow modification of
14 development standards which are summarized at page five of the Technical Committee
15 Report.
16
- 17 6. *Impact Fees.* Applicant will pay impact fees for fire, transportation and parks. In
18 addition, Applicant has agreed to pay a school impact fee to Lake Washington School
19 District #414.
20
- 21 7. *Trees.* Applicant proposes to save 409 significant trees, or 71%. There are 20 landmark
22 trees in the area and Applicant will save nine. The others would interfere with roads and
23 building pads, and an exemption for such removal has been granted by the Technical
24 Committee.
25
- 26 8. *Access.* Access to the site will be from NE 122nd Street via a 20 foot paved access road,
27 widening to 28 feet to the north. A sidewalk will provide safe walking conditions for
28 students to walk to school or to a bus stop. Interim walkways will be constructed on NE
29 122nd Street and elsewhere to provide safe walking conditions to Redmond Junior High
30 School, Redmond High School, and Einstein Elementary School. All are within one mile

1 of the proposed plat. Frontage improvements will be provided on NE 122nd Street as well
2 as curb and gutter improvements along the northern side of NE 122nd Street from the
3 intersection at 167th NE. Adjacent owner Petru Beuca will be able to access the internal
4 road which will abut his property, for vehicular travel and utilities.

5
6 9. *Utilities-Stormwater.* Sanitary sewers will connect to the existing sewer line in NE 122nd
7 Street. Water service is also available in that street. Stormwater will be conveyed to a
8 detention vault in the southwest corner of the site. From there, water will discharge to an
9 existing ditch along NE 122nd Street. Roof and footing drains from Lot 7 and the north
10 half of a retaining wall will discharge into the adjacent wetland.

11
12 10. *Fire Regulations.* All residential units in the development will be equipped with an
13 approved fire sprinkler system.

14
15 11. Any conclusion deemed to be a finding of fact is hereby adopted as such.

16
17 **CONCLUSIONS OF LAW**

18 1. The Hearing Examiner is authorized to conduct a hearing and make a decision on an
19 application for approval of a preliminary plat, RCDG 20F.30.40, and to make a
20 recommendation on an application for approval of a Planned Residential Development
21 (PRD). RCDG 20F.30.45.

22
23 2. RCDG 20D.180.110-020 sets forth the criteria for approval of a subdivision:

24 (1) Each proposed subdivision or short subdivision shall be reviewed to insure that:

25 a. The proposal conforms to the goals, policies and plans set forth in RCDG
26 Title 20B;

27 b. The proposal conforms to the site requirements set forth in RCDG
28 20C.30.25-140, Site Requirements;

- 1 c. The proposal conforms to the requirements of this section and those set
2 forth in RCDG Title 20F and submittal requirements on file in the
3 Planning Dept;
- 4 d. The proposed street system conforms to the City of Redmond Arterial
5 Street Plan and Neighborhood Street Plans, and is laid out in such a
6 manner as to provide for the safe, orderly and efficient circulation of
7 traffic;
- 8 e. The proposed subdivision or short subdivision will be adequately served
9 with City approved water and sewer, and other utilities appropriate to the
10 nature of the subdivision or short subdivision;
- 11 f. The layout of lots, and their size and dimensions take into account
12 topography and vegetation on the site in order that buildings may be
13 reasonable sited, and that the least disruption of the site, topography and
14 vegetation will result from development of the lots;
- 15 g. Identified hazards and limitations to development have been considered in
16 the design of streets and lot layout to assure street and building sites are
17 on geologically stable soil considering the stress and loads to which the
18 soil may be subjected.

19

20 3. The City Council may approve a PRD proposal if it meets the requirements of RCDG
21 20C.30.105 and the design of the development achieves two or more of a schedule of
22 results listed in RCDG 20C.30.105-040 (Design Criteria). A PRD is permitted only in a
23 residential zone, the primary use must be residential, and the process may not be applied
24 to a single-family lot incapable of further subdivision so as to avoid its use when other
25 processes are applicable. Development standards may be modified in a PRD.

26

27 4. The schedule of results for a Planned Residential Development is set forth in RCDG
28 20C.30.105-040:

- 29
- 30 a. High quality architectural design, placement, relationship or orientation of
structures;

- b. Achieving allowable densities for the subject property;
- c. Providing housing types that effectively serve the affordable housing needs of the community;
- d. Improving circulation patterns or the screening of parking facilities;
- e. Minimizing the use of impervious surfacing materials;
- f. Increasing open space or recreational facilities on-site;
- g. Landscaping, buffering, or screening in or around the proposed PRD;
- h. Providing public facilities;
- i. Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
- j. Incorporating energy efficient site design or building features;
- k. Providing for an efficient use of infrastructure.

5. Applicant must show that its proposal achieves two or more of these results. Staff has demonstrated that the proposal meets most if not all of the design criteria. Applicant has not proposed any code modifications, **except that Road A will be constructed in a 36 foot right of way until it reaches Lot 15, when it widens to 50 feet.** The Planned Residential Development should be approved.

6. The Preliminary Plat should be approved. Staff has analyzed the applicable criteria at pages 15-20 of the Technical Committee's staff report and concluded that the proposal complies. The Examiner concurs.

7. RCDG 20D.220.20-020 provides that all development proposals in Redmond shall be adequately serviced by the following facilities and services prior to occupancy, recording or other land use approval:

- a. Sewage disposal
- b. Water supply
- c. Service water management
- d. Streets, sidewalks, trails and access

1 e. Fire protection

2 f. Schools

3
4 8. The adequacy of sewer, water, surface water, streets, etc. and fire services for a
5 subdivision or PRD is determined by the Technical Committee. The school concurrency
6 finding for a subdivision or PRD is made by the Hearing Examiner. RCDG 20D.220.20-
7 090. The Examiner finds that payment of impact fees as agreed will provide the District
8 with sufficient resources to enable it to provide adequate school facilities for students
9 from the plat.

10
11 9. Any finding of fact deemed to be a conclusion of law is adopted as such.

12
13 **DECISION**

14 The Redmond Assembly preliminary plat is **APPROVED**, subject to the conditions in
15 Attachment B and subject to the City Council's approval of the Planned Residential
16 Development.

17
18 **RECOMMENDATION**

19 The Hearing Examiner recommends that the City Council **APPROVE** the Redmond Assembly
20 Planned Residential Development.

21
22 **Done this 15th day of August, 2007**

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25
26 /s/Gordon F. Crandall

27 Gordon F. Crandall
28 Hearing Examiner

29 Attachment A: Site Plan
30 Attachment B: Conditions of Approval

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NOTICE OF RIGHT OF APPEAL

You are hereby notified that the foregoing Findings of Fact, Conclusions of Law, and Decision are the final action on this application subject to the right of appeal to the Redmond City Council. Appeal procedures are governed by RCDG 20F.30.40-110 (Ordinance 2118) to which the reader is referred for detailed instructions. The written appeal must be received by the **Redmond Permit Center** no later than **5:00 P.M. on August 29, 2007**. Please include the application number on any correspondence regarding this case.

FURTHER PROCEEDINGS

The foregoing Findings of Fact, Conclusions of Law, Decision and Recommendation will be referred to the City Council. The City Council shall, at a closed record public meeting, consider and take final action on the application. The City Council will not accept new information, written or oral, on the application but shall consider only the complete record developed before the Hearing Examiner and his recommendation. The City Council shall either approve the application, with or without modifications, remand the application to the Hearing Examiner for additional review limited to specific issues, or deny the application. RCDG 20F.30.45-110

The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation."

**ATTACHMENT A
SITE PLAN**



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**ATTACHMENT B
CONDITIONS OF APPROVAL**

A. Residential Zone Site Requirements

The Site Requirements Chart, RCDG 20C.30.25-140, establishes the basic dimensional requirements for residential development in each residential zone. Flexibility from these requirements may be obtained through the planned residential development process. The planned residential development process, RCDG 20C.30.105, establishes special site requirements that are intended to enhance the overall design of a project and that, in many cases, are different and independent from those described in RCDG 20C.30.25-140, Site Requirements. The zoning requirements for the R-1, RA-5 and R-4 zoning districts are listed in the table below with the proposed modifications to these standards for the Redmond Assembly PRD allowed under RCDG 20C.30.105-050.

Site Requirements

	R-4 Zoning District	R-1 Zoning District	RA-5 Zoning District	Allowed Modification under PRD regulations	PRD Modification Requested by Applicant	
Allowed Density	4 units per acre	1 unit per acre	1 unit per 5 acres	2 bonus units	No modification	
Minimum Required Density	80 percent	80 percent	80 percent	No modification allowed	No modification requested	
Average Lot Size	7,000 square feet	35,000 square feet	4.5 acres	No average lot size or minimum lot size	No modification	
Minimum Lot Width Circle	40 feet	85 feet	100 feet	20 feet	No modification	
Minimum Lot Frontage	20 feet	20 feet	20 feet	No modification allowed	No modification requested	
Setbacks	Front** Side/Interior Side Street Rear	15 feet 30 feet 20 feet 15 feet 10 feet	30 feet 30 feet 20 feet 20 feet 30 feet	30 feet 30 feet 20 feet 20 feet 30 feet	10 feet 0 feet 10 feet 10 feet	No modification
Minimum Building Separation	10 feet	10 feet	10 feet	0 feet	No modification	
Maximum Lot Coverage by Structures	35 percent	12 percent	2.5 percent	50 percent	No modification requested	

1	Maximum Impervious Surface Area	60 percent	20 percent	20 percent	70 percent	No modification requested
2						
3	Minimum Open Space	NS	NS	20 percent	No modification allowed	No modification requested
4						
5	Maximum Height of Structures	35 feet	35 feet	35 feet	45 feet (35 feet perimeter)	No modification requested
6						

** Garages must be set back a minimum of 18 feet

B. North Redmond Neighborhood Regulations

The site of the proposed PRD and subdivision is located within the North Redmond Neighborhood, as identified in the Redmond Comprehensive Plan, Map N-1. The Redmond Community Development Guide, Section 20C.70.30, establishes specific neighborhood regulations for the North Redmond neighborhood, which are as follows:

1. Setbacks along NE 116th Street

RCDG Section 20C.70.30-020(2) requires that buildings be setback 15 percent of the depth of a parcel before subdivision on the north side of NE 116th Street. These setbacks may be reduced to a minimum of 50 feet if the setback area is landscaped and established as a permanent open space corridor.

This regulation is not applicable, as Redmond Assembly does not front onto NE 116th Street.

2. Subdivision Design

RCDG Section 20C.70.30-030 requires that Comprehensive Plan Policies N-NR-1 through N-NR-58 be used in the review of new subdivisions.

A discussion of these policies follows below under Neighborhood Policies in Section III of this report.

3. Open Space Requirements

RCDG Section 20C.70.30-040 requires a minimum of 25 percent open space for Planned Residential Developments in the North Redmond Neighborhood.

Redmond Assembly exceeds the 25 percent open space requirement

1 **C. Planned Residential Development**

2 Planned Residential Developments (PRDs) are a mechanism by which the City may allow for
3 variation in the design and arrangement of structures as well as provide for the coordination
4 of project characteristics with features of a particular site in a manner that is consistent with
5 the public health, safety and welfare of the community. A PRD allows for innovations and
6 special features in site development, including the location and type of structures, the
7 conservation of natural features, allowances for housing serving a range of incomes, the
8 conservation of energy, and the efficient use of open space.

7 **Decision Criteria**

8 1. **Design Criteria.** The City may approve, or approve with modifications, a PRD if the
9 proposal meets the requirements of RCDG Section 20C.30.105, Planned Residential
10 Development and the design of the proposed development achieves two or more of the
11 following design criteria. RCDG Section 20C.30.105-040(6)

12 a. High quality architectural design, placement, relationship or orientation of structures.

13 **Finding:** The Redmond Assembly project has a set of architectural elevations for the
14 homes to be built. Plans will be reviewed when the building permits are submitted to
15 ensure that the home design is consistent with this set of plans that are to be approved
16 as part of this PRD. These elevations include items such as: a variety of rooflines
17 and exterior materials, recessed garages, and front porches. (See Attachment 12,
18 Architectural Elevations).

19 b. Achieving allowable densities for the subject property.

20 **Finding:** The subject property is zoned RA-1, R-1 and R-4 and is 10.03 acres in
21 size, allowing for a gross density of 17.38 dwelling units. The western portion of the
22 site, nearly a third of the property, contains a steep ravine with a Class III stream
23 flowing at its base and Category III wetlands. These factors prohibit full use of the
24 property to develop 17 standard size residential lots.

25 c. Providing housing types that effectively serve the affordable housing needs of the
26 community (also 20C.30.105-040(6)a).

27 **Finding:** Not applicable.

28 d. Improving circulation patterns or the screening of parking facilities.

29 **Finding:** Not applicable

30 e. Minimizing the use of impervious surfacing materials (also 20C.30.105-04096)b).

Finding: The PRD regulations allow for up to 70 percent of the site to be covered
 with impervious surface. The development proposal includes covering
 approximately 21 percent of the site area with impervious surfaces, well below the
 PRD maximum. A significant portion of the site (173,644 square feet) will be

1 retained as open space with the majority of that in Native Growth Protection Area
2 (NGPA). The NGPA will preserve significant vegetation and providing open space.

- 3 f. Increasing open space or recreational facilities on site (also 20C.30.105-040(6)c).

4 **Finding:** The minimum required open space for a PRD in North Redmond is 25
5 percent. Approximately 40 percent of the site will be set aside as open space,
6 including a Native Growth Protection Area (NGPA) and one open space tract
containing a storm drainage facility.

- 7 g. Landscaping, buffering, or screening in or around the proposed PRD (also
8 20C.30.105-040(6)d).

9 **Finding:** The proposal is clustered on the site to avoid the steep slopes, streams, and
10 wetlands that encumber this site. To the north and northwest the project is buffered
11 by large wooded tracts that will screen the development. To the south, the
12 development will be buffered from the adjacent road by an open space tract. To the
13 west, building lots back up to the property line; however, they are larger lots where
the house will likely be built toward the internal road and away from the western
property line.

- 14 h. Providing public facilities.

15 **Finding:** The proposal includes a new public street extending north of NE 122nd
16 Street to the project site to provide access to the development. One storm detention
17 vault and biofiltration swale will be constructed to accommodate the additional
impervious surface created by the development.

- 18 i. Preserving, enhancing or rehabilitating natural features of the subject property such
19 as significant woodlands, wildlife habitats or streams (also 20C.30.105-040(6)e).

20 **Finding:** The site contains a Class III riparian corridor with sloping banks and two
21 Category III wetlands. All of the critical areas will remain protected and set aside
22 within the Native Growth Protection Area (NGPA). Of the five hundred seventy-
23 three (573) healthy significant trees, one hundred sixty-four (164) trees are proposed
24 to be removed. All significant trees within the NGPA are required to be retained.
25 Two hundred twenty-one (221) significant trees, including **twenty (20)** landmark
trees will be removed outside of the NGPA to accommodate site development. These
trees will be replaced with native species throughout the development.

- 26 j. Incorporating energy-efficient site design or building features.

27 **Finding:** Not applicable

- 28 k. Providing for an efficient use of infrastructure (also 20C.30.105-040(6)f).

29 **Finding:** The development consists of 15 lots containing single-family detached
30 homes in a clustered development pattern. The lots within the development will be

1 accessed using a common public street; one joint-use access will be utilized to access
2 three individual lots.

- 3 1. Incorporating a historic structure(s) or a historic landmark in such a manner as
4 preserves it's historic integrity and encourage adaptive reuse.

5 **Finding:** There are no structures or landmarks designated as 'historic' located on or
6 near the project site.

- 7 2. **Public Facilities.** The PRD shall be served by adequate public facilities including
8 streets, bicycle and pedestrian facilities, fire protection, water, stormwater control,
9 sanitary sewer, and parks and recreation facilities.

10 **Finding:** The Redmond Assembly PRD will be served by adequate public facilities
11 including streets, pedestrian access along NE 122nd Street, fire protection, and utilities. A
12 new stormwater detention facility is proposed in the southwest corner of the site.
13 Informal recreation opportunities are proposed on the top of the detention vault.

- 14 3. **Perimeter Design.** The perimeter of the PRD shall be appropriate in design, character
15 and appearance with the existing or intended character of development adjacent to the
16 subject property and with the physical characteristics of the subject property.

17 **Finding:** The perimeter of the PRD is appropriate in design, character, and appearance
18 with the existing and intended character of adjacent development. The proposed
19 Redmond Assembly PRD and plat provides for a development consistent with the design,
20 character, and appearance of existing development within the vicinity.

- 21 4. **Open Space and Recreation.** Open space and recreation facilities shall be provided and
22 effectively integrated into the overall development of a PRD and surrounding uses.

23 **Finding:** The Redmond Assembly proposal includes open space and informal recreation
24 opportunities. Open space is provided for on the individual lots, on the storm detention
25 facility tract (Tract A), and through Tract F which includes steep sloped ravine, wetlands,
26 and a stream. This area will be retained as a Native Growth Protection Area.

- 27 5. **Streets and Sidewalks.** Existing and proposed streets and sidewalks within a PRD shall
28 be suitable and adequate to carry anticipated traffic within the proposed project and in the
29 vicinity of the subject property.

30 **Finding:** The project will include a 20-foot wide paved access road widening to a 28-
foot wide access road on the northern portion. The access road will connect with NE
122nd Street to the south of the project site. A 5-foot wide sidewalk is proposed on the
west side within a 10-foot utility and sidewalk easement. The sidewalk will be separated
from the curb by a five-foot planter strip on west side of the street. The proposed street
and sidewalks meet the Redmond Community Development Guide standards for
residential development. The project will also provide for interim off-site sidewalk
improvements for safe pedestrian linkages to schools.

1 Modifications to Standards

2 Projects that go through the Planned Residential Development process are allowed to request
3 modifications to certain code provisions. These are listed in RCDG 20C.30.105-050 and
4 20C.30.105-060. The applicant is not proposing any code modifications.

5 D. City-Wide Regulations

6 The purpose of the City Wide Regulations in RCDG 20D is to describe requirements,
7 restrictions and standards of general application to all development, within the zoning
8 districts unless otherwise provided.

9 1. **Affordable Housing**

10 The Affordable Housing requirements of RCDG 20D.30 apply to: all senior housing
11 developments, all dwelling units in the City Center Neighborhood, and all new single-
12 family attached and detached dwelling units within the Willows/Rose Hill and the
13 Grasslawn Neighborhood. The required number of affordable housing units on a site is
14 10 percent of the proposed dwelling units on site, or 2 units.

15 **Finding:** This section of code is not applicable.

16 2. **Impact Fees**

17 Impact fees under RCDG 20D.60 are assessed to new development to ensure adequate
18 capital facilities are provided providing for the needs of new growth and maintaining
19 existing service levels as planned for in the Capital Facilities Element of the City of
20 Redmond Comprehensive Plan. Impact fees are assessed at the time of building permit
21 issuance for each new residential structure in the PRD. The fee in effect at the time of
22 building permit issuance shall apply. The current impact fees are:

Impact Fee	Single-family Unit
Fire Impact Fee	\$114.00
Transportation Impact Fee	\$6,900.00
Park Impact Fee	\$2,812.00

23 Impact fees are paid on a per dwelling unit basis at time of building permit issuance.

24 School Impact Fee: \$2,750.00/ dwelling unit per the Mitigation and Settlement
25 Agreement between the applicant and the Lake Washington School District (See
26 Attachment 13: Mitigation and Settlement Agreement)

27 **Finding:** The appropriate impact fees will be assessed at the time of building permit
28 issuance.

29 3. **Tree Protection**

30 The Redmond Community Development Guide (RCDG 20D.80.20) 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

1 breast height. Tree health of the existing trees on the Redmond Assembly property was
2 assessed in an arborist's report prepared by International Forestry Consultants, Inc. dated
3 April 7, 2006 (See Attachment 14, Arborist Report). The arborist evaluated a total of 657
4 trees on the site. Five hundred and seventy-three (573) trees were determined to be in
5 healthy with the majority of the trees located within the proposed NGPE area on the
6 northwestern portion of the site. One hundred sixty-four healthy significant trees are
7 proposed to be removed.

8 **Finding:** The applicant is proposing to save 409 significant trees on the site. This results
9 in a saved tree percentage of 71 percent (See Attachment 5, Preliminary Plat/Planned
10 Residential Development Plans, Preliminary Tree Retention Plan). A majority of the trees
11 to be saved are located within Tract F which will be preserved as a Native Growth
12 Protection Area (NGPA). The property owner for this lot or the Redmond Assembly
13 PRD Homeowners Association will be responsible for preserving these trees in
14 perpetuity.

15 The Redmond Community Development Guide requires that all healthy landmark trees
16 be saved. Where landmark trees cannot be saved, the RCDG requires that the applicant
17 demonstrate that there is not a practicable alternative to save landmark trees and that
18 mitigation will occur to replace the functions and values associated with the landmark
19 trees. The proposal calls for the removal of 11 landmark trees. These are located within
20 the developed area where the lots will be clustered.

21 **Finding:** The applicant is proposing to save 9 of the 20 landmark trees located within the
22 development area. The 11 landmark trees to be removed are located in areas where road
23 infrastructure or building pad area precludes their ability to be saved. An exemption to
24 the RCDG requirements to allow removal of the 11 landmark trees has been granted by
25 the Technical Committee.

26 4. Noise Standards

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

Finding: The project site is not located along an arterial street; therefore, this section of
code is not applicable.

5. Critical Areas

Section 20D.140 of the Redmond Community Development Guide 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
Wetland Study, Stream Reconnaissance, and Wildlife Report for the property was
prepared by Wetland Resources, Inc (See Attachment 15: Critical Areas Report).
Additionally, a Geotechnical Report was prepared by ABPB Consulting, LLC dated
January 5, 2006 (See Attachment 18: Geotechnical Study)

1 a. Streams:

2 RCDG Section 20D.140 requires applicants to assess development sites for the
3 presence of streams of which three are found on this site.

4 **Finding:** The stream is located in the northern portion of the project site and a small
5 intermittent stream that conveys hydrology from Wetland A. The stream flows
6 through the wetland in a slowly shifting channel with gradients ranging from 20 to 40
7 percent. The stream is not accessible to fish and does not provide fish habitat. This
8 stream is classified as a Class III stream which a 50 foot buffer that is superseded by
9 the buffer for Wetland A.

10 b. Wetlands

11 The primary purpose of the wetland regulations is to avoid wetland impacts and
12 achieve a goal of no net loss of wetland function, value, and acreage; and where
13 possible enhance and restore wetlands.

14 **Finding:** The Critical Areas Report for the Redmond Assembly property concluded
15 that there are two wetlands on the site (see Attachment 15: Critical Areas Report)
16 The report states that Wetland A is a palustrine, forested wetland located in the
17 northern portion of the property. This wetland is a Category III wetland. Wetland B
18 is also a Category III wetland and located in the northern portion of the property.
19 Both wetlands have an 80-foot protective buffer.

20 c. Landslide Hazardous Areas

21 The primary purpose of landside hazard area regulations is to avoid and to minimize
22 potential impacts to life and property from geological hazards such that sites are
23 rendered as safe as one not containing such hazard through appropriate levels of
24 study and analysis, application of sound engineering principles, and regulation or
25 limitation of land uses.

26 **Finding:** The site contains steep slopes exceeding 40 percent in grade creating a
27 ravine with a Class III stream flowing through it. The buffers shall vary from 15 feet
28 to 50 feet and are measured from the top, toe, and all sides of the slope area as
29 required. Buffers may be reduced to a minimum of 15 feet when a qualified
30 professional demonstrates through technical studies that the reduction will adequately
protect the proposed and surrounding development from the critical landslide hazard.

The steep slopes within the project site are identified within the Geotechnical and
Geologically Hazardous Areas Report (See Attachment 18: Geotechnical Study)
prepared by ABPB Consulting, LLC.

6. **Transportation Standards (RCDG 20D.210)**

Street and utility standards for PRDs may be modified by the Technical Committee
(RCDG Section 20C.30.105-050(10), Street and Utility Standards) as part of a PRD
proposal.

a. Site Access

The project site will gain access off of NE 122nd Street from south of the project site.
A new 20-foot wide public street will begin at the intersection of NE 122nd Street and
extend north to the project site and widen to a full 28-foot wide street at the north end.

1 This street will extend within the plat and constructed to provide access within the
2 site. This street ends in a cul-de-sac and includes 5-foot wide sidewalks on the west
3 side with a five foot planter strip. Additionally, one joint-use access tract will be
4 constructed to provide internal access to individual lots.

5 **Finding:** The proposal has been reviewed and approved by the Technical Committee
6 for compliance with the applicable provisions of RCDG 20D.210 Transportation
7 Standards and Appendix 20D-3 for site access. The type and location of the
8 proposed site vehicle access is approved as shown on the site plan received by the
9 City on February 26, 2007 and prepared by the Blue Line Group.

10 b. Street Improvements

11 Proposed street improvements include an internal public street with a paved width of
12 28 feet and a 5-foot sidewalk on west side. A 5-foot planting area shall separate the
13 curb from the sidewalk on one side. Street improvements for the internal public streets
14 include streetlights and underground utilities. The proposed right-of-way width for the
15 northern portion is 50 feet with a sidewalk, planter strip, and utility easement on either
16 side. The southern portion of the road will be a 20 foot paved road with a planter strip
17 and sidewalk on the west side only. This is a deviation from the standard of a fifty foot
18 right-of-way and is allowed by the PRD regulations.

19 The project will also provide curb and gutter improvements along the northern side
20 of NE 122nd Street from the intersection at 167th Avenue NE.

21 **Finding:** The Technical Committee has reviewed the proposed street improvements
22 for compliance with RCDG 20D.180.10 Subdivision Regulations, RCDG 20D.210
23 Transportation Standards and Appendix 20D-3.

24 7. Utility Standards (RCDG 20D.220)

25 a. Sanitary Sewer

26 A new sanitary sewer collection system will be constructed as part of the plat
27 improvements for the site. Individual homes will connect to the system through side
28 sewer connections at the time of building permit application. The sewer collection
29 system will consist of 8 inch PVC pipe installed under internal street and public street
30 connection to an existing sanitary sewer line in NE 122nd Street to the south of the
site.

Finding: The Technical Committee has reviewed the proposed sanitary sewer system
for compliance with RCDG 20D.180.10 Subdivision Regulations and RCDG
20.220.20-040 Adequate Sewage Disposal. A developer extension of the City of
Redmond sewer system is required.

b. Water Supply

Domestic water supply will be provided within the Redmond Assembly PRD site via
8 inch pipe within the new public road accessing the site. The service will connect
with the existing water lines at NE 122nd Street.

Finding: The Technical Committee has reviewed the proposed water supply system
for compliance with RCDG 20D.180.10 Subdivision Regulations and 20D.220.20-

1 050 Adequate Water Supply. Water service will require a developer extension of the
2 City of Redmond water system.

3 c. Surface Water Management

4 **Stormwater runoff from the development will be captured through a series of**
5 **catch basins and tightlined to bioswale prior to entering a detention vault located**
6 **in Tract A in the southwest corner of the site. Stormwater from the vault will**
7 **discharge to a catch basin and be routed to the existing ditch along NE 122nd**
8 **Street downstream of the property.**

9 **Finding:** The Technical Committee has reviewed the proposed storm water
10 detention and conveyance system for compliance with RCDG 20D.180.10
11 Subdivision Regulations and RCDG 20D.220.20-060 Surface Water Management.
12 Stormwater discharge shall match the developed condition discharge to the pre-
13 developed condition and quality control shall be provided through a bioswale.

14 d. Adequate Fire Protection

15 All new developments shall be served by adequate fire protection. The decision as to
16 whether proposed fire improvements meet the City code requirements or need to be
17 conditioned to provide additional on-site and off-site improvements to meet the
18 requirements is made by the Technical Committee.

19 **Finding:** The Technical Committee has determined that adequate fire protection will
20 be provided within the Redmond Assembly PRD with the condition that all
21 residential units within the development be equipped with approved fire sprinkler
22 systems.

23 c. School Concurrency

24 The RCDG Section 20D.220.20-090 requires the decision-maker for a
25 subdivision/planned residential development approval to make a school concurrency
26 determination. This determination is based upon the finding that needed school
27 facilities are provided concurrently with development that will have an impact on
28 schools. Permanent or interim school facilities shall be in place at the time
29 development impacts are expected to occur or a financial commitment shall be made
30 by the developer to meet the district's level of service standard within three years of
the time that the impacts of development are expected to occur.

Finding: The Technical Committee is recommending a finding of school
concurrency for the Redmond Assembly PRD based on the Mitigation and Settlement
Agreement made with the Lake Washington School District (see Attachment 13,
School Impact Fee Mitigation and Settlement Agreement or School Concurrency
Form).

I. **Preliminary Plat Review and Approval Criteria**

RCDG 20D.180.10-020. Each proposed subdivision shall be reviewed to ensure that:

- a. The proposal conforms to the goals, policies and plans set forth in RCDG Title 20 B (the Comprehensive Plan).

1 **Finding:** *The Redmond Assembly is located within the North Redmond Neighborhood, as*
2 *identified in the Redmond Comprehensive Plan, Map N-1. The Comprehensive Plan policies*
3 *applicable to this development are:*

4 Framework Policies

5 **FW-9** Ensure that the land use pattern accommodates carefully planned levels of
6 development, fits with existing uses, safeguards the environment, reduces sprawl, promotes
7 efficient use of land and provision of services and facilities, encourages an appropriate mix of
8 housing and jobs, and helps maintain Redmond's sense of community and character.

9 *The Redmond Assembly PRD/Plat is an infill development within an existing single-family*
10 *residential area. The North Redmond Neighborhood, based on the established zoning and*
11 *the neighborhood plan, designate this portion of the community for residential development.*
12 *The Technical Committee has reviewed the Redmond Assembly proposal and is*
13 *recommending approval with conditions. The proposal does not achieve the maximum*
14 *density for the site as much of the site is constrained by critical slope areas.*

15 **FW-12** Promote a development pattern and urban design that enable people to readily use
16 alternative modes of transportation, including walking, bicycling, transit, and car pools.

17 *The Redmond Assembly PRD site includes a frontage improvements along NE 122nd Street.*
18 *The development also includes internal sidewalks connecting to 167th Avenue NE and a*
19 *requirement for an interim off-site safe walk to school route.*

20 Land Use Policies

21 Policy LU-1: Allow new development only where adequate public facilities and services can
22 be provided.

23 *The City can adequately provide public facilities and services for this development.*

24 Policy LU-2: Ensure that development regulations, including the allowed density, uses and
25 site requirements, provide for achievement of Redmond's preferred land use pattern.

26 *The Redmond Assembly project proposes 15 units on the site while the maximum allowed*
27 *under the zoning is 17.*

28 Policy LU-4: Provide an appropriate level of flexibility through development regulations to
29 promote efficient use of land. Balance this flexibility with other community goals and the
30 need for predictability in decision-making. Achieve this through measures such as planned
unit developments, clustering, and administrative variances for minor variations.

The Planned Residential Development process is established in the RCDG Section
20C.30.105, Planned Residential Development. These regulations allow for flexibility in
street and site standards. The Redmond Assembly project is utilizing the Planned Residential
Development process seeking: building setbacks and average lot size.

Policy LU-5: Encourage infill development on suitable vacant parcels that may have been
passed over and redevelopment of underutilized parcels. Ensure that the height, bulk, and
design of infill and redevelopment projects are compatible with their surroundings.

1 *Redmond Assembly is an infill urban development that is designed to fit into its surrounding*
2 *of a single-family neighborhood and will be similar in character to other recent developments*
3 *including Northstar and Sunny Hill Farms.*

4 The Redmond Assembly PRD will comply with the vision statements and neighborhood
5 policies outlined for the North Redmond neighborhood, as noted below.

6 **Neighborhood Vision**

- 7 • Low-moderate density residential uses are located along NE 116th Street, NE 122nd
8 Street and 172nd Avenue NE.

9 *The Redmond Assembly project is proposed to have an overall density of R-4 that the*
10 *Redmond Community Development Guide defines as low to moderate density.*

- 11 • Trails used by equestrians, pedestrians and bicyclists take advantage of the area's
12 open space corridors and improved streets.

13 *Sidewalks will be provided along the frontage of NE 122nd Street and along the internal*
14 *street within the Redmond Assembly project.*

14 **Neighborhood Policies**

15 Policy N-NR-1: The North Redmond area shall remain a primarily residential
16 neighborhood.

17 *The Redmond Assembly project will contain 15 single-family homes.*

18 Policy N-NR-2: The City should encourage a variety of lot sizes and housing types within
19 this neighborhood.

20 *Lot sizes within the proposed development will range from approximately 8,455 to 24,116*
21 *square feet in size.*

22 Policy N-NR-4: In order to create a cohesive and well designed neighborhood, owners of
23 underdeveloped contiguous parcels should be encouraged to coordinate master planning.

24 *Vehicular access to this development will be from 122nd Avenue NE.*

25 Policy N-NR-9: Future development shall preserve the area's important natural features.

26 *The proposal retains significant trees resulting from tree preservation requirements (RCDG*
27 *20D.80.20). This site contains 573 significant trees, of which this project proposes to*
28 *preserve 71 percent through the creation of native growth protection areas.*

29 Policy N-NR-10: Trails in open space corridors and along setbacks should form a link to
30 regional trails just beyond the neighborhood.

1 *The Redmond Assembly project does not propose any trails that will link to a regional trail*
2 *system. However, the project will provide sidewalks along the project's internal street, as*
3 *well as along the frontage of NE 122nd Street.*

4 Policy N-NR-27: Existing significant natural features shall be retained and enhanced. These
5 include steep slopes, wetlands, streams and forested areas.

6 *The applicant is proposing to save 409 significant trees on the site. This results in a saved*
7 *tree percentage of 71 percent*

8 Policy N-NR-34: Adequate rights-of-way should be provided for trail use in accordance with
9 City plans when development of property occurs.

10 *Adequate right-of-way/easements will be provided as part of this plat for the planned*
11 *construction of sidewalks along the frontage of NE 122nd Street, and along the internal street.*

12 Policy N-NR-43: New local and neighborhood collector streets shall be limited to two lanes
13 with additional turn lanes where necessary.

14 *The local access street within the plat is limited to two lanes. The Transportation Division*
15 *has determined that turn lanes are not warranted for streets within the plat.*

16 Policy N-NR-44: All new local and neighborhood collector streets shall be built at the
17 minimum allowable width in order to preserve the area's character, protect sensitive areas
18 and reduce stormwater runoff.

19 *Local streets within the proposed subdivision will be constructed at a minimum allowable*
20 *width of 28 feet.*

21 Policy N-NR-51: New development shall fund public facility improvements necessary to
22 serve growth.

23 *The applicant will be funding the construction of public facility improvements including*
24 *water, sewer, stormwater, and street improvements.*

25 Policy N-NR-53: The City shall require public sewers for wastewater collection in urban
26 areas designated for one to four dwelling units per acre.

27 *The proposed subdivision will provide a public sewer system for wastewater collection, in*
28 *compliance with City standards.*

- 29 b. The proposal conforms to the site requirements set forth in RCDG 20C.30.25-140, Site
30 Requirements;

Finding: The proposal conforms to the site requirements set forth in 20C.30.25-140. See
Section V of this report.

- 1 c. The proposal conforms to the requirements of this section and those set forth in RCDG Title
2 20F and submittal requirements on file in the Planning Department.

3 **Finding:** The proposal conforms to the applicable subdivision and planned residential
4 development regulations and administrative procedures. The subdivision application was
5 deemed complete on April 10, 2006 and fulfilled all applicable submittal requirements on file
6 with the Planning Department at the time of submittal.

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

10 **Finding:** The proposal conforms to the North Redmond Neighborhood Plan in the
11 Comprehensive Plan. See also Conditions of Approval in Section VIII of this report.

- 12 e. The proposed subdivision or short subdivision will be adequately served with City approved
13 water and sewer, and other utilities appropriate to the nature of the subdivision or short
14 subdivision;

15 **Finding:** The proposed subdivision will be adequately served with City approved water and
16 sewer, and other appropriate utilities. See Section V of this report.

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

20 **Finding:** The layout of the lots, and their size and dimensions take into account topography
21 and vegetation on the site in order that buildings may be reasonably sited with the least
22 disruption of the site. The site generally slopes downward towards the southwest. The
23 stormwater pond is proposed to be situated near the base of the slope in the southwest corner
24 of the site. A majority of existing significant trees are located along the northern portion of
25 the project and will be protected as part of the Native Growth Protection Area.

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

29 **Finding:** There were no hazards or limitations to development identified as part of the
30 preliminary plat application. A Preliminary Geotechnical Summary (See Attachment 18:
31 Geotechnical Study) was prepared by ABPB Consulting, LLC and contains recommendations
32 for use of Best Management Practices for erosion control to ensure stability during on-site
33 construction.

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

7 **Limitation on Planned Unit Development Approval.** A PRD shall be valid for five years and
8 the City may grant one renewal, if requested by the applicant before the approval expires, for not
9 more than two years. The City may modify the approval or conditions of approval as a condition
10 of any renewal.

11 **A. General Conditions of Approval**

12 The recommended conditions of approval in Section VIII.B are site specific in nature and
13 do not encompass all codes and regulations applicable to this project. This approval is
14 subject to all general criteria of all applicable City of Redmond codes and regulations,
15 including the following:

- 16 Redmond Community Development Guide
- 17 Redmond Municipal Code, Title 12 – Street and Sidewalks
- 18 Redmond Municipal Code, Title 13 – Water and Sewers
- 19 Redmond Municipal Code, Title 15 – Building and Construction
- 20 Stormwater Technical Notebook, Issue No. 4 (2004)
- 21 Record Drawing Requirements, Version 10-2005 (2005)

22 Please see Attachment 1 for more detailed information General Conditions and submittal
23 requirements for Civil Plan Review.

24 The following table identifies those materials that are approved with conditions a part of
25 this decision. The "Date Received" is the date that is stamped as "Received" by the
26 Development Services Center.

27 Item	28 Date Received	29 Notes
30 Plan Set, Sheet P1 – P9	2/26/2007	<i>and as conditioned herein.</i>
SEPA Checklist	12/11/2006	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 3/21/2007</i>
Architectural Elevations	4/10/2006	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan, Sheets L1-L3	10/19/2006	<i>and as conditioned herein.</i>
Proposed Tree Preservation Plan, Sheet P5	12/11/2006	<i>and as conditioned herein.</i>
Stormwater Design	2/26/2007	<i>and as conditioned herein.</i>

1 **B. Site Specific Conditions**

2
3 **I. Planning Conditions**

4 Reviewer: Amy Keenan, Associate Planner

5 Phone: 425-556-2470

6 Email: akeenana@redmond.gov

7 a. This approval is subject to all general criteria of the Redmond Community
8 Development Guide and Redmond Municipal Code. Please refer to
9 Attachment A, General Planning Approval Conditions, for a checklist of
10 drawing, bond, and general planning requirements. The checklist does not
11 substitute for the code; it is intended to be used as a guide in preparing your
12 final construction drawing/building permit submittal. Refer to the Redmond
13 Community Development Guide and Redmond Municipal Code for detailed
14 information on each requirement.

15 b. Landscaping

16 i. Street Trees. Street Trees are required as follows:

<u>Street</u>	<u>Species</u>	<u>Spacing</u>
<i>NE 122nd Street</i>	<i>European Hornbeam</i>	<i>30 feet on center</i>
	<i>Carpinus Betulus Fastigate</i>	
<i>Internal Street</i>	<i>to be determined</i>	<i>to be determined</i>

17 **Code Authority:** RCDG Section 20D.80.10-140

18 ii. Planting Standards. Landscaping shall be coordinated with water/sewer lines and
19 fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the
20 centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4
21 feet of clearance from the center of all fire hydrants/connections. **Code**
22 **Authority:** RCDG 20D.80.10-150(8).

23 iii. Tree Retention Plan. The dripline of all significant trees to be retained and the
24 associated 5-foot dripline setback shall be shown on the face of a Tree Retention
25 Plan and shall be recorded with King County Department of Records and
26 Elections as part of the plat mylar documents. The recorded document shall
27 include the requirement that the retained trees shall not be removed or altered
28 without the written approval of the City of Redmond. Trees designated for
29 retention which are damaged or destroyed shall be replaced in accordance with
30 RCDG Section 20D.80.20. This language shall be reviewed and approved by the
 Department of Planning and Community Development prior to recording. **Code**
 Authority: RCDG 20D.80.20-070(4)(b).

 iv. An irrigation system within the planter strips along the internal streets shall be
 maintained by the Homeowners Association or by other means acceptable to the
 City of Redmond Parks Department. **Code Authority:** RCDG 20D.80.10-180.

1 v. Maintenance of landscaping installed within the street rights-of-way and
2 landscape/open space tracts created by the Redmond Assembly final plat shall be
3 the responsibility of the Homeowners Association, including the landscaping
4 installed within the public street right-of-way along the site's NE 122nd Street
5 frontage, except that the City shall be responsible for maintenance of street trees
6 along NE 122nd Street. **Code Authority:** RCDG 20D.80.10-180.

7 vi. The following statement shall be included on the final plat mylar for each phase
8 of the subdivision and on all construction documents under the heading
9 "RESTRICTIONS":

10 "Trees to be preserved have been designated in accordance with the approved
11 tree preservation plan on file with the City of Redmond Planning Department.
12 Designated trees which are damaged or destroyed shall be replaced in accordance
13 with RCDG Section 20D.80.20." **Code Authority:** RCDG 20D.80.20.

14 viii. In an attempt to anticipate potential future conflicts between grading and tree
15 retention, the "clearing limit line" will be included on the final tree retention
16 plan. **Code Authority:** RCDG 20D.80.10-160.

17 ix. During clearing and grading, any tree roots that are encountered within the drip
18 line of a preserved tree (saved tree) shall be pruned leaving a clean cut. Roots
19 shall not be ripped out by grading activity. **Code Authority:** RCDG 20D.80.10-
20 090.

21 c. Design Standards

22 i. Architectural Elevation Approval. All residential building permits associated with
23 the Redmond Assembly PRD and Plat shall be reviewed by the Department of
24 Planning and Community Development for conformance to the approved
25 building elevations. **Code Authority:** RCDG 20C.30.105-040.

26 ii. The architectural elevations for the homes shall have trim around all windows and
27 doors (regardless of which elevation) and that all windows must be consistent or
28 similar in style as used on the front elevation. **Code Authority:** RCDG
29 20C.30.105-040.

30 iii. Front entries shall be well-emphasized and provided with way-finding elements to
the front door, such as arches, columns, porches, stoops, etc. Entrances to the
homes shall include at least 80 square feet of outdoor living space such as
porches, landscaped patios, stone or brick walkways with arbor, or other features
that create a progression of spaces from the public way to the individual private
residences. Porches or patios should be designed to encourage outdoor sitting in
the front yard. The minimum depth of the porches should be 5 feet to
accommodate outdoor furniture. Houses without 80 square foot front porches
shall provide landscaped patios of a minimum of 80 square feet to accommodate
outdoor furniture and space for passive recreational activity. **Code Authority:**
RCDG 20C.30.105-040.

1 iv. Restrictive covenants to be recorded against each phase of the property in
2 conjunction with a final plat for each phase of the subdivision shall include a
3 statement notifying property owners that all new construction of single-family
4 homes in the Redmond Assembly plat shall comply with the approved
5 Architectural Plans for the Redmond Assembly plat on file with the City of
6 Redmond Planning Department. **Code Authority:** RCDG 20C.30.105-040.

7 **d. Miscellaneous**

8 i. A sign permit application must be submitted separately to the Planning
9 Department for review and approval prior to installation of any proposed
10 entry/monumentation signs for the subdivision. **Code Authority:** RCDG Section
11 20D.160.10-020.

12 ii. As part of the Planned Residential Development, the following code shall be
13 modified as recommended by the Technical Committee:

14 a. *The minimum Front Setback shall be 10-feet with the provision that garages
15 shall be setback 18-feet.*

16 b. *The minimum Side Street Setback shall be 10 feet.*

17 c. *The minimum Side/Interior Setback shall be 5 feet.*

18 d. *The maximum Lot Coverage shall be 45 percent.*

19 e. *The maximum impervious surface area shall be 70 percent.*

20 **Code Authority:** RCDG 20C.30.105-050

21 c. **Native Growth Protection Area on Plat.** The critical slope area and associated buffers
22 on the site shall be placed within a tract and designated as a Native Growth
23 Protection Area on the face of the final plat document. The NGPA shall impose upon
24 all present and future owners and occupiers of land within the plat (the Redmond
25 Assembly PRD Homeowners Association or its designee) the obligation, enforceable
26 on behalf of the public by the City of Redmond, to leave undisturbed all trees and
27 other vegetation within the tract. The vegetation within the tract may not be cut,
28 pruned, covered by fill, removed, damaged or enhanced without the express written
29 permission from the City of Redmond. Language to this effect shall be reviewed and
30 approved by the Department of Planning and Community Development and recorded
on the final plat document. **Code Authority:** RCDG 20D.180.10-070(4),
20D.140.10-180(4).

f. **Critical Areas.** Split rail fencing shall be placed at the edge of the critical areas buffers
and open space. Interpretive signage shall be provided to indicate the presence of
sensitive areas. Final locations shall be agreed upon by the applicant and the
Planning Department prior to installation. **Code Authority:** RCDG 20D140.10-
180(2).

II. Public Works Engineering Conditions

Reviewer: Kurt Seemann, P.E.

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Email: kseemann@redmond.gov

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a. Specific Conditions to be Reflect on Final Plat

The following conditions of approval must be reflected on the final plat mylar for review and approval prior to recording with King County Records:

- i. No Lots shall be permitted direct vehicular access to NE 122nd Street. This restriction shall be indicated on the face of the final plat and other documents.
- ii. Lots 10, 11, and 12 shall gain access to the public street by means of a shared access tract.
- iii. Easements and Dedications.

The existing and proposed easements and right-of-way shall be shown on the final plat, civil plans and other documents. 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 (RCDG 20D.210.20-050).

Easements are required as follows:

- a. Public 10-foot wide sidewalk easement, granted to the City of Redmond along all rights-of-way including NE 122nd Street and new plat street, shown as Road A.
- b. Public 10-foot wide utility easement, granted to the City of Redmond along all rights-of-way, including NE 122nd Street and new plat street shown as Road A.
- c. **Public 20-wide access/trail easement, granted to the City of Redmond over Tract C.**
- d. A 31-foot wide private access easement across Tract D for Lots 10, 11, and 12.
- e. Dedications for right-of-way are required as follows:
 - A strip of land, as necessary, to provide 30' of City right-of-way north of the centerline of NE 122nd Street across the plat frontage.
 - New right-of-way lines joining at the intersection of the plat street and NE 122nd Street shall connect with a 25' radius.
- f. All lots are subject to an easement for utilities and drainage facilities over, under and across a strip of land 2-1/2 feet wide along each side of the interior lot lines within the development, together with a strip of land 5 feet wide along the lot lines around the perimeter of the development, except as identified above in item 2.a.
- g. At time of construction, additional easements may be required to accommodate the improvements as constructed.

b. Specific Requirements for Construction Drawings. The following conditions must be met during construction drawing review:

1 i. Street improvements. Half street improvements are required on NE 122nd Street
2 including asphalt paving 10.5 feet (17.5 feet where parking is required) from
3 centerline to face of curb with appropriate tapers, type A-1 concrete curb and
4 gutter, 5-foot wider planter strip, 6-foot wide concrete sidewalk, storm drainage,
5 streetlights, street trees, street signs and underground utilities including power
6 and telecommunications. The minimum pavement section for the street shall
7 consist of:

- 8 • 4" Asphalt Pavement C1.A
- 9 • 5" Asphalt Pavement C1.E
- 10 • Subgrade compacted to 95% compacted maximum density as determined
11 by modified Proctor (ASTMD 1557)
- 12 • Street crown 2% sloped to drain system

13 ii. The type and location of the proposed site access is approved as shown on the
14 Redmond Assembly site plan prepared by Blue Line Group and received at the
15 City on February 26, 2007

16 iii. On 122nd Street NE, the asphalt street shall be planed, overlaid, and/or rebuilt, as
17 determined by the Development Services Division, to mitigate for the applicant's
18 construction activities.

19 iv. NE 124th Street/162nd Place NE Intersection:

20 a. This project and other developments in the NE Redmond neighborhood will
21 increase the number of motor vehicles using the NE 124th Street/162nd Place
22 NE intersection for ingress and egress. The cumulative impacts from traffic
23 growth due to development will degrade the level of service (LOS) and
24 safety at this intersection. NE 124th Street, a principle arterial, lacks a center
25 turn lane that can serve as a refuge for vehicles waiting to turn left at 162nd
26 Place NE. Delays in the PM peak hour for the 162nd Place NE south leg are
27 projected to exceed 100 seconds. When drivers have to wait an excessive
28 amount of time to find a sufficient gap it is likely that unsafe gaps will be
29 attempted, increasing the likelihood of accidents at this location. Further,
30 available entering sight distance from the south leg does not meet current
standards.

b. ~~Because of safety and traffic operation concerns at this intersection, the City
will not issue building permits for this development until improvements are
in place that address the concerns or until a proposal, which is deemed
acceptable to the City's Director of Public Works, is in place to construct
improvements soon after new homes will be occupied by development.~~
Acceptable improvements should include:

- Installation of left turn lanes on NE 124th Street at the east and west
approaches to the intersection and installation of a traffic signal at the
intersection, or
- Extension and opening to traffic of 172nd Avenue NE between NE 116th
Street and NE 128th Street including required traffic calming measures.

1 *After this condition was added to the MDNS the Redmond City Council passed Ordinance 2343,
2 effective June 16, 2007. The ordinance provides the means to fund the improvements to the NE 124th
3 Street/162nd Place NE intersection thus satisfying the MDNS condition.

4 v. The Redmond Community Development Guide requires that safe pedestrian
5 linkages be provided between developments and existing neighborhoods and
6 public facilities. The proposed plat is within the 1-mile walking radius of the
7 Redmond High, Redmond Junior High and Einstein Elementary schools. Current
8 conditions on NE 122nd Street do not provide safe walking conditions for students
9 or other pedestrians. Interim walkways shall be constructed prior to final plat
10 approval or an agreement, acceptable to the City, is established to ensure the
11 walkways are in place prior to occupancy of any new house within the plat. The
12 interim walkways shall be constructed of concrete curb, gutter and a 5-foot
13 sidewalk if adjacent to the street. The curb face shall be located at least 12 feet
14 from the centerline. ~~The interim walkways shall be 4 feet wide and located at~~
15 ~~least 12 feet from the centerline.~~ The interim walkways shall be 4 feet wide and
16 located a minimum of 10 feet from the street edge of traveled way where no curb
17 and gutter exists. A safety railing or fencing will be required when (1) the
18 interim walkway is located at the top of a slope or wall that is 2:1 or steeper and
19 (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall.
20 The applicant shall provide a preliminary plan on the proposed interim walkways
21 prior to civil drawing approval.

22 vi. Sidewalks constructed to City standards are required along Road A as indicated
23 in the Redmond Assembly site plan prepared by Blue Line Group and received at
24 the City on February 26, 2007.

25 vii. All vehicle use areas including parking lots, service areas, driveways, private
26 streets, etc. shall be paved, **except the existing gravel driveway to the north of**
27 **lot 6.**

28 viii. Streetlights are required on NE 122nd Street to illuminate the property frontage.
29 Luminaire spacing should be designed to meet the specified criteria for the
30 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 following criteria:

Roadway Classification	Area Classification	Average Illuminance (Foot-candles)	Uniformity Ratio (Average/Minimum)
Collector & Local	Residential	0.6-0.4	6:1

ix. Signal plans are required for all traffic signals being modified or constructed.
The plans shall be prepared in accordance with Section 8-20 and 9-29 of the
WSDOT Standard Specifications as supplemented and modified by the City of
Redmond. Potholing and utility locates are required prior to signal design.
Engineer shall arrange for potholing and utility locates, and then contact Paul
Cho, Transportation Operations, at (425) 556-2751 48 hours in advance of
installation to verify layout. A right of way use permit is needed for any work
within City right-of-way.

1 x. Subdivision public street improvement conditions: **Street improvements within**
2 **the 50-foot wide dedicated right-of-way (36 feet wide up to Lot 15)** shall
3 include asphalt paving (28 feet curb to curb), with appropriate tapers, type A-1
4 concrete curb and gutter, 5-foot wide planter strips with street trees, 5-foot wide
5 concrete sidewalks, storm sewers, streetlights, street signs, and underground
6 utilities including power and telecommunications. The minimum pavement
7 section for the street shall consist of:

- 8 • 3" Asphalt Pavement C1.A
- 9 • 4" Asphalt Treated Base
- 10 • Subgrade compacted to 95% compacted maximum density as determined by
11 modified Proctor (ASTMD 1557)
- 12 • Street crown 2% sloped to drain system

13 x. Installation of mailbox stand(s) shall be in accordance with City standards.

14 xi. All power, telephone, streetlights, etc. shall be shown on the engineering
15 drawings and landscape plans submitted for construction permits.

16 xii. A composite drawing that includes all utilities, landscaping including trees, etc. is
17 necessary to minimize the possibility of utilities/landscaping conflicts.

18 xiii. CONVERSION OF AERIAL UTILITIES (POWER, TELEPHONE, T.V., ETC.
19 TO UNDERGROUND: All existing aerial utilities shall be converted to
20 underground along all street frontages and within the plat according to
21 20D.220.10 "Underground Wiring" in the Redmond Community Development
22 Guide. All new utilities serving the plat shall be placed underground.

23 xiv. **Record Drawing Deposit.** A cash deposit (refundable cash bond) in the amount
24 of \$25,000.00 shall be posted at the time of Construction Drawing approval to
25 ensure the completion of the Record Drawing set.

26 **III. Public Works Clearing/Grading and Stormwater Management**

27 Reviewer: Jeff Dendy, PE, Senior Engineer

28 Phone: 425-556-2890

29 Email: jdendy@redmond.gov

30 a. Site Specific Conditions

- i. Erosion Control. Erosion control systems must be implemented throughout the construction process and until the site is stabilized. Design of all systems must be in accordance with RMC Chapter 15.24 and the most recent issue of the City of Redmond CLEARING, GRADING AND STORMWATER MANAGEMENT TECHNICAL NOTEBOOK (notebook). Contact the Stormwater Division at

1 425-556-2890 for information about, or a copy of, the notebook. Preferred
2 methods for management and control are discussed in the notebook.

3 ii. Stormwater Management.

4 a. Quantity Control

- 5 (1) Stormwater discharges shall match the developed condition discharge
6 duration to the pre-developed condition duration for the range of pre-
7 developed discharge rates from 50% of the 2-year peak flow up to the full
8 50-year peak flow. Detention shall be provided in a publicly maintained
9 underground vault.
10 (2) Provide for overflow routes through the site for the 50 year storm runoff
11 (50 year flow may not impact any buildings).(RMC 15.24.080)

12 b. Quality Control

- 13 (1) Stormwater quality treatment shall be provided in a publicly maintained
14 biofiltration swale. Treatment is required for project runoff from the 6-
15 month 24-hour return period storm. (RMC 15.24.080)

16 iii. Coordinate Civil and Landscape Plans, trees can not lie closer than 8 feet to
17 storm pipes. Tree setbacks can be reduced to not less than 4 feet with approved
18 root barriers.

19 iv. Site grading shall not exceed a slope of 3 horizontal to one vertical measure. (3 to
20 1). (RMC 15.24.080)

21 v. To maintain the base flow of the wetland to the southwest of the project, roof and
22 footing drains from Lot 7 will discharge up to the 6-month storm to the wetland.
23 **The Applicant will also be routing the northern half of the drains from the**
24 **retaining wall along the east side of the property to the wetland behind**
25 **Lot 7.**

26 A. b. General Conditions.

- 27 i. Construction Drawing Review Fee: Based upon the plans presented, the
28 construction drawing review fee is \$6,793.00. The fee is due and payable when
29 construction drawings are presented for review. (RMC 15.24.190).
30 ii. Construction Inspection Fee: Based upon the plans presented, the construction
inspection fee is \$8,921.00. The construction inspection fee is due and payable at
the time a permit is issued or mylars are approved. (RMC 15.24.200)

IV. Public Works Utilities Conditions

Reviewer: Jim Streit, Utility Engineer
Phone: 425-556-2844
Email: jstreit@redmond.gov

1 a. Water:

- 2 i. Install a new 8-inch diameter water main in Road "A" 7'-0" from the curb
3 face per the City of Redmond basic design requirements for roadways less
4 than 34 feet wide. The route of the new 8-inch water is roughly shown on
5 the drawing prepared by The Blue Line Group.

6 b. Sanitary:

- 7 i. Install a new 8-inch diameter sanitary sewer in Road "A" with 10-feet of
8 separation from the 8-inch water main as basically shown on the drawings
9 prepared by The Blue Line Group. 5'-0" is the minimum separation
10 required between sanitary and storm.

- 11 c. This project is dependent upon other projects to complete basic utility supply
12 pipelines for water and sanitary connections. Civil plans will not be approved
13 **until water and sewer extensions to the Redmond Assembly frontage**
14 **utilities are installed and accepted.**

15 **V. Fire Department Conditions**

16 Reviewer: Bob Lovett, Fire Marshal

17 Phone: 425-556-2207

18 Email: blovett@redmond.gov

19 a. Site Specific Conditions

- 20 i. Approved fire sprinkler systems are required in all residences of the plat. **Code**
21 **Authority:** RMC 15.06.016 & .017.

22 b. General Conditions

- 23 i. Fire Lane marking and signage shall be in accordance with Redmond Fire
24 Department Standards.
25 ii. Minimum emergency vehicle access width shall not be less than 20 feet.
26 iii. The transition between the cul de sac and Tract D shall be at the same grade,
27 without curbs or bumps such as rolled curb. Driveway style apron may be used.
28 **Code Authority:** IFC 2003 edition, section 503.

29 ***Note: The applicant also had concerns over the following five comments submitted by the**
30 **Fire Marshall on June 15, 2007, prior to the hearing and admitted as Exhibit C:**

1. An approved asphalt or concrete all weather driving surface with a minimum
width of 14 feet in shall be required. It shall extend via Tract B from the new
167th Court NE to an EVOA that is within 50 feet of 25% of the perimeter of the
residence.
2. The access road shall terminate in an approved Emergency Vehicle Operations
Area of 20 feet by 50 feet, designed as an extension of the Emergency Vehicle

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Access. The access surface will taper out with a 1 foot by 6 foot taper to the EVOA.

3. The minimum interior radius of the access turn from 167th Court NE into Tract B shall be a 25 feet radius.
4. A hydrant shall be installed at the entry to Tract B.
5. Reflectorized markers or other approved devices shall be installed at the edge of the road way as part of the required fire lane marking for Tract B.

After further discussion, it has been determined that these five conditions are not necessary for approval of the project. These five conditions have been withdrawn by the City of Redmond.

END OF CONDITIONS