

RESOLUTION NO. 639

A RESOLUTION OF THE CITY OF REDMOND, WASHINGTON, APPROVING A REQUEST FOR MODIFICATION OF THE OVERLAKE SQUARE PHASE II BINDING SITE PLAN

WHEREAS, the applicant, Tri Star Development, has submitted a request to modify the Overlake Square Phase II Binding Site Plan, City File No. ZCP 72-B, said request having been processed as City File No. SPR 83-1, and such application has been reviewed by the City's Design Review Board and Technical Committee, which have both recommended approval, subject to certain conditions, and

WHEREAS, the request for a modification has been considered by the City Council at a public meeting, and the City Council has determined that the recommendation should be followed, now, therefore,

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

Section 1. The Overlake Square Binding Site Plan, City File ZCP 72-B, is hereby modified in accord with the Overlake East Site Plan, City File No. SPR 83-1, attached as Exhibit A hereto and incorporated herein by this reference as if set forth in full, subject to the conditions contained in the Planning Director's memorandum dated March 1, 1983, the pertinent portion of which is attached hereto as Exhibit B and incorporated herein by this reference as if set forth in full.

RESOLVED this 5th day of April, 1983.

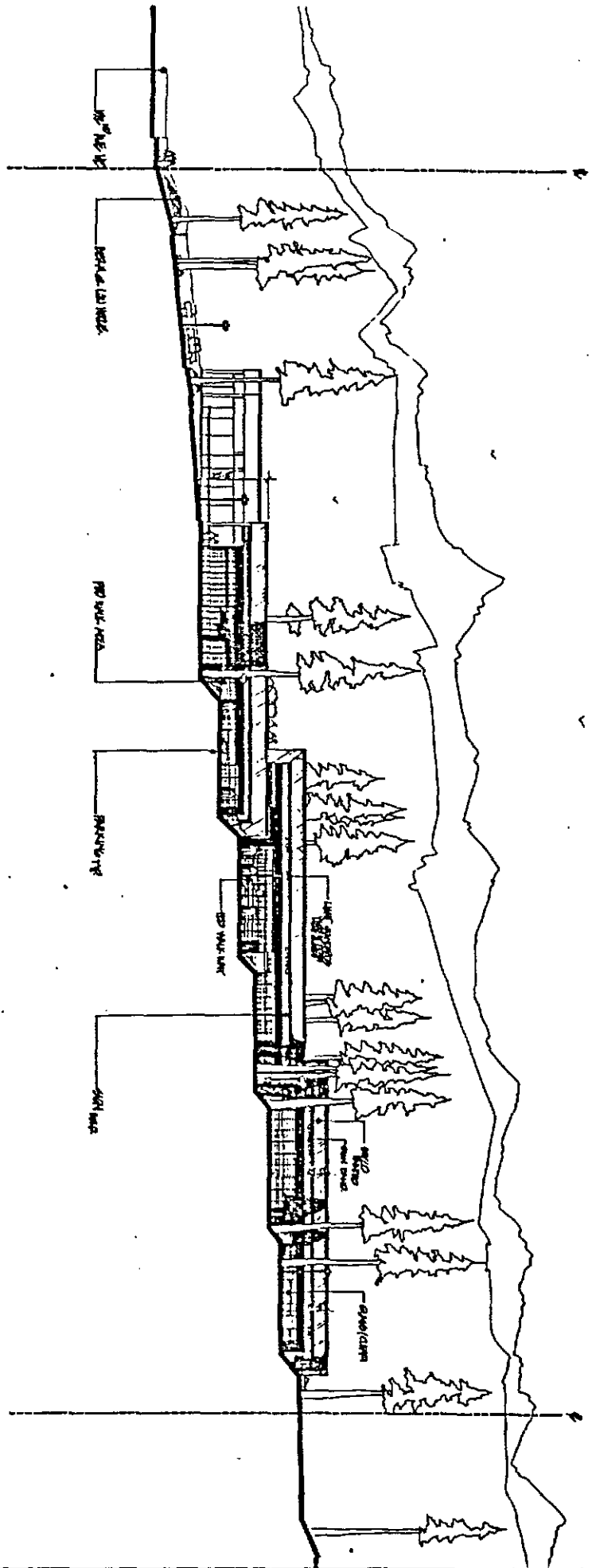
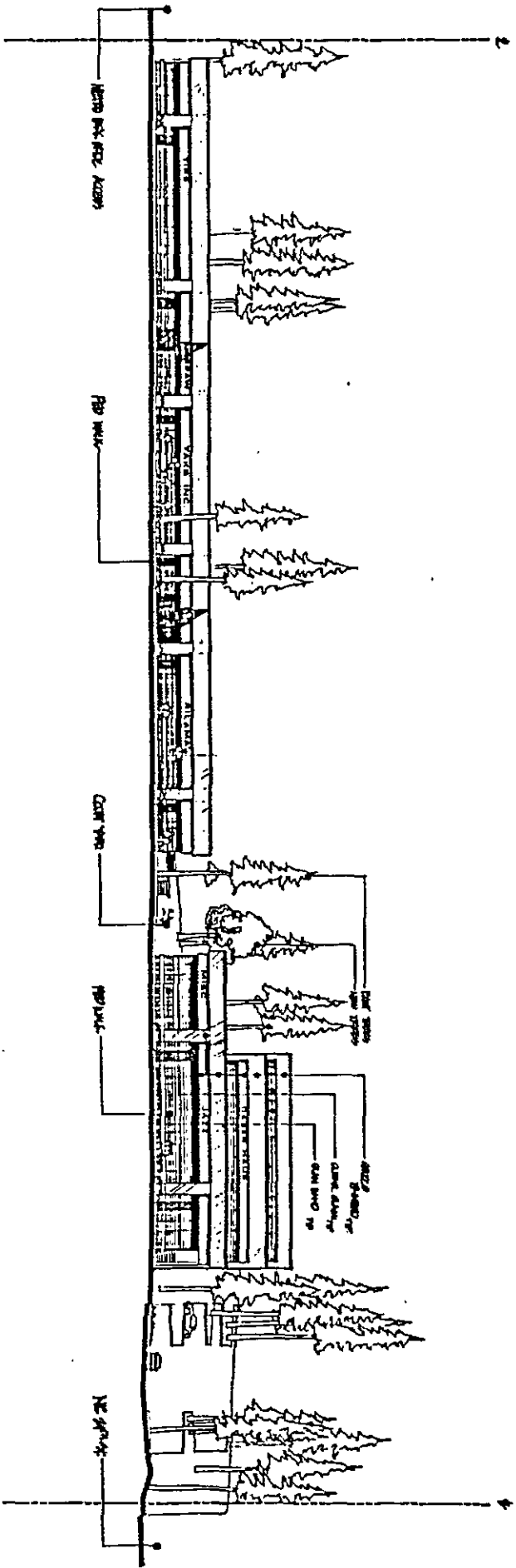
CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

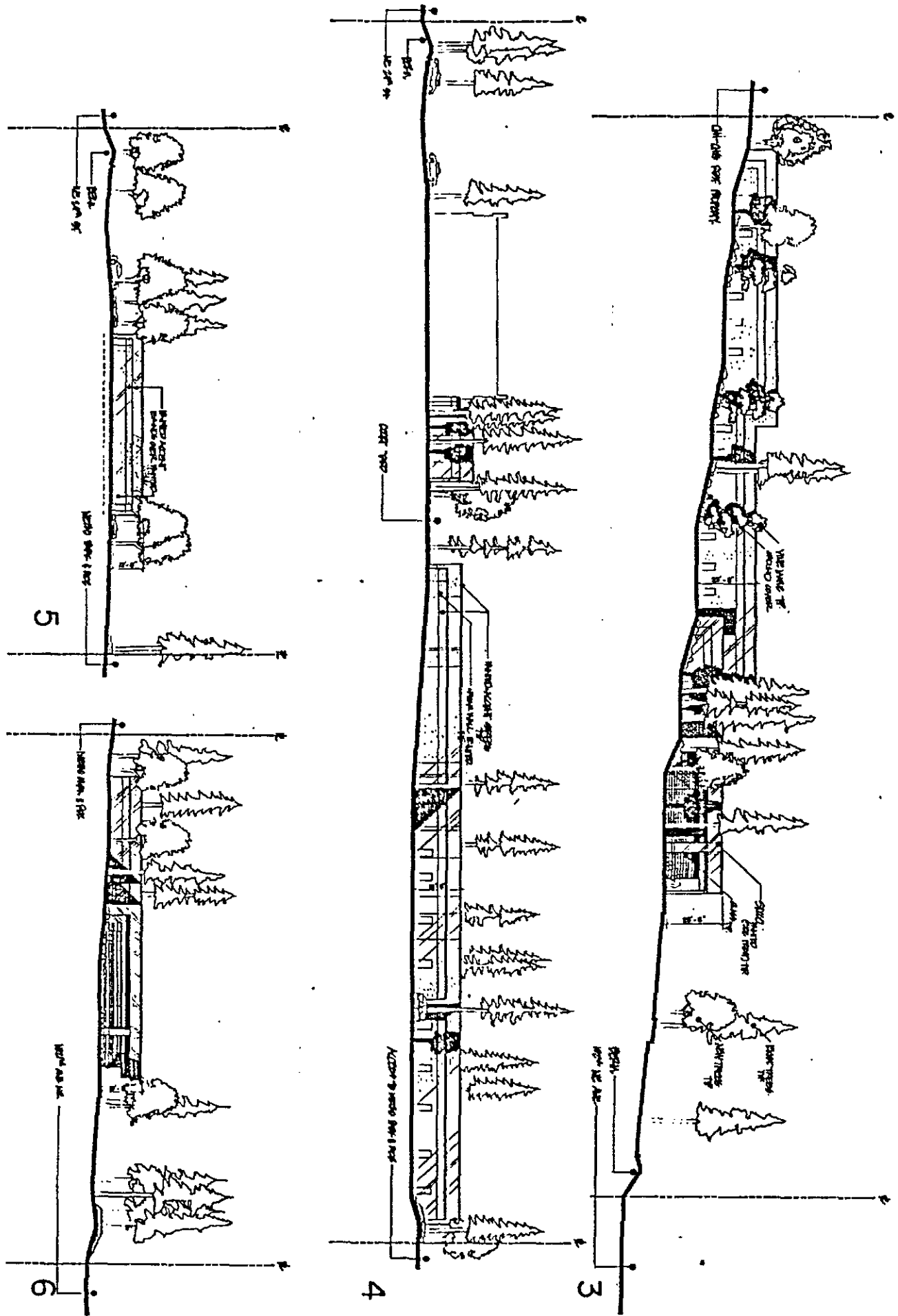
FILED WITH THE CITY CLERK: March 28, 1983



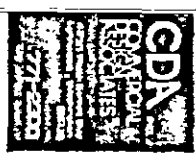
OVERLAKE EAST
ELEVATIONS

DATE REVISION

NO.	DATE	REVISION



SCALE 1/4" = 1'-0"



OVERLAKE EAST
ELEVATIONS

NO.	DATE	REVISION

CONDITIONS OF APPROVAL - OVERLAKE EAST SITE PLAN SPR-83-1I. Utilities

- A. Water is available to serve the site by connection to the existing facilities in 152nd Avenue N.E./N.E. 24th Street. Fire protection requirements are determined by the Redmond Fire Department.
- B. Sanitary sewer is available to serve the site by connection to the existing on-site sanitary sewer main serving Lot 2 of Overlake Square II plat. The City of Redmond has not yet received an easement to maintain this sanitary sewer main. Also, the developer of Chi Chi's Restaurant has intentions of developing a late comers charge for the cost of the sanitary sewer extension.

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. The control of lot drainage and installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc., shall be shown to connect to a piped system. No splash blocks are allowed.
- C. A temporary erosion and sedimentation control plan shall be provided to handle drainage and erosion during the construction period. Interim drainage shall be installed during or immediately following completion of clearing as shown on approved plan, subject to field revisions (to fit site conditions) as approved by the Director of Public Works or his representative.

III. Clearing and Grading

- A. Clearing of trees and grading shall be limited to those areas necessary for installation of walkways, utilities, parking and building units. A clearing and grading plan shall be approved by the Public Works Department.
- B. Clearing and grading shall not begin prior to written authorization by the Director of Public Works and may be delayed during winter/rainy months.
- C. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- D. Clearing and grading plans must be consistent with the drainage plan submitted.

IV. Streets/Parking

- A. The asphalt parking lot on the site shall consist of the following pavement cross section:
 - 1. 2-inches asphalt class "B"
 - 2. 4-inches crushed rock surfacing
 - 3. Subgrade compacted to 95% maximum density
- B. Access to the site shall be from a common access on N.E. 24th Street located in Lot 2 of plat PP-80-2, Overlake Square Two and driveway access on 152nd Avenue N.E. The access on 152nd Avenue N.E. as currently proposed conflicts with access to the Koll Overlake site across the street. To avoid turning movement conflicts the driveways should be opposite each other or spaced further apart such as through use of the existing driveway curb cut located to the north.

V. Miscellaneous

- A. Engineering utility and street improvement plans for the site shall be prepared by a registered engineer, and shall be reviewed for approval by the Public Works Department.
- B. A performance bond shall be posted with the City to cover the cost of:
 - 1. The street and utility improvements within the street right-of-way.
 - 2. The on-site paving of the parking lot.
 - 3. The on-site utilities.
- C. Additional fire hydrants and supervised sprinkler systems may be required by the Redmond Fire Department.

VI. Landscaping

- A. A landscaping plan noting the number and species of plant material to be provided must be submitted to the City for approval. Shrubs and/or groundcover shall be provided within all landscape areas in sufficient quantity to achieve 75% ground coverage within three years of planting; beauty bark is not an acceptable alternative. Trees are required at a minimum ratio of one per 150 square feet of landscaped area or fraction thereof.
- B. All landscape areas shall be irrigated with an automatic sprinklering system.
- C. A performance bond as required by the City shall be posted for the landscaping and sprinklering system improvements prior to the commencement of construction.

VII. Architecture

- A. Request a treatment be considered to break up the large glass areas of the window walls, which should emphasize the long horizontal lines of the buildings and carry across an accent color. Final design of the treatment shall be approved by the Design Review Board.
- B. A sign program for all tenant signs shall be submitted for approval by the Design Review Board. Individual letter wall signs are required for the sign fascia.

VIII. Site Plan

- A. Construction of a pedestrian pathway from the hard surface of the Metro Overlake Park and Ride Lot to the southwest corner of the Metro Lot is required, and shall connect with the walkway provided through the site to connect with 152nd Avenue N.E.
- B. Strongly recommend the applicant consider eliminating parking stalls where appropriate to preserve additional trees and to provide larger plant beds at the base of trees to be saved.
- C. A landscape strip or planting pockets of a minimum width of 3 feet shall be provided where parking adjoins the back of the west building.
- D. Compact parking stalls shall be dispersed.
- E. Recommend consideration of providing for pedestrian access from south building elevation to sidewalk located along N.E. 24th.