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10/21/85

ORDINANCE NO. 1280

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, GRANTING A MAJOR MODIFICATION OF THE SITE PLAN FOR THE OVERLAKE EAST ADDITION AS APPROVED BY CITY ORDINANCE 792, AND REVISED BY ORDINANCES 883 AND 945, AND AMENDING SAID ORDINANCES.

WHEREAS, First Western Development has applied for a major modification of the approved site plan for the Overlake East Addition, City File MM-85-2, and

WHEREAS, SEPA review was completed upon issuance of a mitigated Determination of Nonsignificance on October 5, 1985, and

WHEREAS, the City Council conducted a public hearing for the purpose of considering the proposed modification on October 15, 1985, and at the conclusion thereof determined that the modification should be granted, subject to the conditions set forth hereinafter, now, therefore

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

Section 1.

The requested modification of the site plan for the Overlake East Addition is hereby granted, subject to the conditions set forth on Exhibit A, attached hereto, and incorporated herein by this reference as if set forth in full.

Section 2.

Redmond City Ordinance No. 792, passed by the City Council on December 6, 1977, by which the subject property was rezoned subject to compliance with identified site plans, maps and conditions, and Ordinances 883, adopted by the City Council on August 21, 1979, and 945, adopted by the City Council on November 4, 1980, by which the site plan and conditions were modified, are hereby amended to the extent necessary to carry out the approval granted by this Ordinance.

Section 3.

The City's Planning Director is instructed to add the appropriate designation to the City's Official Zoning Map to indicate that development of the subject property is restricted by the site plans and conditions identified above.

Section 4.

This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after its publication, or publication of a summary thereof, in the City's official newspaper.

APPROVED:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schaible
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY *Jerry C. Martin*

FILED WITH THE CITY CLERK:	October 31, 1985
PASSED BY THE CITY COUNCIL:	November 5, 1985
PUBLISHED:	November 10, 1985
EFFECTIVE DATE:	November 15, 1985
ORDINANCE NO. <u>1280</u>	

EXHIBIT A to ORDINANCE NO. 1280

I. GENERAL REQUIREMENTS

- A. All improvements on the site of the requested action shall be installed per the submitted site plan dated 9/10/85 and landscaped plan 9/11/85 revised.
- B. The design of the new building shall be consistent with the existing shopping center buildings.
- C. Agreements for reciprocal access, parking and landscaping on the site of the shopping center shall be approved by the city and filed with the land prior to building permit issuance and be binding on all owners, heirs and assigns. The city shall have the right to review and approve any changes in said agreements.
- D. All rooftop mechanical equipment on proposed and existing buildings shall be screened. The screening shall be at least as high as the equipment being screened, shall be of a material and design compatible with the building, and shall surround the equipment. In addition, rooftop equipment shall be screened from the view of residential areas. Construction details for screens shall be submitted with the building permit plans.
- E. Garbage and trash receptacles shall be screened. The screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle. Construction details for screens shall be submitted with the building permit plans.
- F. The appearance of all blank wall areas 144 square feet or greater (areas without windows or service doors) shall be softened by landscaping.
- G. All parking spaces shall be available for the joint use of all tenants.
- H. All planting areas shall be a minimum of 5 feet in width, except where a greater width is required.
- I. A sign program and individual sign permits shall be approved before any project or tenant signs are erected.
- J. In the event the conditional zoning is rescinded, the property owner shall file a binding site plan or lot line adjustment.
- K. Areas of outdoor storage shall be screened on all sides by a solid barrier at least 6 feet high. It may include buildings, fences, walls, earth berms, vegetation or other materials.

- L. Walkways shall be provided on the shopping center side of all three gates to the Metro Park 'N Ride lot. They shall be improved to city standards including providing paving, stairs, lighting, rails, crosswalks to parking in building entrances, signing indicating where building Park 'N Ride lot entrances are, and improvements to assure accessibility to handicapped, where feasible. Details of such improvements shall be submitted and approved with construction drawings.
- M. Employers in the new and converted building shall participate in a Metro pass subsidy program for their employees.
- N. A transportation coordinator shall be appointed to the Overlake Transportation Management Association to represent the development.

II. LANDSCAPING

- A. A final landscape plan shall be submitted with construction drawings. It shall have a complete plant schedule listing for each plant, the scientific and common names, quantity, size in height/spread, and spacing and shall meet all applicable city code requirements and standards.
- B. The adjacent public right-of-way shall be landscaped from the property line to the edge of pavement and shown on the landscape plan.
- C. Grading (contours) shall be shown on the preliminary and final landscape plans. All landscape berms or mounds shall also be shown on the grading plan submitted for approval by the Public Works Department. Approval of the site and landscaping plan is subject to approval of the grading plan.
- D. Grades in landscaped areas should not exceed a 3(H):1(V) slope. On steeper slopes up to 2(H):1(V) erosion control netting or alternative procedures shall be used to prevent erosion.
- E. Where feasible, site improvements should be moved or adjusted in order to preserve as many trees as possible. All trees to be preserved shall be shown on the site plan, landscape plan, grading plan and all utility plans.
- F. An automatic irrigation system shall be installed in all planting areas. Please submit an irrigation plan with the final landscape plan.
- G. Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 5 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. Ground cover may be planted within this radius.
- H. Planting shall meet the City requirements for sight clearance at intersections.

III. FIRE PROTECTION REQUIREMENTS

- A. One or more address signs are required. Such signs shall be clearly visible from the street fronting the property and anywhere else required by the Redmond Fire Department to clearly identify and differentiate all buildings and individual spaces or dwelling units within buildings. Temporary signs shall be used at the job site as soon as construction begins.
- B. An approved sprinkler system shall be required. Placement of the sprinkler system fire department connections and post indicator valve shall be as required and approved by the Redmond Fire Department. Sprinkler systems require a dedicated phone line for monitoring by an approved central station. This line may take as long as eight weeks to install. This condition shall apply to the entire building, and to existing ones if they are connected.
- C. A "Knox" key box, padlock, or key switch rapid entry system (or combination of such systems) is required. Allow up to eight weeks for delivery. Contact the Redmond Fire Department for details. A "Knox" 1200 cabinet is required for hazardous materials applications.
- D. One or more additional hydrant may be required. Hydrants shall be placed by the Redmond Fire Department and shall be capable of providing required fire flow as determined by the Redmond Fire Department. Such hydrants shall be installed, accepted and operational prior to any combustible construction.
- E. Additional fire protection may be required.
- F. All turning radii of an approved access road shall meet Redmond Fire Department standards (25' and 45'). All grades in an approved access road shall not exceed 10%.

IV. WATER AND SANITARY SEWER

- A. Water and sanitary sewer is available to service the site by connection to the City facilities within the S.T.B. Additional on-site City of Redmond Utility Easements may be required.
- B. Fire protection requirements are determined by the Redmond Fire Department.

V. 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. The existing storm drainage study for the site may be modified to reflect the added development.

- 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 drainage and sedimentation control plan shall be proved to handle drainage and erosion during the construction period. Interim drainage shall be installed as shown on the approved plan during or immediately following completion of clearing, subject to field revision (to fit site conditions) as approved by the Director of Public Works or his representative.

VI. CLEARING AND GRADING

- A. Clearing of trees and grading shall be limited to those areas necessary for the installation of walkways, utilities, streets and building units. A clearing and grading plan shall be approved by the Public Works Department. All landscape berms and mounds shall be shown on this grading plan.
- B. Grades shall not be changed by more than 6 inches either up or down from the existing grade within the dripline of any existing trees to be preserved, unless special preservation techniques are used. All utility lines shall be located outside the dripline of any existing trees to be preserved.

VII. STREETS/PARKING LOT IMPROVEMENTS

- A. Driveway improvements shall be installed in accordance with City of Redmond standards.
- B. The additional on-site parking of the parking lot shall consist of the following minimum cross-section:
 - 1. 2 inches asphalt concrete class "B"
 - 2. 4 inches asphalt treated base
 - 3. Subgrade compacted to 95% maximum densityThese standards may be increased or decreased by the City depending on soils conditions at time of construction.
- C. Extruded curbing or an approved substitute shall be installed around all paved areas.
- D. Handicapped parking and access to all buildings shall be provided. Please show the handicapped stalls on the revised site plan.

VIII. ENGINEERING/STREET IMPROVEMENT PLANS

- A. Engineering plans and street improvement plans for the site shall be prepared by a registered engineer that show the changes, alterations and/or additions to the street and utility systems and shall include:

1. Plan size - 24" x 36" (no substitutions will be accepted).
 2. Scale - standard engineering scale(s).
 3. All information necessary for inspection by the Engineering Department.
 4. Review for approval by the Director of Public Works.
- B. Plans approved by the Director of Public Works take precedence over all other plans.
- C. All as-built utility information shall be transferred to the above referenced plans and re-submitted on reproducible photo mylar drawings prior to occupancy of the buildings.

IX. PERFORMANCE BONDS

- A. 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 and on-site City easements.
 2. The on-site paving of the parking lot.

Note: The amount of the bond shall be determined by the applicant and approved by the City.

- B. A landscape and site performance bond shall be established with the City before any building permit can be issued. The amount shall be determined by the City after approval of the final landscape plan. A one-year maintenance bond shall be required for release of the landscape bond. In addition, all site plan approval conditions shall be met before the landscape and site performance bond is released. A cost estimate with quantities, sizes, and unit costs for planting and an overall cost for irrigation shall be submitted for the City's use in determining the landscape bond amount.