

ORIGINAL

RESOLUTION NO. 556

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, APPROVING THE PRELIMINARY PLAT OF WESTBROOK (PP-79-7) AND APPROVING THE HEARING EXAMINER'S RECOMMENDATIONS.

WHEREAS, pursuant to the Community Development Guide, the Hearing Examiner held a public hearing on May 22, 1980, for the purpose of considering the application of Environment Northwest, Inc. for preliminary plat approval of Westbrook, file no. PP-79-7, and

WHEREAS, at the conclusion of said hearing and after consideration of the input received, review of the file, and personal inspection of the subject site and surrounding area, said Hearing Examiner prepared his findings of fact, conclusions and recommendations, and forwarded the same to the City Council for their consideration, and

WHEREAS, having reviewed the findings of fact, conclusions and recommendations of the Hearing Examiner and being fully advised,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The preliminary plat of Westbrook (PP-79-7) is hereby approved and the findings, conclusions and recommendations of the Hearing Examiner are hereby accepted and approved.

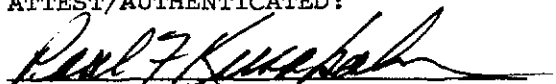
Section 2. The approval set forth in Section 1 above is subject to the conclusions and recommendations of the Hearing Examiner, a copy of which is attached hereto as Exhibit "A" and which is incorporated in full by this reference.

RESOLVED this 19th day of August, 1980.

CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

FILED WITH THE CITY CLERK: August 14, 1980
PASSED BY THE CITY COUNCIL: August 19, 1980
SIGNED BY THE MAYOR: August 19, 1980

IN THE MATTER OF THE APPLICATION OF
ENVIRONMENT NORTHWEST, INC. FOR
APPROVAL OF A PRELIMINARY PLAT

File No. PP-79-7
Westbrook

RECOMMENDATION: The application of Environment Northwest, Inc.
should be granted subject to the conditions stated.

INTRODUCTION

Environment Northwest, Inc., the Applicants and owners of a parcel of land located on the west side of 142nd Avenue N.E. and N.E. 87th Place, Redmond, Washington, and more particularly described as:

The South half of the Northwest quarter of the Northwest quarter of the Southeast quarter; together with the North half of the Southwest quarter of the Northwest quarter of the Southeast quarter; except the west 235 feet of the east 265 feet of the north 138.81 feet of the south 198.81 feet of said subdivision, and except the east 30 feet thereof for 142nd Avenue N.E. all in Section 3, Township 25N, R. 5E, WM, King County, Washington

have applied to the City of Redmond for approval of a 32-unit single family residential subdivision which is on the above described property. A hearing on the request was held before the Hearing Examiner of the City of Redmond on May 22, 1980. After due consideration of the evidence presented by the Applicant; evidence elicited during the public hearing; and as a result of the personal inspection of the subject property and surrounding areas by the Hearing Examiner, the following findings of fact and conclusions constitute the recommendations of the Hearing Examiner on this application.

FINDINGS OF FACT

1. The Applicant is the owner of a parcel of land located on the west side of 142nd Avenue N.E. and N.E. 87th Place, Redmond, Washington, and more particularly described as:

The South half of the Northwest quarter of the Northwest quarter of the Southeast quarter; together with the North half of the Southwest quarter of the Northwest quarter of the Southeast quarter; except the west 235 feet of the east 265 feet of the north 138.81 feet of the south 198.81 feet of said subdivision, and except the east 30 feet thereof for 142nd Avenue N.E. all in Section 3, Township 25 N, R, 5E, WM, King County, Washington.

2. The above described parcel consists of 8.48 acres and has a land use designation, as established in the Redmond Community Development Guide, of Suburban Residence. The property is zoned R-5 as established in the Redmond Community Development Guide.
3. The on-site development of the above described property consists of one residence with the remaining property undeveloped; there is no development to the north; there is mid-density residential development to the south; there is low density residential development to the east; and there is no development to the west.
4. The site slopes in a southwest to northeast direction at a 5% to 20% slope.
5. The site is wooded with Alder, Maple and scattered fir and cedar trees. The soils are primarily of the Alderwood series, characterized by poor drainage and seasonably high water tables, but present no limitations for urban development.
6. Sewer service is available if extended and water will be provided by Water District #81.

7. The Applicant has submitted a site plan for the proposed subdivision. The site plan is attached to these findings and recommendations as "Attachment 1."
8. Access to the proposed subdivision is from the east end off 142nd Avenue N.E. onto N.E. 87th Place which cul-de-sacs at the easterly border of the parcel. There is no other access into the property. The Applicant and the City testified that N.E. 87th Place will eventually be extended to connect to 140th Avenue N.E. and thereby provide access from the west.
9. The traffic circulation of the property will be as follows: N.E. 87th Place will stop at the easterly border of the property; 141st Place N.E. and 140th Place N.E. will each be constructed in the northerly direction of N.E. 87th Place and each will cul-de-sac within the property. It should be noted that a lane, as shown on the site plan as tract "A," will be provided at the end of N.E. 87th Place for access to two lots within the parcel. The Police and Fire Departments have approved of the traffic circulation and testimony was received that there will be no problem in providing these services.
10. Evidence and testimony were submitted that 142nd Avenue N.E. is a substandard road and will have to be improved so that safe and reasonable access can be provided to the entrance of the proposed subdivision. The City has recommended, and the Applicant has agreed, that a 22-foot asphalt overlay and gravel shoulder for walkway be required on 142nd Avenue N.E. from the north border of the proposed subdivision to Redmond Way.
11. The above described parcel has 8.48 total acres. Roads in the proposed subdivision include 1.63 acres and unbuildable acres include .08 acres. The net buildable area in the proposed subdivision is 6.77 acres which would allow 33.85 lots to be developed.
12. The Applicant has platted the location of 32 lots as shown on the preliminary plat.
13. Sanitary sewers will be available to serve the site by extending an eight (8) inch sewer main on N.E. 87th Street. The City Engineering Department has reviewed and approved the plans for the sanitary sewer main extension.
14. King County Water District #81 will provide water service to the proposed subdivision by an extension of an eight (8) inch water main on 142nd Avenue N.E. to serve the site. The water district will require the system to be looped.
15. The Redmond storm drainage standards require that pre-development runoff rate be maintained. Therefore, the proposed collection and detention system must hold runoff to pre-development rate for storms less than the 25-year storm frequency design period. The storm water discharge will be into the natural drainage network.
16. All the lots meet the minimum requirements set forth in Section 20C.10.250(10) Site Requirements of the Redmond Community Development Guide.
17. The City of Redmond Planning Department, in a Technical Committee Memorandum presented at the hearing, recommended that the proposed preliminary subdivision be approved subject to the following conditions:

I. STREETS AND UTILITIES

A. 142nd Avenue N.E.

1. Full half street improvements will be required in front of the proposed subdivision which includes concrete curb, gutter and sidewalk and 22 feet of asphalt paving.
2. From the south end of the plat to Redmond Way, 142nd Avenue N.E. shall be widened to 22 foot minimum and overlaid with a minimum of 2 inches of asphalt concrete pavement and gravel shoulders with walkway. Where the roadway is unimproved the widened road shall be constructed to City standards.

B. 140th Place N.E., 141st Place N.E., N.E. 87th Place and N.E. 86th Place:

1. Street improvements including asphalt streets, concrete curb and gutters, concrete sidewalks, storm sewers, street signs, street lights and other underground utilities will be required within the subdivision.

C. Tract "A":

Asphalt paving with a minimum width of 12 feet.

- D. On-site sanitary sewer easements to serve adjacent properties will be required after review of the comprehensive sewer plan.
- E. Installation of water and sanitary sewer utilities shall be in accordance with City of Redmond standards.
- F. At the time of construction, additional on-site utility easements may be required to service adjacent properties.

II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the Applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. Within each lot of the proposed subdivision, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City.
- C. A perforated storm drainage pipe, French drain sewer system, will be required behind the sidewalk lying in front of lots to intercept surface drainage. The location of the French drain sewer system shall be shown on the plans.
- D. A groundwater collection system such as interception and collector ditches should be provided as determined necessary by the Department of Public Works. Care shall be taken to avoid removal of desirable trees. At side lot lines, drainage shall be directed away from the lot below.
- E. A plan shall be provided to handle drainage and erosion during the construction period.
- F. At time of construction additional on-site easements to control drainage will be required.

III. CLEARING AND GRADING

- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
 - B. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, streets and residential units. A clearing and grading plan shall be approved by the Public Works Department.
 - C. Any dangerous trees shall be removed.
- 17. The Applicant testified at the hearing that he is in agreement with the preliminary recommendations of the City of Redmond Planning Department.
 - 18. The Applicant testified at the hearing of agreement with the preliminary recommendations of the City of Redmond Planning Department.
 - 19. Opposition testimony was presented concerning the increased use of 142nd Avenue N.E. thereby resulting in greater traffic on an unimproved road. The Applicant responded to the opposition by reaffirming the requirement and willingness to improve 142nd Avenue N.E.
 - 20. Opposition testimony was also concerned with neighboring residential ties to the sewer connections that are being proposed by the Applicant. This opposition was answered by the City Planning Department, Engineering Department and Applicant by stating that neighboring residents could tap into the sewer main by various means, including L.I.D.'s and other sewer district procedures.
 - 21. There was no testimony in opposition to the proposal of the subdivision as set forth by the Applicant.

CONCLUSIONS

- 1. The Application is for approval of a 32-unit single family residential subdivision in an R-5 zone in the City of Redmond.
- 2. The application request is for 8.48 acres of land designated as Suburban Residence located on the west side of 142nd Avenue N.E. and N.E. 87th Place, Redmond, Washington, and more particularly described as:

The south half of the northwest quarter of the northwest quarter of the southeast quarter; together with the north half of the southwest quarter of the northwest quarter of the southeast quarter; except the west 235

feet of the east 265 feet of the north 138.81 feet of the south 198.81 feet of said subdivision, and except the east 30 feet thereof for 142nd Avenue N.E. all in Section 3, Township 25N, R. 5E, WM, King County, Washington.

3. The proposed subdivision satisfies the goals, policies and plans for the City of Redmond as set forth in Section 20B.00.000 in that it complies with all state planning and community development requirements, and provides for the implementation of the goals, policies and plans through land use and construction controls in environmental, economic and social consequences.
4. The proposed subdivision conforms to land use regulations as established in Chapter 20C.00.000 of the Redmond Community Development Guide in that it maintains stability in land development and that the proposed subdivision has compatible characteristics with the surrounding properties.
5. The City Planning Department of the City of Redmond has recommended approval of the proposed subdivision subject to the conditions listed in fact number 17 above.

RECOMMENDATION

It is the recommendation of the Hearing Examiner that the approval for a 32-unit single family residential subdivision on the west side of 142nd Avenue N.E. and N.E. 87th Place, and more particularly known as:

The South half of the Northwest quarter of the Northwest quarter of the Southeast quarter; together with the North half of the Southwest quarter of the Northwest quarter of the Southeast quarter; except the west 235 feet of the east 265 feet of the north 138.81 feet of the south 198.81 feet of said subdivision, and except the east 30 feet thereof for 142nd Avenue N.E. all in Section 3, Township 25N, R. 5E, WM, King County, Washington

be granted subject to the following conditions:

I. STREETS AND UTILITIES

- A. 142nd Avenue N.E.
 1. Full half street improvements will be required in front of the proposed subdivision which includes concrete curb, gutter and sidewalk and 22 feet of asphalt paving.
 2. From the south end of the plat to Redmond Way, 142nd Avenue N.E. shall be widened to 22 foot minimum and overlaid with a minimum of two inches of asphalt concrete pavement and gravel shoulders with walkway. Where the roadway is unimproved the widened road shall be constructed to City standards.
- B. 140th Place N.E., 141st Place N.E., N.E. 87th Place and N.E. 86th Place: Street improvements including asphalt streets, concrete curb and gutters, concrete sidewalks, storm sewers, street signs, street lights and other underground utilities will be required within the subdivision.
- C. Tract "A":
Asphalt paving with a minimum width of 12 feet.
- D. On-site sanitary sewer easements to serve adjacent properties will be required after review of the comprehensive sewer plan.
- E. Installation of water and sanitary sewer utilities shall be in accordance with City of Redmond standards.
- F. At the time of construction, additional on-site utility easements may be required to service adjacent properties.

II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and plans developed to maintain existing runoff rate and acceptable water quality during and after construction. All data provided by the applicant shall be reviewed and subject to approval by the Department of Public Works prior to construction.
- B. Within each lot of the proposed subdivision, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City.
- C. A perforated storm drainage pipe, French drain sewer system, will

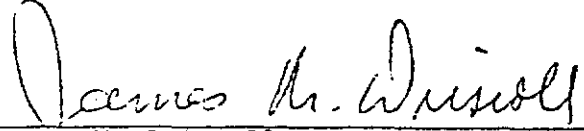
be required behind the sidewalk lying in front of lots to intercept surface drainage. The location of the French drain sewer system shall be shown on the plans.

- D. A groundwater collection system such as interception and collector ditches should be provided as determined necessary by the Department of Public Works. Care shall be taken to avoid removal of desirable trees. At side lot lines, drainage shall be directed away from the low below.
- E. A plan shall be provided to handle drainage and erosion during the construction period.
- F. At time of construction additional on-site easements to control drainage will be required.

III. CLEARING AND GRADING

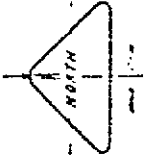
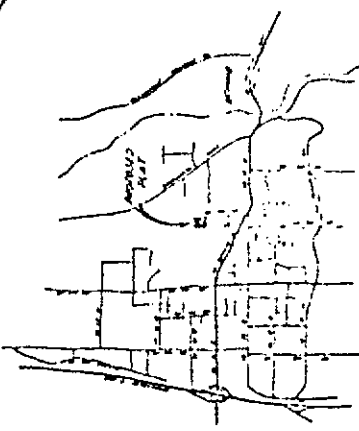
- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- B. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, streets and residential units. A Clearing and Grading plan shall be approved by the Public Works Department.
- C. Any dangerous trees shall be removed.

Entered this 25th day of June, 1980, pursuant to the authority granted under Sections 20F.10.080(10) and 20F.20.030 of the Community Development Guide of the City of Redmond.


James M. Driscoll
Hearing Examiner

NOTICE OF RIGHT TO APPEAL

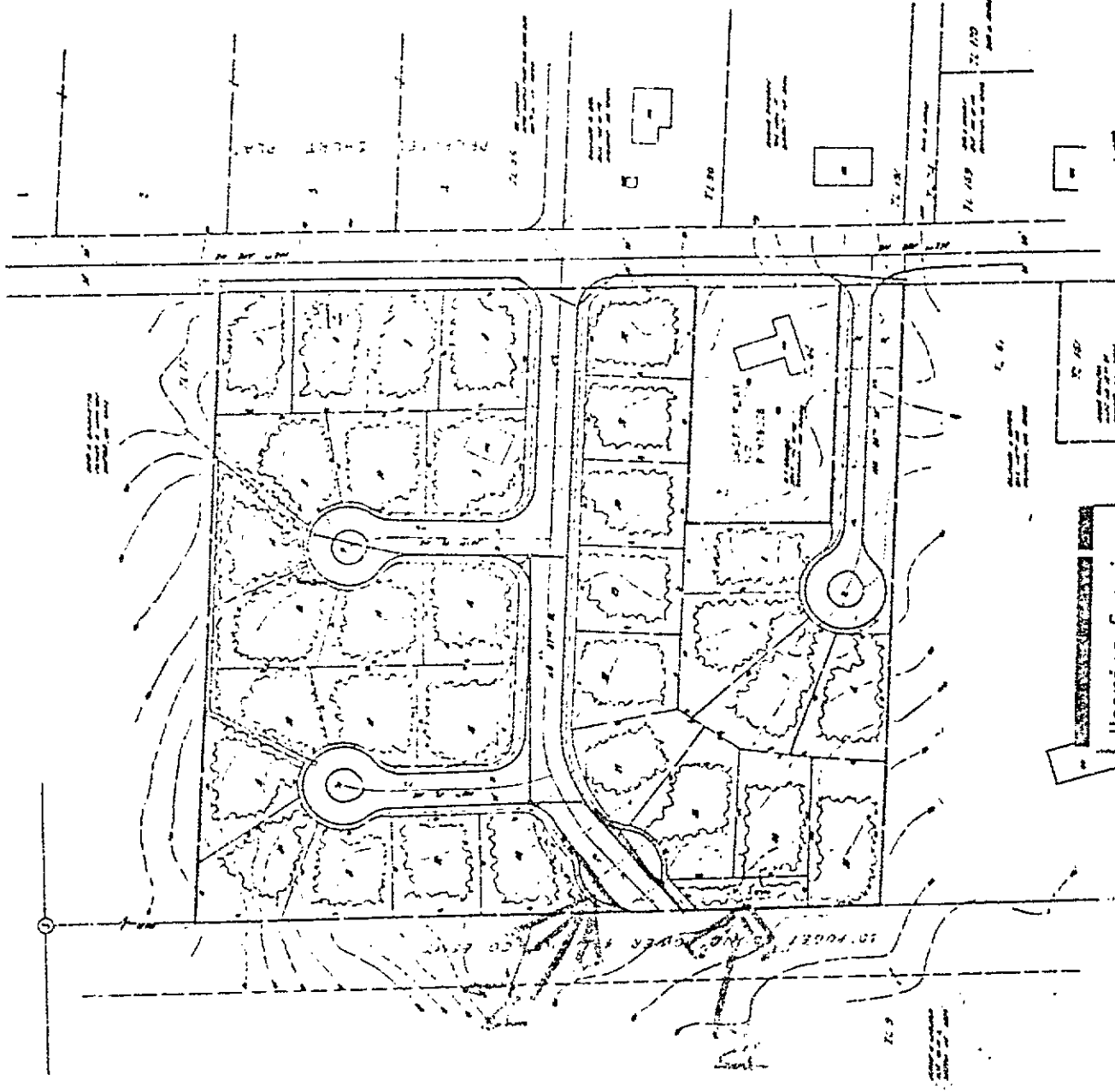
Pursuant to Section 20F.20.140(05), Redmond Development Guide, written appeals alleging specific error of fact or other grounds for appeal may be filed with the Department of Planning and Community Development within fourteen (14) days of the date of the Hearing Examiner's final action. In this matter, any appeal must be received by the Department prior to 5:00 p.m., July 9, 1980.



Legend:
 - Proposed new street
 - Existing street
 - Proposed building
 - Existing building
 - Proposed parking area
 - Existing parking area
 - Proposed utility line
 - Existing utility line

PROJECT DESCRIPTION:
 The proposed development consists of a new residential building, approximately 100,000 square feet in area, located on the east side of the site. The building will be a three-story structure with a mix of residential units. The site also includes a new parking area for approximately 50 vehicles and a new utility line for water and sewer service. The development is situated on a corner lot bounded by [Street Name] to the north and [Street Name] to the east. The site is currently vacant and is being developed in accordance with the City of [City Name] zoning regulations. The proposed building will be constructed of brick and will feature a modern architectural style. The parking area will be paved with asphalt and will include landscaping. The utility line will be installed underground and will serve the building and the parking area. The development is expected to be completed within 12 months of the start of construction. The project is being developed by [Developer Name] and is being marketed for sale. The estimated cost of the project is \$10 million. The project is expected to create approximately 50 jobs during the construction phase and provide long-term employment for the residents of the building. The development is a key component of the city's growth strategy and is expected to contribute significantly to the local economy. The project is in compliance with all applicable laws and regulations and is ready for construction. The city is pleased to support the development and is committed to ensuring that the project is completed in a timely and efficient manner. The city will continue to work closely with the developer to address any concerns and to ensure that the project meets the needs of the community. The city is confident that the development will be a successful addition to the city and will provide a high-quality living environment for its residents. The city is looking forward to the completion of the project and to the many benefits it will bring to the community. The city is committed to transparency and will provide regular updates on the progress of the project. The city is also committed to public participation and will hold public hearings to allow residents to voice their concerns and provide input on the project. The city is confident that the development will be a positive addition to the city and will contribute to the city's long-term growth and prosperity. The city is committed to ensuring that the project is completed in a timely and efficient manner and is looking forward to the many benefits it will bring to the community. The city is committed to transparency and will provide regular updates on the progress of the project. The city is also committed to public participation and will hold public hearings to allow residents to voice their concerns and provide input on the project. The city is confident that the development will be a successful addition to the city and will provide a high-quality living environment for its residents. The city is looking forward to the completion of the project and to the many benefits it will bring to the community.

PLAN 1000



UNIVERSITY MANAGEMENT, INC.
 12345 UNIVERSITY BLVD.
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 TEL: (617) 552-1234
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EXHIBIT A

Hearing Examiner
 Attachment 1