

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF REDMOND**

In the Matter of the Application of	)	NO. L070523 (PRD)
	)	NO. L070524 (PPL)
	)	
Camwest Development, Inc.	)	Cryder PRD
	)	
	)	
For approval of a Planned Residential	)	FINDINGS, CONCLUSIONS,
Development and Preliminary Plat	)	DECISION, AND RECOMMENDATION
_____	)	

SUMMARY OF DECISION AND RECOMMENDATION

The request for approval of a preliminary plat subdividing 3.97 acres at 15671 and 15805 NE 116th Street in Redmond, Washington, into 28 single-family attached and detached units as proposed pursuant to the related PRD is **GRANTED**, subject to PRD approval by the Redmond City Council and to other conditions, enumerated below.

The request for approval of a planned residential development (PRD) on the R-4 zoned subject property consistent with the requested preliminary plat as further described herein, **Should Be GRANTED** with conditions.

SUMMARY OF RECORD

Request:

Aaron Hollingbery, on behalf of Camwest Development, Inc. (Applicant), requested approval of a planned residential development and preliminary plat subdividing 3.97 acres into 28 attached and detached single-family dwelling units on property at 15671 and 15805 NE 116th Street in Redmond, Washington. The proposed density would be achieved through the use of transferred development rights and available density bonuses.

Hearing Date:

The City of Redmond Hearing Examiner conducted an open record hearing on the request on March 3, 2010. At hearing, additional necessary information was identified and the record was held open for its submission, as memorialized in a March 3, 2010 Post-Hearing Order. The requested items were timely submitted and are admitted. The record closed on March 17, 2010.

Testimony:

At the open record hearing, the following individuals presented testimony under oath:

Kelsey Larson, Assistant Planner

David Almond, Public Works Development Services Manager

Testimony Continued:

Judd Black, Development Review Planning Manager
Aaron Hollingbery, Applicant Representative

Attorney Representation:

The Applicant was represented at hearing by Marsha Martin, Attorney.

Exhibits:

At the open record hearing the following exhibits were admitted in the record:

EXHIBIT 1 Technical Committee Report to Hearing Examiner, with the following attachments:

1. General Conditions of Approval
2. Fees and Bonds
3. Vicinity Map
4. Zoning Map
5. General Application Form
6. Notice of Application and Certificate of Publishing
7. Notice of Application Public Comment Letters
8. Neighborhood Meeting Notice
9. Neighborhood Meeting Public Comment Letters
10. SEPA Application Form
11. SEPA Determination of Non-Significance & Environmental Checklist
12. SEPA Public Comment Letters
13. Notice of Public Hearing and Certificates of Posting
 - a. Notice of Hearing Publication Memo to Kelsey Larson, dated February 10, 2010
 - b. Signed Affidavit of Mailing and Newspaper Publication, February 23, 2010
14. Preliminary Plat/Planned Residential Development (PRD) Plan set¹
Architectural Elevations
15. Arborist Report
16. Tree Dripline and Setback Encroachment Report
17. Landmark Tree Removal Exception Request Letter
18. Landmark Tree Removal Exception Approval Letter
19. Wildlife Report
20. Preliminary Storm Drainage Report
21. Ground Water Recharge Review
22. Area Well Research Results
23. Design Review Board (DRB) Approved Minutes
24. Perrigo Heights Density Transfer Letter
25. North Redmond Regulations Compliance Worksheet
27. Comprehensive Planning Policies

¹ See Note at Exhibit 5 and Finding 27.

- 28. Planned Residential Development Ordinance 1901
- 29. Administrative Interpretation – Multiplex Housing
- 30. Repealed Residential Development Ordinance 2447
- 31. Planned Residential Development Worksheet

- EXHIBIT 2 Staff PowerPoint presentation from the March 3rd hearing
- EXHIBIT 3 Public comment email exchange between Xiaofeng Gao and Kelsey Larson, Planner, dated March 3, 2010
- EXHIBIT 4 Memorandum to Examiner from Kelsey Larson, dated March 3, 2010, regarding a Planning Department requested modification to recommended conditions of approval regarding tree preservation plan
- EXHIBIT 5 Memorandum to Examiner from Kelsey Larson, dated February 26, 2010, regarding the Public Works Department's requested modification to Attachments 14 and 21 to the Technical Committee Report regarding stormwater detention calculations resulting from impervious surfaces [Note: contains replacement for Exhibit 1, Attachment 14, Sheets P1 and P8]
- EXHIBIT 6 Memorandum to Examiner from Kelsey Larson, dated February 16, 2010, regarding the Planning and Fire Department requested modification to the Technical Committee report, relating to maximum impervious surface area, and Attachment 1 relating to the recommended "Extent and Turnarounds" condition
- EXHIBIT 7 Administrative Interpretation of RCDG: 20C.30.105-050, PRD Modification of Development Regulations; 20C.30.70-030 Multiplex Housing Requirements; and 20C.30.25-140 Residential Site Requirements Chart, dated September 25, 2008
- EXHIBIT 8 Technical Memorandum from Stanley Thompson P.G. and Curtis Koger, P.G., regarding Low Impact Development Options, dated June 24, 2008
- EXHIBIT 9 Emails exchanged between Aaron Hollingbery and Jeff Dendy, dated June 22, 2009
- EXHIBIT 10 Memorandum from Gary Shultz, Wetland/Forest Ecologist, dated July 9, 2007
- EXHIBIT 11 Applicant's PowerPoint Presentation from the public hearing
- EXHIBIT 12 Applicant's proposed revised language for recommended condition VIII.B.1.3 regarding safe walking route
- EXHIBIT 13 Findings, Conclusions, and Decision of Redmond Hearing Examiner, File No. L040274, dated July 27, 2005

EXHIBIT 14 Memorandum to Examiner from David Almond, dated March 3, 2010, regarding Applicant's proposed revised language for safe walking route condition

EXHIBIT 15 Applicant's color copies of photos along the City's proposed safe walking route

EXHIBIT 16 Public Works Department's color copies of photos taken along the proposed safe walking route, taken March 3, 2010

EXHIBIT 17 Memorandum to Examiner from David Almond, dated March 10, 2010, in response to Post-Hearing Order dated March 3, 2010, regarding Applicant's proposed revision of for safe walking route, with attachments:

- a) Plat of Chardonnay (File No. PPL-79-12) - 2 Sheets
- b) Plat of Tiffany Estates - 2 Sheets
- c) Resolution 554, City Council action approving the Chardonnay Preliminary Plat, dated August 19, 1980

EXHIBIT 18 Applicant's final response to March 3, 2010 Post-Hearing Order

- The March 3, 2010 Post-Hearing Order establishing the schedule for submission of documents after adjournment is also included in the record of this matter.

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Upon consideration of the testimony and exhibits submitted, the Hearing Examiner enters the following findings and conclusions in support of the decision and recommendation:

FINDINGS

1. The Applicant requested approval of a planned residential development (PRD) and preliminary plat subdividing 3.97 acres into 28 attached and detached single-family dwelling units. The subject property consists of two lots addressed as 15671 and 15805 NE 116th Street in Redmond, Washington.² The proposed density would be achieved through the use of transferred development rights, creating eight additional units, and available density bonuses. *Exhibit 1, page 1; Exhibit 1, Attachment 5; Larson Testimony.*
2. The subject property is located in the North Redmond Neighborhood. Across NE 116th Street to the north, the Kensington development is under construction with single-family homes on small lots. Large lot residential development exists to the east and west of the site. South of the site, single-family homes on small lots are surrounded by trees. There are R-6 zoned areas to the south and R-1 zoned areas to the east of the subject property, but the project would abut R-4 zoning on all four sides. *Exhibit 1, page 3; Exhibit 1, Attachments 3, 4, and 20; Exhibit 2, Slide 2.*

² The legal description of the subject property is a portion of the northeast quarter of the Section 25, Township 26 North, Range 5 East, W.M.; the lots are known as Tax Assessor Parcels 3526059058 and 3526059102. *Exhibit 1, Attachments 5 and 21.*

3. The applications for preliminary plat and PRD were deemed to be complete on November 13, 2007 and are properly reviewed under ordinances in effect on that date. Applicable ordinances include Ordinance 1901, the PRD ordinance effective as of July 29, 1996, and the North Redmond neighborhood regulations codified in Ordinance 2308, effective as of November 18, 2006 - both repealed after date of application completeness. *Exhibit 1, page 2; Exhibit 2, page 4; Larson Testimony.*
4. The relatively flat subject parcels contain "meadow-type habitat" consisting of lawn, pasture grass, and scattered native and ornamental trees and shrubs. Existing residential structures would be removed. *Exhibit 1, page 3; Exhibit 2, Slide 2; Larson Testimony; See Exhibit 11, Slide 11.* No critical areas were identified on-site. *Exhibit 10.*
5. The subject property has a low-moderate residential zoning designation (R-4). *Exhibit 1, page 1; Exhibit 1, Attachment 4.* The purpose of the R-4 zone is to provide for primarily single-family residential neighborhoods on lands suitable for residential development with allowed densities of four, five, or six dwellings per gross acre. The R-4 designation provides for stable and attractive suburban residential neighborhoods with a full range of public services and facilities. Some complementary nonresidential uses are allowed. *Redmond Community Development Guide (RCDG) 20C.30.15-050).*
6. Planned residential developments (PRDs) are allowed in the residential zoning districts. *RCDG 20C.30.105-020.* The intent of the Redmond's PRD process is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards, including the location and type of structures, the conservation of natural features, allowances for housing serving a range of incomes, the conservation of energy, and the efficient use of open space. *RCDG 20C.30.105-010(2).*
7. The R-4 zoning district allows a maximum residential density of four units per acre, and requires a minimum density of 80% of that allowed. Required bulk dimensional standards include: an average lot size of 7,000 square feet; minimum lot width circle measuring 40 feet; minimum frontage of 20 feet; a minimum building separation of 15 feet; 35% maximum lot coverage by structure; 60% maximum impervious surface; a maximum structure height of 35 feet; and a minimum of 25% open space. Required setbacks in the R-4 zone include: 15 feet from front lot lines and from streets; 10 feet from rear lot lines; and five feet minimum side setbacks. *RCDG 20C.30.25-140.*
8. Applicable modifications to R-4 development standards allowed pursuant to the design flexibility of the PRD process include: a two-unit density PRD bonus for small projects; a two-unit density bonus for creation of affordable housing^{3, 4}; no average or minimum lot

³ RCDG 20A.20.010 defines affordable housing as: (1) housing renting for a monthly rent, including an appropriate utility allowance, of not more than 30 percent of the total monthly household income of low-income households (defined to be a household earning 80 percent or less of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area); or (2) housing that may be purchased with monthly payments including: principal, interest, taxes, insurance, homeowners association fees, and assessments, that do not add up to more than 30 percent of the total

size; a reduced minimum lot width circle of 20 feet; zero building separation; a maximum lot coverage by structure of up to 45%; a maximum impervious surface of up to 70%; and a maximum structure height of up to 45 feet for interior lots, 35 feet for perimeter lots. Required setbacks for PRDs include: 10 feet from front lot lines and from streets; 10 feet from rear lot lines; and zero minimum side setbacks. *RCDG 20C.30.105-050*.

9. The R-4 zoned subject property could be developed with up to 16 lots consistent with R-4 zoning regulations in a standard preliminary plat. Application of PRD design flexibility allows four additional lots: two pursuant to the small project density bonus, and two pursuant to the affordable housing bonus. The base PRD density allowed on-site is 20 units. *Exhibit 1, page 5; Larson Testimony*.
10. Through a process known as transfer of development rights, eight additional units are proposed on-site. The units are the result of a density transfer from the Perrigo Heights Development Agreement, which allowed transfers of buildable density from Perrigo Heights to R-4 zoned (among others) parcels in the North Redmond area. *Exhibit 1, page 3; Exhibit 1, Attachment 25; Black Testimony; Larson Testimony*.
11. The proposal includes application of Unit Lot Subdivision provisions for the proposed triplex buildings. The provisions allow the creation of residential units as separate lots while applying development standards to the structure containing the units on a parent lot. All proposed parent lots would comply with R-4 zoning development standards. *Exhibit 1, page 3*.
12. The proposed PRD would create 28 total units: 10 single-family units and six triplexes (18 attached single-family units). Lot sizes would range from approximately 1,500 square feet in size to 6,000 square feet.⁵ The average lot size after application of unit lot subdivision provisions would be 3,417 square feet, with a minimum lot width circle of 20 feet, per PRD standards. The proposal would provide a minimum of 15 feet between structures, with a maximum 40% lot coverage by structure. Proposed setbacks include 10-foot front, rear, and street setbacks, with 5-foot minimum side setbacks except for zero lot line units. No modification of the R-4 maximum structure height is proposed. Limited to 35 feet in height, the triplex buildings have been designed with entrances on three sides, such that each triplex structure resembles a large single-family dwelling

monthly household income of low-income households (defined to be a household earning 80 percent or less of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area).

⁴ Affordable housing requirements, established at *RCDG 20D.30.10-020*, apply to all new single-family attached and detached dwelling units within the North Redmond Neighborhood. At least 10 percent of the units in new housing developments of 10 units or greater must be affordable units. At least one bonus market-rate unit is permitted for each affordable unit provided, up to 15 percent above the maximum allowed density permitted on the site. The Examiner notes that 10% of the 16 base units allowed would be 1.6, or rounded up, two bonus units allowed. See *Exhibit 1, Attachment 14, Sheet P1*.

⁵ The proposed lot sizes are consistent with the September 2008 Administrative Interpretation of Multiplex Lot Size requirements for PRDs. *Exhibit 7; Hollingbery Testimony*.

rather than an apartment-style multifamily building. The proposal calls for approximately 46% impervious surface overall, well below the maximum allowed in either the R-4 zone of the PRD regulations. *Exhibit 1, pages 6-7; Exhibit 1, Attachments 14 and 27; See Exhibit 11, Slide 7.*

13. The project would set aside a total of 1.26 acres, or 31.7% of the total site area as open space in three large tracts. Tract A (15,758 square feet) would include landscaping and stormwater detention facilities. Tract B (22,393 square feet) would contain landscaping. Tract C (16,725 square feet) would contain retained mature vegetation and provide habitat preservation and play equipment. All three tracts would provide passive recreation including park benches and pedestrian facilities. Tracts A and B abut NE 116th Street, providing both an appealing streetscape and a buffer of the new development from the street. In addition to the open space tracts, where triplex buildings are proposed next to one another, they are separated by either rights-of-way or by 35-foot landscaped open space easement areas, to avoid the appearance of continuous multifamily structures.⁶ *Exhibit 1, Attachment 14, Site Plan, Sheet P2; Exhibit 1, Attachment 27; Exhibit 1, pages 8-9.*
14. The proposal would restrict the net development area to 2.2 of the 3.97 acres of the subject property. One beneficial result of clustering the development envelope onto smaller lots, pursuant to the PRD process, is that it allows retention of significant contiguous vegetated areas, resulting in preservation of existing habitat. *Exhibit 1, pages 8-10.*
15. Pursuant to Redmond's tree protection ordinance at RCDG 20D.80.20, all healthy landmark trees and 35% of all healthy significant trees must be retained. Landmark trees are defined as trees that are greater than 30 inches in diameter at breast height. Significant trees are defined as trees that are between 6 inches and 30 inches in diameter at breast height. The Applicant submitted a professional arborist's report that assessed the health of all trees on-site. The report noted 59 significant trees, of which two meet the definition of landmark trees. The Applicant proposes to retain 30 significant trees, or 50.8 %, including one of the landmark trees. *Exhibit 1, page 12; Exhibit 1, Attachments 14 (Sheet P4) and 16.*
16. The Applicant submitted a landmark tree removal request due to the fact that one of the landmark trees is located adjacent to a proposed building site within the proposed public right-of-way. Its retention would prevent development of that dwelling unit and would interfere with utility placement in the right-of-way. The Deputy Director of Planning and Community Development administratively approved the landmark tree removal exception request. *Exhibit 1, page 12; Exhibit 1, Attachments 18 and 19.*

⁶ The number and placement of the proposed triplex structures would be consistent with the December 2008 Administrative Interpretation of RCDG 20C.70.30-050. *Exhibit 1, Attachment 29.*

17. Each significant tree removed would be replaced by the planting of one new tree, consistent with the City's tree preservation requirements at RCDG 20D.80.20-070. The landmark tree would be replaced with three new trees. *Exhibit 1, Attachments 16 and 19.*
18. Access would be provided via a new public, 29-foot-wide local road extending south from NE 116th Street. The new public street would curve near the southern end of the site and stub out at the west site boundary, providing opportunities for future connectivity. Individual lots would be accessed by a combination of private easements and alleys off of the new internal public road. The project would be limited to one access point on NE 116th Street; none of the proposed lots would access NE 116th. The internal road would be paved 29 feet wide with curbs and gutters, with five-foot wide sidewalks and five-foot wide planter strips on each side of the street. A pedestrian connection will be provided at the southwest end of the plat connecting other residential development in the area. The proposed street system associated with the Cryder PRD conforms to the City of Redmond Arterial Street Plan. *Exhibit 1, pages 7, 10; Exhibit 11, Slide 11; Exhibit 5, Sheet P8; Exhibit 1, Attachment 27, pages 3, 5.*
19. Each unit would provide four off-street parking spaces, two in the garage and two in the driveway. On-street parking would be available along the new internal public road. *Exhibit 1, page 7; Exhibit 1, Attachment 11.*
20. Half-street frontage improvements along NE 116th Street would be required, consistent with RCDG Appendix 20D-3. The frontage improvements would include asphalt paving 22 feet from the centerline to face of curb with appropriate tapers, concrete curb and gutter, five-foot-wide planter strip, six-foot-wide concrete sidewalk, street lights, street trees, and street signs and underground utilities including power and telecommunications. *Exhibit 1, pages 14, 18; Exhibit 1 Attachment 14, Sheets P2, P7; Exhibit 5, Sheet P8.*
21. The Technical Committee granted two deviations from development standards relating to the proposed road system. One deviation modified the horizontal curve radius requirement for local streets, and the other reduced required right-of-way width to 29 feet. Both deviations were based on the authority granted to the Public Works Director pursuant to RCDG Appendix 20D-3. *Exhibit 1, page 13; Larson Testimony.*
22. The Applicant proposes to connect each new lot to existing water and sewer utility mains within NE 116th Street. The municipal utilities have sufficient capacity to serve the proposed lots. The Technical Committee found the Applicant's proposed utility connections to satisfy requirements in RCDG 20D.220.20. *Exhibit 1, pages 14; Exhibit 1, Attachment 14, Sheets P5 and P6; Almond Testimony.*
23. All new utilities must be installed underground, and any existing utility service would be required to be undergrounded. *Exhibit 1, page 21.*
24. Upon receipt of applications, the City requested that the Applicant determine if there were private wells within 500 feet of the project, and if yes, that a groundwater recharge study be prepared. Two wells were identified: one on-site and one on a neighboring

property. The neighboring well was properly decommissioned and that residence connected to municipal water service by a previous development. The well on the subject property would be decommissioned as part of the instant proposal. The Applicant retained professionals to review groundwater recharge reports prepared for projects in the vicinity. The review of existing reports demonstrated that development in the vicinity has tended to increase groundwater recharge. The on-site septic drainfield would be decommissioned as part of the project. The review of existing reports concluded that the proposal would not result in adverse effects to any off-site drainfields. *Exhibit 1, Attachments 22 and 23.*

25. The proposed structures would be required to meet energy code requirements. Compliance would be ensured during building permit review. *Exhibit 1, page 8.*
26. In its present condition, stormwater runoff sheetflows from the site to NE 116th Street, where it divides into two downstream paths. The site's eastern basin comprises about 16% of the site and its western basin is about 84% of the site, each discharging to a different downstream location. All runoff from the proposed improvements would be collected in a detention vault located in Tract A in the northwest corner of the site. The vault would discharge west into the existing tight-lined storm drain system, mimicking the existing 100-year return period discharge rate and route. Stormwater facilities would be designed per the Washington State Department of Ecology's Stormwater Management Manual for Western Washington, February 2005 Edition and Issue 5 of the City's Technical Notebook. *Exhibit 1, Attachments 14 (Sheet P8); Exhibit 1, page 14; Exhibit 5, February 2010 Preliminary Storm Drainage Report.*
27. Stormwater detention requirements were recalculated after the Technical Committee Report to Examiner was prepared. At hearing, Staff submitted corrections to pages 6, 16, and 25 of the Technical Committee Report reflecting the correct detention volumes. The final approved Storm and Road Detail Plan is in the record at Exhibit 5, replacing Exhibit 1, Attachment 14, Sheet P8. *Exhibits 5 and 6; Larson Testimony.*
28. PRDs are required to use low impact development (LID) techniques to reduce overall stormwater runoff, where possible.⁷ *RCDG 20C.70.105-040(7)(b).* The proposed design clusters residential units and incorporates shared driveways and alleys (which have narrower paved surfaces), resulting in overall reduction of impervious surfaces, in turn reducing stormwater runoff. In addition, large contiguous areas of mature vegetation would be retained, preserving native soil horizons, minimizing disruptions to existing ground water and surface water flow patterns. Finally, the use of compost-amended soils, natural yard care, pervious sidewalks, and non-disturbing foundations have been approved as LID techniques for use in the project. *Exhibit 1, Attachment 31; Larson Testimony; Exhibit 8; Exhibit 9.*

⁷ LID is a stormwater management strategy that emphasizes conservation and use of existing natural site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings. *Exhibit 8.*

29. After construction and inspection, the project's stormwater facilities would be dedicated to the City as a public system. *Exhibit 9; Almond Testimony.*
30. In order to create the desired streetscape, the submitted architectural elevations depict variation in building elements and features, such as varying rooflines, gables, windows with visible trim, shutters, mullions, dormers, entryway enhancements, and a variety of building materials and colors. Some units would have traditional front loading orientation, while others would be side loaded. The lots incorporate common courtyards. The project was designed with the multifamily structures interspersed throughout the site. The placement of all structures was selected to retain existing topography (minimizing grading) to the maximum extent possible. The Redmond Design Review Board (DRB) recommended approval of the plat and PRD at its August 6, 2009 meeting, subject to conditions requiring materials and design/aesthetic changes. The DRB noted that the project would add variety and affordable housing to the area and that the proposed design incorporates large, useful open spaces throughout. *Exhibit 1, pages 7, 9-10; Exhibit 1, Attachments 15 and 24; Hollingbery Testimony.*
31. The Applicant submitted landscape plans depicting the proposed locations of retained and replacement vegetation throughout the developed site. *Exhibit 1, Attachment 14, Sheets P4 and P11.* The proposal would use landscaping to enhance building and site appearance and to maintain the environmental quality of the neighborhood. Large stands of mature trees would be retained and additional open space would be provided throughout the development. The clustering of dwellings closer together, via the PRD process, allows for larger open and landscaped spaces. Perimeter landscaping would be incorporated to provide a transitional buffer between existing residential development and the proposal. Automatic irrigation systems would be required for all common landscaped areas. *Exhibit 1, page 10; Exhibit 1, Attachment 1, page 2; Larson Testimony.*
32. Pursuant to RCDG 20D.140.20, developers must assess project sites for the presence of quality habitat areas. The Applicant submitted a professionally prepared wildlife study report to address the habitat assessment requirement, as well as a wetland/stream reconnaissance study. The wildlife report concluded that black-tailed deer (a priority game species) use the site and that the site has the potential to host other wildlife species. However, the conclusion of the report was that the habitat value of the site was of a lower functional value due to homes, accessory structures, driveways, and other human presence. Some of the wildlife species identified would continue to use the site's open space areas after the project is developed. The wetland/stream reconnaissance found no critical areas on-site. *Exhibit 1, Attachment 20; Exhibit 10.*
33. The proposed residences would be provided with sprinkler systems for fire protection. *Exhibit 1, page 22.*
34. The Cryder PRD/Plat site is located within the North Redmond Neighborhood, as identified in the Redmond Comprehensive Plan, Map N-1, and is designated "Single

Family Urban". The Planning Staff identified the following Comprehensive Plan policies as applicable to the proposal:

Framework Policies

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

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

Land Use Policies

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

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

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

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.

North Redmond Neighborhood Policies

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

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

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

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

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

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

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

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

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

City of Redmond Comprehensive Plan, cited in Exhibit 1, Attachment 27.

35. The Applicant would mitigate project impacts through payment of Fire, Parks, Transportation, and Schools impact fees, which would be assessed for each lot at the time of building permit issuance. *Exhibit 1, pages 11- 12; Exhibit 1, Attachment 2.*
36. Children residing in the project would be served by the Lake Washington School District. The District submitted no comments about school capacity. *Exhibit 1, Attachment 11, SEPA Agency distribution list; Testimony of Mr. Almond.* The Redmond Community Development Guide requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. Elementary aged students would attend Norman Rockwell Elementary School, located within one mile of the site on 162nd Avenue NE. Current conditions NE 116th Street west of the site entrance do not provide continuous safe walking for school children and other pedestrians all the way to 162nd Avenue. City Staff recommended a condition of approval requiring the Applicant to provide a paved safe walking route pathway connecting the new lots to 162nd Avenue NE. *Exhibit 1, page 19; Almond Testimony; See Exhibit 11, Slide 12.*
37. Pursuant to the State Environmental Policy Act (SEPA), the City of Redmond was designated lead agency for review of environmental impacts caused by the proposal. After reviewing the Applicant's environmental checklist and application materials, the City's Responsible Official determined that the requirements of environmental analysis and protection would be adequately addressed through application of City regulations, the Comprehensive Plan, and applicable state and federal laws. The Responsible Official determined that the project would not result in probable, significant, adverse environmental impacts and issued a Determination of Non-Significance (DNS) on August 6, 2008. No appeals were filed and the DNS became final. *Exhibit 1, page 4; Exhibit 1, Attachments 10,11, and 12; Larson Testimony.*
38. The accepted plan set is dated December 2009, with final revisions to Sheets P1 and P8 in February 2010. Planning Staff accepted and reviewed: an arborist report; a tree retention and replacement plans; a landmark tree removal exception request; a tree dripline report; a wildlife report; a wetland/stream reconnaissance; stormdrainage reports; area well research results; and groundwater recharge review. Professional consultants retained by the Applicant prepared each report. No adverse impacts to nearby wells or

drainfields would be anticipated if the project is constructed in accordance with the approved site plan, consistent with applicable regulations. No hazardous conditions or limitations to development were identified during project review. *Exhibit 1, Attachment 27, page 5; Exhibit 5; Exhibit 1, Attachments 16, 17, 18, 20, 21, 22, and 23.*

39. The Technical Committee, which is comprised of staff from the Planning, Public Works, and Fire Departments, reviewed the Applicant's submittals for compliance with City codes and regulations and recommended project approval subject to conditions. *Exhibit 1, pages 1, 17 - 28; Larson Testimony; Exhibit 1, Attachments 1 and 2; Exhibits 4, 5, and 6.*
40. Two conditions as originally proposed were modified at the public hearing. A minor change was requested to the Planning Department tree replacement plan condition. The second modification was proposed in the general conditions at Exhibit 1, Attachment 1, Section V, "Extent and Turnarounds" Item 3, on page 11 of Attachment 1. Item 3 is replaced with the following language:

When single-family dwelling units are served by dead end access longer than 300 feet measured from the closest intersection then a turnaround shall be provided per City of Redmond standards.

Exhibit 4; Exhibit 6.

41. At hearing, the Applicant waived objections to all recommended conditions of approval except for the requirement to provide a paved safe walking route between the site frontage and 162nd Avenue NE. The Applicant argued that other plats along the route had not been required to provide safe walking along their own frontages, resulting in an undue burden on the Applicant. The Applicant proposed alternative language that would have created an alternate route to the south. *Exhibit 12; Hollingbery Testimony; Exhibit 11, Slide 12.*
42. Staff objected to the Applicant's proposed alternate route, due to uncertainty whether it was a publicly accessible pedestrian path. At adjournment, the record was held open for submission of additional factual information about alternate safe walk routes from the City and responsive comments from the Applicant. Consistent with the post-hearing submission schedule established on the record at hearing, the City and the Applicant arrived at the following agreed language to address the safe walk route issue:

Safe Walking Route(s). The Redmond Community Development Guide requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. The proposed development is within a 1-mile walking radius of schools and other public facilities. Current conditions on NE 116th Street do not provide safe walking conditions for students or other pedestrians. An interim walkway shall be constructed of concrete curb, gutter and a 5-foot sidewalk if adjacent to the street. The curb face shall be located at least 12 feet from the centerline. The interim walkway shall be 4 feet wide,

constructed of asphalt or concrete, and located a minimum of 10 feet from the street edge of traveled way where no curb and gutter exists. A safety railing or fencing will be required when (1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall. The offsite interim walkway shall be constructed either (i) along the south side of NE 116th Street from the east end of Cryder Plat, east to connect to the pedestrian connection recently constructed at the northwest corner of The Crossings Plat, connecting with any existing sidewalk segments along this route, or (ii) at an alternative location which may be proposed by the Applicant and is acceptable to the city. The Applicant shall provide a preliminary plan for the proposed interim walkway prior to civil drawing approval. The interim walkway must be constructed prior to occupancy of any new house. (new language underlined)

Exhibit 18; Exhibit 17; Exhibit 11, Slide 12; Exhibit 14; Exhibit 15.

43. Notice of the applications was posted, published, and mailed to property owners within 500 feet in November 2007. The City received public comments on the notice expressing concerns about the proposed density, multifamily structures, storm drainage (specifically historical flooding at 15651 NE 116th Street) , and impacts to property values. The Applicant held a public meeting on the proposal on June 3, 2009 to answer questions and hear concerns. Concerns raised at the public meeting included the same as those listed above and impacts to neighboring views. Staff noted that the proposed development would remove the Cryder driveway, which was the origin of the off-site flooding at 15651 NE 116th Street, and reduce overall off-site surface flows. *Exhibit 1, Attachment 9, handwritten note of Jeff Dendy.* The City issued notice of the SEPA threshold determination in August 2008, receiving one question regarding pedestrian access to the south. Notice of the open record hearing on the applications was posted on-site and at City Hall, published, and mailed to surrounding property owners within 500 feet of the site on February 10, 2010, more than 14 days in advance of the hearing. *Exhibit 1, page 4; Exhibit 1, Attachments 6, 7, 8, 9, 11, 12, and 13; Larson Testimony.*
44. At the hearing, a neighboring landowner expressed concerns about the view of the proposed development from his home, the density of the project, and the distance between a proposed access alley and his bedroom along the shared property boundary. *Feng Gao Testimony; Exhibit 3.*
45. Planning Department Staff responded to the neighbor concerns by reiterating that the proposed number of units is allowed pursuant to the R-4 zoning standards as modified by applicable PRD provisions and with transferred density. Staff noted that the proposed improvements would comply with applicable setback requirements. The Applicant noted that the property line would be fenced and landscaped to reduce light and noise trespass. *Black Testimony; Larson Testimony; Hollingbery Testimony.*

CONCLUSIONS

Jurisdiction: Plat

The Hearing Examiner is authorized to conduct open record hearings and issue decisions on Type III permits, including preliminary plat permit applications, pursuant to RCDG 20F.30.15-04 and -060 and 20F.30.40-015.

Preliminary Plat Criteria for Review:

Pursuant to RCDG 20D.180.10-020, the Examiner shall approve an application for preliminary plat if findings can be entered showing the following criteria are satisfied:

20D.180.10-020 Review and Approval Criteria (for preliminary plats).

- (1) Each proposed subdivision or short subdivision shall be reviewed to insure that:
 - (a) The proposal conforms to the goals, policies and plans set forth in RCDG Title 20B;
 - (b) The proposal conforms to the site requirements set forth in RCDG 20C.30.25-140, Site Requirements;
 - (c) The proposal conforms to the requirements of this section and those set forth in RCDG Title 20F and submittal requirements on file in the Planning Department;
 - (d) The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic;
 - (e) The proposed subdivision or short subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;
 - (f) The layout of lots, and their size and dimensions, take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots;
 - (g) Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.
- (2) Lack of compliance with the criteria set forth in subsection (1) of this section shall be grounds for denial of a proposed subdivision or short subdivision, or for the issuance of conditions necessary to more fully satisfy the criteria.

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Jurisdiction: PRD

The Hearing Examiner is authorized to conduct open record hearings and issue recommendations to City Council on applications for planned residential developments, pursuant to RCDG 20F.30.45-010.

PRD Criteria for Review:

Pursuant to RCDG 20C.30.105-040, the Examiner shall recommend approval of an application for planned residential development if findings can be entered showing that the proposal satisfies the following requirements:

20C.30.105-040 Design Criteria (pertaining to PRDs)

(1) [Two or more of the following results are achieved]:

- (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; and/or
- (l) Incorporating a historic structure(s) or a historic landmark in such a manner as preserves its historic integrity and encourages adaptive reuse.

- (2) The PRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, stormwater control, sanitary sewer, and parks and recreation facilities.
- (3) The perimeter of the PRD shall be appropriate in design, character and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.
- (4) Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses.
- (5) Existing and proposed streets and sidewalks within a PRD shall be suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the subject property.

Conclusions Based on Findings

1. With conditions, the project would comply with applicable Comprehensive Plan and North Redmond Neighborhood policies. The proposed infill urban single-family development would be consistent in character with existing single-family residential development of varying densities in the area, including recent developments such as Kensington. The proposal would achieve the maximum density for the site utilizing the PRD and affordable housing bonuses as well as transferred density. As proposed, the project would increase variety of home sizes and styles in the vicinity. The project would be required to construct frontage improvements that would provide a consistent appearance with surrounding development. The City's municipal utilities have capacity to serve this development. The proposal would maintain the residential nature of the existing neighborhood. The proposed internal road would stub to the southwest corner of the site, providing for future road and utility connectivity. The project would retain half of the mature site vegetation and so preserve its most important natural feature. Sidewalks throughout the site would create pedestrian connectivity. Right-of-way would be dedicated and retained in easements adequate to serve the proposed units. The developer would pay for the costs of public utility extension to serve the proposed units, creating opportunities for further connection in the future, as well as paying code-established impact fees. *Findings 2, 5, 6, 9, 10, 12, 13, 14, 15, 18, 20, 22, 30, 34, and 35.*
2. As conditioned, the proposal would comply with applicable site requirements as modified by the City's PRD provisions and the Unit Lot Subdivision standards. Each unit would be located on a separate legal lot, and each parent lot would comport with applicable site design requirements. A condition of approval would ensure that the plat is only approved if the proposed PRD receives final approval from the City Council. *Findings 5, 6, 7, 8, 9, 11, and 12.*
3. The project complied with the administrative procedural requirements for preliminary plat applications. The Applicant satisfied all submittal requirements as of November 13, 2007 and continued to submit all required additional information through the March 17, 2010 post-hearing submission period. *Findings 3, 27, and 42.*
4. With the previously administratively approved deviations from road standards and as conditioned, the proposed street system would comply with the City of Redmond Arterial Street Plan. Conditions would ensure that all road and infrastructure construction within rights-of-way are consistent with the final plans as approved during civil engineering review. *Findings 18, 19, 20, and 21.*
5. Municipal water and sewer and other utilities would adequately serve the project. The on-site well and septic system would be properly decommissioned and abandoned. Conditions of approval would ensure that design details and construction of the stormwater management system would comport with the requirements of the City of Redmond Stormwater Technical Notebook as well as the DOE's 2005 Stormwater Management Manual for Western Washington. *Findings 22, 24, 26, 27, and 28.*

6. Through the PRD process, the open space plan and lot orientations/locations maximize the retention of natural features and vegetation, minimizing clearing and grading. The clustering of dwelling units allows for larger open space retention and reduction of impervious surfaces. The project would retain 30 significant trees, including one landmark tree, and would set aside 1.26 acres in open space, exceeding the minimum PRD requirement. The project was reviewed for compliance with the requirements of SEPA and a DNS was issued. No hazards or limitations to development resulting from soils or critical areas have been identified on-site. *Findings 12, 13, 14, 15, 16, 17, 24, 32, 37, and 38.*
7. As conditioned, the proposal comports with the requirements of the PRD provisions to which the application is vested. The project would provide variety of unit size and appearance through design choices. The proposed density utilizes both affordable housing and PRD bonuses, and also applies transferred density from the Perrigo Heights development agreement. The project would provide at least two units that satisfy the City's definition of affordable housing, and a total of 18 triplex units. Proposed frontage improvements to NE 116th Street, as well as the internal road that stubs to the west for future connectivity, contribute to the improvement of circulation patterns in the vicinity. Only 46% impervious surface is proposed, far less than the 70% allowed pursuant to applicable PRD regulations. Total open space exceeds the minimum requirement of 20%; the project would set aside 32% of total site area in open space. More than half of significant trees would be retained, protecting existing views and neighborhood character. Additional new landscaping would be planted throughout, around the buildings and along the site perimeter, to buffer the new development from view. *Findings 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 30, and 31.*
8. Adequate public services exist to serve the PRD. The project would extend public sewer and water lines and would construct a new public stormwater facility; the municipal utilities have capacity to serve the proposed lots. As conditioned, adequate fire service is available. Tracts A and B along NE 116th Street frontage would provide a large landscaped buffer, and landscaping would extend around the entire site perimeter. The proposed density and style of dwelling units would not be inconsistent with existing residential development in the immediate vicinity, including the Kensington development to the north. Project layout would prevent the triplex units from appearing to be large, multifamily apartment buildings; rather, they would resemble large single-family dwellings. Passive and active recreation would be provided in the open space tracts and easements throughout the site. The new internal public street would have five-foot sidewalks on both sides. Conditions of approval would ensure pedestrian connectivity to the south and provide a safe walking route along NE 116th Street. *Findings 2, 12, 13, 14, 18, 22, 23, 30, 31, 33, 35, 39, and 42.*

RECOMMENDATION AND DECISION

Based on the preceding findings and conclusions, the request for **PRD approval should be GRANTED** for a 28-unit single-family residential development on 3.97 acres with an R-4 zoning designation at 15671 and 15805 NE 116th Street in Redmond, Washington, subject to the conditions below.

The request for **preliminary plat approval is GRANTED**, creating 28 single-family attached and detached units and three open space tracts **subject to PRD approval by the Redmond City Council and to the following additional conditions:**

A. GENERAL CONDITIONS OF APPROVAL

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

Redmond Community Development Guide
Redmond Municipal Code, Title 12 – Street and Sidewalks
Redmond Municipal Code, Title 13 – Water and Sewers
Redmond Municipal Code, Title 15 – Building and Construction
Stormwater Technical Notebook, Issue No. 4 (2007)
Record Drawing Requirements, Version 10-2005 (2005)

Please see Exhibit 1, Attachments 1 and 2 for more detailed information.

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

Item	Date Received	Notes
Plan Set, Sheets – P1-P13	12/22/2009	<i>and as conditioned herein.</i>
SEPA Checklist	07/14/2008	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 08/06/2008</i>
Architectural Elevations	04/07/2009 & 04/28/2009	<i>and as conditioned herein.</i>
Design Review Board Approvals/Plans	08/06/2009	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan, Sheets P11 & P12	12/22/2009	<i>and as conditioned herein.</i>
Proposed Tree Preservation Plan, Sheet P4	12/22/2009	<i>and as conditioned herein.</i>
Stormwater Design	12/22/2009	<i>and as conditioned herein.</i>

B. CONDITIONS TO BE REFLECTED ON THE CIVIL DRAWINGS

1. Public Works – Transportation and Engineering

Reviewer: Kurt Seemann, P.E., Senior Engineer

Phone: 425-556-2881

Email: kseemann@redmond.gov

- a. **Street Frontage Improvements.** The frontage along NE 116th Street must meet current City of Redmond Standards which include asphalt paving 22 feet from the centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5-foot wide planter strip, 6-footwide concrete sidewalk, street lights, street trees, and street signs and underground utilities including power and telecommunications. The minimum pavement section for the street shall consist of:

- i. 4" HMA Class ½" PG 64-22
- ii. 5" HMA Class 1" PG 64-22
- iii. Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- iv. Street crown 2% sloped to drain system

Code Authority: RCDG 20D.180.10-140, 20D.180.10-150, 20D.210.20-150; Appendix 20D-3

- b. **Site Access.** The type and location of the proposed site access is approved as shown on the December 22, 2009 site plan prepared by CORE Design.

Code Authority: RCDG 20D.210.20-080

- c. **Street Overlay.** On NE 116th Street along the entire street frontage, the asphalt street must be planed, overlaid, and/or patched, as determined by the Public Works Department.

Code Authority: RMC 12.08

- d. **Sidewalks.** Sidewalks constructed to City standards are required along NE 116th Street and along both sides of Road "A".

Code Authority: RCW 58.17, RCDG 20D.210.30, 20D.220.20-070, 20D.180.10-180

- e. **Safe Walking Route(s).** The Redmond Community Development Guide requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. The proposed development is within a 1-mile walking radius of schools and other public facilities. Current conditions on NE

116th Street do not provide safe walking conditions for students or other pedestrians. An interim walkway shall be constructed of concrete curb, gutter and a 5-foot sidewalk if adjacent to the street. The curb face shall be located at least 12 feet from the centerline. The interim walkway shall be 4 feet wide, constructed of asphalt or concrete, and located a minimum of 10 feet from the street edge of traveled way where no curb and gutter exists. A safety railing or fencing will be required when (1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall. The offsite interim walkway shall be constructed either (i) along the south side of NE 116th street from the east end of Cryder Plat, east to connect to the pedestrian connection recently constructed at the northwest corner of The Crossings Plat, connecting with any existing sidewalk segments along this route, or (ii) at an alternative location which may be proposed by the Applicant and is acceptable to the city. The Applicant shall provide a preliminary plan for the proposed interim walkway prior to civil drawing approval. The interim walkway must be constructed prior to occupancy of any new house.

Code Authority: RCW 58.17, RCDG 20D.210.30, 20D.220.20-070, 20D.180.10-180

- f. **Streetlights.** Streetlights are required on NE 116th Street and Road A to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Transportation Operations, at (425) 556-2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at: <http://www.redmond.gov/ConnectingRedmond/resources/IllumManual.asp>.

Code Authority: RCDG 20D.180.10-160

- g. **Public Street Improvements within Project.** The public street within the plat must meet current City Standards which include asphalt paving 28-feet wide; type A-1 concrete curb and gutter on both sides; 5-feet wide planter strip and 5'-wide concrete sidewalks both sides; street lights, street trees; street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
- i. 7" HMA Class ½" PG 64-22
 - ii. Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
 - iii. Street crown 2% sloped to drain system

Code Authority: RCDG 20D.180.10-140, 20D.180.10-150, Appendix 20D-3

- h. **Private Street Improvements within Project.** Street improvements within the 30-foot wide easement labeled Alley A serving lots 23 through 28 shall include asphalt paving 20 to 28 feet, with appropriate tapers, thickened asphalt edge or type A-1 concrete curb and gutter, storm sewers, street signs, and underground utilities including power and telecommunications. The minimum pavement section for the street shall consist of:

- i. 3" HMA Class ½" PG 64-22
- ii. 4" crushed surfacing base course
- iii. Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- iv. Street crown 2% sloped to drain system

Code Authority: RCDG 20D.180.10-140; 20D.180.10-150; Appendix 20D-3

- i. **Private Street Improvements within Project.** Street improvements within the 20-foot wide easements labeled Alleys B, C, D and E serving the remainder of the lots of the plat shall include asphalt paving 20-feet wide, thickened asphalt edge or type A-1 concrete curb and gutter, storm sewers, street signs, and underground utilities including power and telecommunications. The minimum pavement section for the street shall consist of:

- i. 3" HMA Class ½" PG 64-22
- ii. 4" crushed surfacing base course
- iii. Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- iv. Street crown 2% sloped to drain system

Code Authority: RCDG 20D.180.10-140; 20D.180.10-150; Appendix 20D-3

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

Code Authority: RCDG 20D.180.10-120; 20D.220.10

- k. **Site Civil Drawing Review.** After City Council approval of the Planned Unit Development (PRD), site civil drawings are required to be submitted for review and approval, prior to issuance of a building permit or clearing and grading permit. The submittal requirements for site civil drawings are contained in Appendices 20C-1, 20D-1, 20D-2, 20D-3, 20D-4 and 20D-5, as well as in the Preliminary Plat and PRD approval documents.

Code Authority: RCDG 20F.20.50-030

2. **Public Works – Sewer and Water**

Reviewer: Jim Streit, P.E., Sr. Utility Engineer

Phone: 425-556-2844

Email: jstreit@redmond.gov

- a. **Water Service.** Water service shall require the extension of an 8-inch ductile iron water main from NE 116th Street through the site as necessary to serve the new lots, as shown on the December 22, 2009 plat drawings prepared by CORE Design. A cut-in tee with three gate valves will be installed in NE 116th Street at Road “A”. The sizes of the water service lines and the water meters desired shall be shown on the design drawings. Numbers of meters for triplexes shall also be noted. One water meter can be used to provide both domestic and residential fire flow to each residence.

Code Authority: Appendix 20D-4, Section III

- b. **Sewer Service.** Sewer service shall require the extension of an 8-inch PVC sanitary main from NE 116th Street through the site as necessary to serve the new lots, as shown on the December 22, 2009 plat drawings prepared by CORE Design.

Code Authority: Appendix 20D-4, Section IV

3. **Public Works - Clearing/Grading and Stormwater Management**

Reviewer: Jeff Dendy, PE Senior Engineer

Phone: 425-556-2890

Email: jdendy@redmond.gov

- a. Quantity Control

- (1) Stormwater discharges shall match the developed condition discharge duration to the pre-developed condition duration for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow. Detention shall be provided in a publicly maintained underground vault.
- (2) Provide for overflow routes through the site for the 100 year storm runoff (100 year flow may not impact any buildings).

Code Authority: RMC 15.24.080(2)(c)

- b. Quality Control

- (1) Stormwater quality shall be provided in a publicly maintained underground vault with a permanent pool. Treatment is required for the project runoff from the 6-month 24-hour return period storm.

Code Authority: RMC 15.24.080(2)(d)

4. Fire Department

Reviewer: Bob Lovett, Fire Marshal

Phone: 425-556-2207

Email: blovett@redmond.gov

- a. **Fire Sprinkler System.** All residences are required to have residential fire sprinkler systems.

Code Authority: RMC 15.06.016(3)(h)

5. Planning Department

Reviewer: Kelsey Larson, Assistant Planner

Phone: 425-556-2409

Email: klarson@redmond.gov

- a. **Street Trees.** Street Trees are required as follows:

<u>Street</u>	<u>Species</u>	<u>Spacing</u>
NE 116 th Street	Autumn Purple Ash	30 feet o.c.
Internal Street	To be determined	As shown

Code Authority: RCDG Section 20D.80.10-140

- b. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

Code Authority: RCDG 20D.80.10-150(8)

The recommendations of the Applicant's arborist, Arboricultural Consulting LLC, shall be implemented in all situations where there is encroachment into the dripline of a tree that has been determined to be saved.

Code Authority: RCDG 20D.80.20

The tree exception request for removal of one (1) landmark trees from the site shall be implemented in conformance with the tree preservation plan.

Code Authority: RCDG 20D.80.20-090

- c. **Architectural Elevation Approval.** All single-family building permits associated with the Cryder PRD and Plat shall be reviewed by the Department of

Planning and Community Development for conformance to the approved building elevations.

Code Authority: RCDG 20C.30.105-040

- d. **Design Review Board (DRB):** The construction of this project shall conform to the plans recommended for approval by the City of Redmond Design Review Board on August 6, 2009 for issues of architectural elevations, colors, materials, landscaping, and site lighting with the following conditions:
 - i. On elevation “B” a second siding type will be added, which could be a different exposure of lap.
 - ii. Windows should be installed on the second floor above the 6 foot section of garage that faces the street. Windows do not have to be installed on the garage itself.
 - iii. Applicant will work with staff to develop some new, more interesting color schemes.
- e. **Neighborhood Regulations:** The Cryder PRD and Plat shall demonstrate conformance with the following North Redmond Neighborhood Regulations

Code Authority: RCDG 20C.70.30-040(2)

Variety in Building Design. The same combination of building elements, features and treatments shall not be repeated for more than 20 percent of the total dwelling units in a residential development.

Code Authority: RCDG 20C.70.30-060(2)(b)(1)

Garages. Garages facing the front street shall be set back a minimum of five feet from the street elevation of the dwelling, or otherwise designed and placed in a manner that meets the intent of this section, such as recessing under a second story or a projecting roofline, or other treatment(s). The front street elevation of a side-loaded garage shall have a minimum of one opening (i.e., window or door). Garages that face another direction, i.e., side- and alley-loaded garages, are exempt from the five-foot setback requirement.

Code Authority: RCDG 20C.70.30-060(3)(b)(ii)(B)

Transition Area. Provide a minimum 80-square-foot area in the front yard that is oriented toward the front street and includes a porch (minimum dimension eight feet on all sides), patio, deck, garden with entry, walkway with arbor, or other feature(s) that meets the intent of this section.

Code Authority: RCDG 20C.70.30-060(3)(b)(iv)

- f. **PRD Modifications.** As part of the Cryder Planned Residential Development, the following code provision shall be modified as recommended by the Technical Committee:
- i. The average lot size requirement shall be 5,979 square feet and after unit lot subdivision it will be 3,417 square feet.
 - ii. The minimum lot width requirement shall be 20 feet.
 - iii. The minimum front setback shall be 10 feet with the provision that garages be setback 18 feet.
 - iv. The minimum rear setback when adjacent to an alley shall be 4 feet.
 - v. The minimum rear setback when not adjacent to an alley shall be 10 feet.
 - vi. The minimum side street setback shall be 10 feet.
 - vii. The minimum side/interior setback shall be 5 feet.
 - viii. The minimum building separation shall be 15 feet.
 - ix. The maximum lot coverage shall be 40 percent.
 - xiii. The maximum impervious surface area shall be 70 percent.

C. CONDITIONS TO BE REFLECTED ON THE FINAL PLAT MYLAR

1. Public Works – Transportation and Engineering

Reviewer: Kurt Seemann, P.E., Senior Engineer

Phone: 425-556-2881

Email: kseemann@redmond.gov

- a. **Development Access.** No lots shall be permitted direct access to NE 116th Street. This restriction shall be indicated on the face of the final plat mylar.

Code Authority: RCDG 20D.210.20-080

- b. **Easements and Right-of-Way.** 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 easements 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.

(1) Easements are required as follows as shown on the approved plans dated December 22, 2009 prepared by CORE Design:

- (a) A 10-foot wide public sidewalk easement granted to the City of Redmond, along the south side of NE 116th Street and both sides of Road “A” rights-of-way.

- (b) A 10-foot wide public utility easement granted to the City of Redmond, along all rights-of-way including the south side of NE 116th Street and both sides of Road “A”.
 - (c) A 10-foot wide public pedestrian access easement across Alley A as shown on the preliminary plans.
 - (d) A private ingress and egress easement, 20’ to 30’ wide, to ensure Lots 20 – 28 have access to Road A via Alley A as shown on the preliminary plans.
 - (e) A public pedestrian access easement across Alley B as shown on the preliminary plans.
 - (f) A private ingress and egress easement, 20-foot wide, to ensure Lots 15 – 19 have access to Road A via Alley B as shown on the preliminary plans.
 - (g) A 10-foot wide public pedestrian easement across the westerly side of Tract C as shown on the preliminary plans.
 - (h) A private ingress and egress easement, 20-foot wide, to ensure Lots 11 – 14 have access to Road A via Alley C as shown on the preliminary plans.
 - (i) A private ingress and egress easement, 20-foot wide, to ensure Lots 8 – 10 have access to Road A via Alley D as shown on the preliminary plans.
 - (j) A private ingress and egress easement, 20-foot wide, to ensure Lots 1 – 5 have access to Road A via Alley E as shown on the preliminary plans.
 - (k) At time of construction, additional easements may be required to accommodate the improvements as constructed.
- (2) Dedications are required as follows and shall be reflected on the mylar:
- (a) 29’ wide for the new public street within the plat.
 - (b) A strip of land, 12’ wide, adjacent to the existing right-of-way for NE 116th Street.
 - (c) New right-of-way lines joining at the intersections of the new plat streets shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.

Code Authority: RCDG 20D.210.20-050, 20D.180.10-070, 20D.180.10-150

2. Public Works – Sewer and Water

Reviewer: Jim Streit, P.E., Sr. Utility Engineer

Phone: 425-556-2844

Email: jstreit@redmond.gov

a. Utility Easements.

- (1) General: City of Redmond utility easements meeting city standards for proposed water and sewer improvements shall be shown on the face of the plat and granted through the final plat document. Offsite easements must be recorded prior to construction drawing approval.
- (2) Vehicular Access Easements to all new and existing manholes: Grant a 20-foot access easement(s) and have covenants advising property owners of their obligation to maintain the availability of the access by providing gates and not obstructing the access, and that the property owners maintain, repair and replace the access surfacing as needed.

Code Authority: RCDG Appendix 20D-4, Section VI

3. Public Works – Stormwater/Clearing and Grading

Reviewer: Jeff Dendy, PE Senior Engineer

Phone: 425-556-2890

Email: jdendy@redmond.gov

- a. Utility and Drainage Easement.** The pipe system used to route Lot 26 footing drain and off-site flows along triplex Lot F and through Tract B must be contained in a ten-foot wide (minimum) private easement.

Code Authority: RCDG 20D.220.20-060, RCDG Appendix 20D-4 Section VI

Department of Ecology Notice of Intent Construction Stormwater General Permit	Notice of Intent (NIO) must be submitted to DOE at least 60 days prior to construction that disturbs an area of one acre or larger. Additional information is available at the following link: http://www.ecy.wa.gov/pubs/0710044.pdf .
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4. **Fire Department**

Reviewer: Bob Lovett, Fire Marshall

Phone: 425-556-2207

Email: blovett@redmond.gov

- a. **Emergency Vehicle Access Easement.** All portions of Emergency Vehicle Access Roadway not in a public right-of-way, including turnarounds and Emergency Vehicle Operations Areas shall be maintained in a dedicated Emergency Vehicle Access Easement.

Code Authority: RCDG Appendix 20D-3, Section III

5. **Planning Department**

Reviewer: Kelsey Larson, Assistant Planner

Phone: 425-556-2409

Email: klarson@redmond.gov

- a. **Tree Preservation Plan.** The final Tree Preservation Plan must be recorded with the King County Recorder's Office as part of the final plat mylar in a format approved by the City of Redmond. For each lot and tract requiring tree preservation, each tree required to be retained shall be represented on the mylar. Each tree shall be represented by a tree symbol in the appropriate location on the plan with the drip line of each tree shown. A table indicating the size and species of each tree must be included on the plan sheet. An example follows:

Key: Tree Preservation Required

Tree Number	Size/Species	Lot/Tract
1		
2		
3		
Etc..		

The following statement must also be included on the Tree Preservation Plan, "The trees identified on this plan are required to be retained in perpetuity. Clearing, grading or construction of any improvements is prohibited within 5-feet of the drip line of each tree identified on this plan. A City of Redmond Tree Removal Permit is required for removal of any tree designated to be preserved (including replacement trees) and approval is reserved only for those trees deemed to be diseased, dying, or dead by a certified arborist. Should any tree be removed without obtaining a Tree Removal Permit, the property owner shall be subject to remedial measures that may include tree replacement and/or monetary penalties."

Code Authority: RCDG 20D.80.20-070(4)(b)

- b. **Setbacks.** Setback classifications (e.g. front, side, side street, rear) shall be noted on each lot corresponding to the appropriate location for each setback. The setback dimensions shall not be included.

Code Authority: RCDG 20C.30.25-080(2)

- c. **Unit Lot Subdivision.** Notes shall be placed on the face of the plat or short plat as recorded with the Director of the King County Department of Records and Elections to acknowledge the following:
- (i) Approval of the design of the units on each of the lots was granted by the review of the development, as a whole, on the parent lot by Planned Residential Development (PRD) (stating the subject file application number).
 - (ii) Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through (subject file number as stated in the section above).

Code Authority: RCDG 20D.180.10-060(6)(g).

- D. Preliminary plat approval is contingent upon PRD approval by the City Council.
- E. Preliminary plat approval is conditioned upon, **and PRD approval should be conditioned upon**, compliance with the requirements established in the General Conditions of Approval in the record at Exhibit 1, Attachment 1, as well as the requirements established in Fees and Bonds, in the record at Exhibit 1, Attachment 2. Exhibit 1, Attachment 1, Section V, "Extent and Turnarounds" Item #3 (page 11) is replaced with the following language:

When single-family dwelling units are served by dead end access longer than 300 feet measured from the closest intersection then a turnaround shall be provided per City of Redmond standards.

DECIDED and RECOMMENDED this 31st of March, 2010.

By:



Sharon A. Rice
Toweill Rice Taylor LLC
City of Redmond Hearing Examiner