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10/17/88

Final Approval - PUD 58
Emerald Heights

ORDINANCE NO. 1454

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
GRANTING FINAL PLANNED UNIT DEVELOPMENT APPROVAL
FOR EMERALD HEIGHTS PUD NO. 48.

WHEREAS, an application has been filed by Kitchell Development Company for approval of a special development permit and planned unit development for a 308 unit retirement residence, including a 60-bed skilled nursing care facility and 30 personal care rooms, as more specifically described in City File SDP-87-9, and

WHEREAS, a public hearing on the application was conducted by the Redmond Hearing Examiner on June 6, 1988, and at the conclusion thereof, the Hearing Examiner issued his findings and recommendations dated June 22, 1988, as modified on July 21, 1988, and

WHEREAS, the City Council has considered the findings and recommendations of the Hearing Examiner and recommendations of the Technical Committee and has determined that the development plan of Redmond PUD No. 48 should be approved, and that the special development permit should be issued, subject to the conditions set forth hereinafter, now, therefore,

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

Section 1. The development plan for Emerald Heights PUD No. 48 as contained in City File SDP-87-9, is hereby approved subject to those conditions set forth on Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. The Findings of Fact and Conclusions of the Hearing Examiner set forth in the Hearing Examiner's report dated June 22, 1988, as modified by the Revised Findings and Recommendations dated July 21, 1988 are hereby adopted as the Findings and Conclusions of the Redmond City Council in support

of the PUD approval.

Section 3. The Planning Director is hereby instructed to amend the Official Zoning Map of the City to reflect approval of the Emerald Heights PUD No. 48 and to issue a final approval order for SDP-87-9 which is consistent with the conditions of the Planned Unit Development approval as set forth herein.

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 passage and publication of the attached summary which is hereby approved.

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 *James E. [Signature]*

FILED WITH THE CITY CLERK: 10-27-88
PASSED BY THE CITY COUNCIL: 11-1-88
PUBLISHED: 11-6-88
EFFECTIVE DATE: 11-11-88
ORDINANCE NO. 1454

CITY OF REDMOND
FINAL APPROVAL ORDER

FOR

SPECIAL DEVELOPMENT AND PLANNED UNIT DEVELOPMENT PERMIT

EMERALD HEIGHTS SDP--87--9/PUD #48

1. Pursuant to Section 20F.20.030 and 20F.20.070(20) of the Community Development Guide, the Redmond Hearing Examiner has conducted a public hearing with regard to Emerald Heights, application for a Special Development Permit/Planned Unit Development and has forwarded written findings and recommendations to the City Council.
2. The City Council has considered the Hearing Examiner's findings and recommendations at a public meeting and has granted approval of the application for Special Development Permit/Planned Unit Development subject to the conditions of approval set forth in the Hearing Examiner's memorandum to the City Council dated June 22, 1988, revised Findings and Recommendations issued July 21, 1988, and revision added by the City Council (see Exhibit A).
3. Pursuant to Section 20F.20.110(05) of the Community Development Guide, final approval of a Special Development Permit is hereby granted, subject to the Applicant's signing this Final Approval Order acknowledging agreement to the conditions of approval set forth in the attachments.

Dated this 1st day of November, 1988.


MAYOR, DOREEN MARCHIONE

Applicant hereby agrees to each of the conditions of this approval.

 Attorney for
Applicant

APPLICANT

11/18/88

DATE

NOTE: 20F.20.110(10) Termination of Final Approval

Final approval of an application shall remain in effect one (1) year from the date approval was granted unless significant action proposed in the application has been physically commenced or completed. The one-year period shall apply to special development permits and variances. The periods may be extended for one (1) additional year by the approval authority upon showing proper justification.

EXHIBIT A

I. General Requirements

- A. Prior to the issuance of an occupancy permit for the retirement residence, a public through street shall be constructed from the N.E. 104th Street entrance to the subdivision Abbey Road, northwesterly to N.E. 116th Street, aligning with 172nd Avenue N.E. If required right-of-way cannot be acquired through negotiations, as determined by the City Engineer, the City shall acquire right-of-way through condemnation. If requested, the City will assist in the formation of an LID for construction of this street. Alternatively, the Applicant may request the utilization of a latecomer's agreement to equitably allocate the cost to all property that would receive special benefits from the street. The required street standard is described in Section III.
- B. As part of the conditions of approval of the special development permit and PUD for the retirement residence, the Applicant will dedicate to the City, at the time of issuance of a building permit, the northerly 250 feet of the site where the Puget Sound Power & Light Company right-of-way easement is located (approximately 24 acres) to accommodate trail, street, and utility rights-of-way and open space.
- C. The following shall be submitted to the City in final form prior to the issuance of any building permit or occupancy permit:
 1. Final color and material scheme;
 2. Elevations of maintenance buildings and swimming pool;
 3. Location and design of garbage enclosures;
 4. Elevations, colors and materials for carports; and,
 5. Carport design.
- D. Parking shall be created to provide no more than 1.22 spaces per suite.
- E. The amount of paving in the service area shall be reduced either by removal or other treatment approved by City of Redmond.
- F. The screen wall heights through the site shall be shown.
- G. The Applicant shall provide a proposed grading and contour plan which indicates all retaining walls and grades.

- H. Plant counts shown on the plan are not binding but special consideration shall be applied for the size of the large scale trees. Said trees shall be 2-1/2" caliper per code along the entry to the complex and around the turnaround and all others shall be 1-3/4" per the proposal. Medium size trees shall be 1-1/2" per the proposal. Small scale trees shall be 50%, 6' height and 50%, 8' height. Medium flowering trees shall be 1-1/2" per the proposal. Small scale deciduous fruit trees shall be 1-1/4" per the proposal. Groundcover in 4" pots shall be 24" on center equilateral triangular spacing.
- I. In addition to the requirements listed in this report, those mitigating measures applicable to the retirement residence listed in Exhibit O (Attachment 1), that were identified in the Addendum to the Redmond Heights Environmental Impact Statement (pages 1 through 29), shall be incorporated as conditions of approval.
- J. The retirement center will be restricted to the central approximately 40 acres of the site and the northern approximately 24 acres, which will be dedicated to the City in connection with the development of *the retirement center, to be used for trails, open space, and rights-of-way for streets and utilities.*
- K. Prior to the issuance of a certificate of occupancy for the retirement center, the Applicant shall grant a permanent 10-foot-wide non-vehicular trail easement across the western portion of the site from the northern terminus of the extension of the 172nd Avenue N.E. right-of-way, in a northerly direction to connect to the Puget Power Easement across the northern portion of the site.

II. ENGINEERING

- A. Engineering plans and street improvement plans for the site shall be prepared by a registered engineer and shall include:

Plan size - 24" x 36" (no substitutions accepted).

Scale - Standard engineering scale(s).

All information necessary for inspection by the Engineering Dept.

Review for approval by the Director of Public Works

(Please note: The site plan shall be approved by the Engineering Dept. and be included as part of engineering construction plans. Plans approved by the Director of Public Works take precedence over all other plans.)

III. STREETS, SIDEWALKS, ACCESS

- A. The through street from NE 104th Street to NE 116th Street shall be coordinated with the adjacent development of Abbey Road. From NE 104th Street to its intersection with the most northerly local access street in Abbey Road, the street shall be constructed to urban standards consisting of a 28-foot pavement section with curbs, gutters and street lights within a 54-foot right-of-way. A 5-foot meandering

walkway on the east side of the street, which may be partially on an easement within greenbelt tracts, shall be provided between the main entry to the retirement residence and NE 104th Street. North of the most northerly local access street noted above, the through street to NE 116th shall consist of 24 feet of pavement with 5-foot gravel shoulders and open ditches, storm drainage, and an all-weather walkway on one side of the street from NE 116th Street to the subdivision of Abbey Road, within a 60-foot right-of-way. This section will not have curbs, gutters, sidewalks, or street lights.

- B. If the westerly approximately 30 acres of the site is developed in the future, the Applicant shall construct a through street in the right-of-way dedicated to the City, west to 166th Avenue N.E. in conformance with City standards.
- C. Sidewalks constructed to City standards are required on at least one side of all access roads (including those with parking).
- D. The trail crossing on the proposed road (N.E. 172nd) south of 116th Ave. N.E. shall incorporate the following design elements: crosswalk, signage, bollards, earthberms, gravel trail surface and grass seeding at the direction of the Department of Public Works.
- E. The easements necessary to assure the existing east-west trail connection from N.E. 166th to N.E. 172nd shall be deeded to the City prior to occupancy.

IV. UTILITIES

- A. All power and telephone vaults/boxes shall be shown on the site plan, engineering drawings and landscape plans submitted for building and construction permits, in addition:

A composite drawing that includes all utilities, landscaping, (including trees) sprinklers, fire lines, dumpster enclosures, etc. must be submitted to minimize the possibility of utilities/ landscaping conflicts.

- B. All as-built utility information shall be transferred to site plans, engineering drawings and landscape plans, and re-submitted on reproducible photo mylar drawings prior to occupancy of the buildings. Certificate of Occupancy will not be issued until the as-builts are supplied in accordance with the following procedure:

Developer/engineer shall furnish one set of as-built prints to be field verified by the City. Upon satisfactory corrections to the drawings final mylars shall be submitted.

1. One full size (22" x 34") photo mylar* or original mylar.
(City standards not required)
2. One reduced (11" x 17") photo mylar* slick.
3. One photo negative (8-1/2" x 11").

4. One set of full size and half prints for each of the following:
water, sewer, storm, streets and traffic.

* Sepa mylars or Xerox-type copies are not a suitable substitute for photographic mylar.

NOTE: The street and storm drainage as-built information may be submitted after this Certificate of Occupancy has been issued provided the \$5,000 cash bond discussed in item VII.B. has been posted.

V. CLEARING AND GRADING

- A. A tree survey prepared by a registered surveyor shall be submitted which accurately locates all significant trees (including the driplines) within 25 feet of any proposed buildings, paving, utilities, or other site improvements. Where feasible, site improvements should be moved or adjusted in order to preserve as many trees as possible.
- B. All trees to be preserved shall be shown on the site plan, landscape plan, grading plan and all utility plans.
- C. 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.
- D. All utility lines shall be located outside the dripline of any existing trees to be preserved.
- E. A clearing and grading plan shall be approved by the Public Works Department prior to approval of the building permit. All landscape berms and mounds shall be shown on the grading plan.
- F. Clearing and grading shall be limited to those areas necessary for installation of walkways, utilities, streets and building units.
- G. A topographical survey of the site with contours of 2 feet will be required.
- H. Other requirements: A geotechnical evaluation shall be provided by the Applicant addressing safe setback distances (which shall not be less than 20 feet) from the top of steep slopes to structures.

VI. STORM DRAINAGE/FLOODING

- A. Off-site drainage systems shall be analyzed for capacity within areas specified by the Public Works Dept. For drainage through Equestrian Tracts, the off-site analysis shall extend at least to the north side of N.E. 113th Street. These drainage analyses shall address conveyance capacity for the 25-year design storm to determine maximum detention system release rates which will not cause flows to adversely impact off-site capacities. These analyses shall also address runoff from the 100-year storm to determine the need, if any, for additional runoff management measures necessary to prevent flooding of buildings.

septic tanks, drainfield areas, or other features identified by the Public Works Department. Staged detention shall be provided to approximate 2-year, 10-year, and 25-year release rates.

It is recognized that conveyance through Equestrian Tracts is reduced during storm events due to deposition of eroded material at the W.E. 113th St. culvert. Off-site analyses shall consider this factor. If this factor is shown to be a constraint on conveyance, alternative off-site drainage measures shall be considered to reduce or control deposition including measures to substantially eliminate erosion in contributing drainageways. If the erosion is occurring in drainageways not associated with drainageways from the subject project, the City will use stormwater development fund fees to reimburse the developer for pre-approved construction measures and costs to address such erosion. The City will use its best efforts to obtain any approvals required from affected property owners, including but not limited to easements and releases. A State Hydraulics Project Approval may be required.

- B. Within each lot of the proposed development, the downspouts and yard drains shall connect to the storm drainage system or storm drainage shall be handled by another system acceptable to the City.
- C. A perforated storm drainage pipe, French drain sewer system, will be required behind those sidewalks lying at the base of sloping lots to intercept surface drainage. The location of the French drain system shall be shown on the plans. A similar system will be required adjacent to the west property line of site where necessary to intercept drainage onto adjacent property.
- D. A temporary drainage and sedimentation control plan shall be provided to handle drainage and erosion during the construction period. Interim drainage shall be installed prior to or during clearing as shown on the approved plan, subject to field revision (to fit site and weather conditions) as approved by the Director of Public Works or his representative. Strict adherence to all plans and approvals must be met by the Applicant.
- E. Streambed and hillslope stability shall be addressed in the drainage and soils studies and plans. Strict adherence to all plans and approvals must be met by the Applicant.
- F. A Soils Engineer from a City-approved geotechnical firm shall review project engineering plans and shall provide a written report to the City, prior to plan approval, investigating and recommending measures to maintain net recharge and to provide recharge/ groundwater protection measures. The Soils Engineer shall be on-site and shall issue written reports to the City regarding recharge/groundwater protection including water quality as required by the City Public Works Department.
- G. The Applicant shall comply with the City's Storm Drainage Fee Ordinance.

VII. PERFORMANCE ASSURANCE

- A. A performance bond or other performance security shall be posted with the City to cover the cost of the street and utility improvements within the street right-of-way. The amount of the security shall be determined by the Applicant and approved by the City.
- B. Prior to the issuance of any tenant improvement permit or occupancy permit a City approved Letter of Credit or Cash Deposit shall be posted with the City for all incompleated on-site improvements. The amount of the Letter of Credit or Cash Deposit shall be determined by the Applicant and approved by the City. In the event the street and utility as-built plans have not been submitted at this time, a cash bond in the amount of \$5,000.00 shall be posted to ensure future submittal.

VIII. OFF-SITE MITIGATION

Prior to issuance of an occupancy permit for the retirement residence, the Applicant shall:

- A. Install a 4-way stop at the intersection of 179th Avenue N.E. and N.E. 104th St. including appropriate signing and pavement markings.
- B. Contribute \$355 per p.m. peak hour trip to mitigate the SR 520/SR 202 impacts. The contribution is \$14,725.
- C. Contribute \$4,560 towards the cost of installing a traffic signal at the intersection of N.E. 104th Street and Avondale Road.
- D. Contribute \$2,280 towards the cost of installing a traffic signal at the intersection of 166th Avenue N.E. and N.E. 85th Street.
- E. Install a 4-way flashing stop signal at the intersection of 166th Avenue N.E. and N.E. 104th St.

IX. WATER SERVICE

- A. Water service will require a developer extension of the City of Redmond water system. The water system extension to serve the site shall be developed in conjunction with the water system for the proposed plat of Abbey Road and shall conform to the layout shown in Attachment 2.
- B. The developer shall construct a 16-inch main in 172nd Avenue and along the western road of the project as shown in Attachment 2. The applicant will be reimbursed by the City the incremental cost increase for oversizing this 16-inch main from a 12-inch main. The incremental cost for oversizing shall be \$15 per foot. If, at the time of construction, either the City or the Applicant believes that the oversizing cost of \$15.00 per lineal foot is incorrect, either party may elect to request that the incremental cost increase of oversizing be determined by comparative bids submitted by the contractor at the time of construction.

X. SEWER SERVICE

- A. Sewer service will require a developer extension of the City of Redmond sewer system. This extension shall generally conform to the proposed layout shown on and described in Attachment 3, which was a part of Exhibit L, admitted at the 6-6-88 public hearing before the Hearing Examiner with modifications as needed for the proposed street layout. Sewer service will not be available to the PUD until completion of the off-site sewer improvements proposed by the City on Avondale Road.
- B. In addition to the connection charge required under Chapter 13.06 of the Redmond Municipal Code, the Applicant shall pay a connection charge of \$55,075 as payment for the property's share of the Avondale sewer improvements. This charge includes the amount due for Emerald Heights in accordance with the terms of a latecomer's agreement for Phase I of the Avondale sewer improvements, dated October 12, 1987. This connection charge for the Avondale sewer improvements shall be paid at the time of issuance of a building permit for Emerald Heights and shall be increased by the applicable portion of the bond interest cost incurred by the City until the date of payment by the Applicant with the interest to be calculated from the date of this Final Approval Order.

XI. WATER AND SEWER ADMINISTRATIVE REQUIREMENTS

- A. Construction drawings for water and sewer improvements shall be prepared in accordance with the Design Requirements for Water and Sewer System Extensions prepared by the Utilities Division of the Department of Public Works.
- B. Easements shall be provided for all water and sewer improvements as required in the design requirements. Off-site easements must be recorded prior to construction drawing approval. On-site easements must be recorded prior to the improvements being placed into operation.
- C. Construction drawings for sewer improvements shall be reviewed and approved by Metro and DOE prior to construction. Construction drawings for water improvements may need to be reviewed and approved by DSHS prior to construction.
- D. A performance guarantee shall be provided in a form acceptable to the City for sewer and water mains as follows:

The amount of the performance guarantee shall be established by the City upon review of estimates prepared by the Applicant.
- E. A bill of sale shall be provided for all water and sewer improvements to be owned and operated by the City.
- F. A maintenance guarantee shall be provided in a form acceptable to the City for all water and sewer improvements to be owned and operated by the City.
- G. As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.

H. Water meter and side sewer permit applications shall be submitted for approval to the Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are complete.

I. Requests to install water meters or construct side sewers prior to completion of all water and sewer improvements and administrative requirements will only be approved on a case-by-case basis after review of the project specifics. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed.

XII. MISCELLANEOUS REQUIREMENTS

A. The side sewer shall include the installation of a commercial kitchen grease interceptor.

B. The side sewer shall include the installation of the following pretreatment requirements:

To be determined.

C. Backflow preventors shall be used in the water supply system in accordance with City, State and Federal requirements.

D. The water and sewer mains not in paved areas will need to have complete vehicular access.

XIII. FIRE DEPARTMENT REQUIREMENTS

A. Emergency Vehicle Access Roadway Requirements

1. Provide 20 foot unobstructed width.

2. The roadway service shall be an all weather driving surface per City standards.

3. All turns shall have a minimum 25 foot interior turning radii, 45 foot exterior turning radii.

4. The emergency vehicle access roadway shall have a maximum grade of 10%. If over 10%, a plan must be submitted showing extent and degree of overage in order to determine the level of mitigation required (if possible to mitigate).

5. Dead ends shall be no longer than 150 feet or provide a turnaround per City standards.

6. Roadways must be within 150 feet of all portions of exterior walls.

7. Roadways must be in place and serviceable prior to any combustible construction.
8. Fire lanes must be marked per Redmond Fire Department standards.

B. Addressing:

1. One or more signs are required
3. Signs must be clearly visible from the street fronting property, mounted on building face and contrasting with background. The following are recommended numeral sizes:

Setback from street:	less than 50'	greater than 50'
Single Family	4" high	N/A
Large Commercial	18" high	24" high
Monument Sign	6" high	N/A

3. All buildings and units must be clearly differentiated.
4. Temporary signs shall be used at the job site as soon as construction begins.

C. EXITS

1. Provide the number and size of exits per Uniform Building Code Chapter 33.
2. Exits shall be continuous and unobstructed to a public way.
3. Emergency exit lighting must be provided if one or more story above or below exit grade.
4. Emergency exit lighting must be provided if more than 50 occupants in assembly or educational occupancies.

D. City-Approved Fire Alarm System

1. Other special hazards or situations may also require an approved fire alarm system.

E. City-Approved Sprinkler System

1. Buildings 12,000 square feet or more require an approved sprinkler system.
2. Other special hazards or situations may also require an approved sprinkler system.

F. Valid Contracts are Required for Fire Protection Systems

1. Required for monitoring by an approved central station.

2. Required for maintenance per Redmond Fire Department standards.
3. Required for emergency repair service per Redmond Fire Department standards.
4. A fire protection system information form must be submitted prior to occupancy permit. Contact the Redmond Fire Department for the form.

G. Knox Box

1. A "Knox" key box is required. Both recessed or surface mount boxes are available.
2. A "Knox" key switch is required for certain mechanical and/or electrical systems.
3. Grand master keying and labeling is required.
4. Contact the Redmond Fire Department for purchase information.

H. Hydrants

1. Maximum hydrant spacing is 300 feet on center for commercial or multi-family.
2. Hydrants must provide sufficient fire flow to meet the required fire flow as calculated by the Fire Department.
3. Hydrants must be in place and serviceable prior to combustible construction.
4. F.D.C's shall be placed by the Fire Department in coordination with hydrants.
5. Hydrant placement must be coordinated with and approved by the Fire Department.
6. A 5" Storz adapter is required for steamer ports on all hydrants.

I. Commercial Cooking Equipment

1. A Type I. hood and an approved, tested and maintained fixed fire protection system is required when commercial cooking equipment is used or in any commercial occupancy where cooking produces grease laden vapors.

J. Gas Meters

1. Bollards are required around natural gas meters if the driving surface is within 20 feet. Placement shall be per Redmond Fire Department Standards.

K. Permits

- 1A. Permits are required for storage, handling, processing, or use of any hazardous processes or materials regulated by the Fire Code.

L. No Smoking signs

1. Provide "no smoking" signs per the Washington Clean Indoor Air Act (i.e. public places) in accordance with Redmond Fire Department Standards.

M. Phasing

1. If some C.O.'s desired prior to others, submit a plan to Technical Committee for approval.

Mitigating Measures**Earth**

- * The proposal retains areas of "severe" and "very severe" development limitations as open space.
- * The contractor will follow an approved erosion and sedimentation control plan to minimize the loss of soils through erosion during construction. Once construction is complete, vegetation will be planted in exposed areas where roads or buildings are not planned.
- * The contractor will adhere to recommendations in the soils investigation regarding setbacks, foundation design and slope stability when working near areas of development limitations.
- * Impacts could be further reduced by limiting the maximum lot coverage in areas of "severe" development limitations to 2.5% and to 12% in areas of "moderate" limitations.

WATER**Wetlands**

- * The development will comply with the City's development criteria for development in wetland areas.

Flooding

- * The current proposal includes detention systems that would collect and store drainage and release it from the site at controlled rates.
- * By providing adequate detention capacity on the site for water from adjacent existing developments, the proposal would reduce the rate of water leaving the site and would not increase the flooding potential in Equestrian Tracts.

Water Quality

- * Grease traps, oil/water separators and infiltration/sedimentation ponds could reduce the amount of pollutants entering surface waters.
- * Regular maintenance of drainage systems would allow them to continue removing pollutants from runoff.

* Public education regarding the proper use and disposal of potential pollutants could reduce the amount of pollutants entering surface waters on the site.

* Preserving and enhancing the shading of drainage ways and vegetative buffers along drainage ways would maintain the temperature of surface water and could filter out some pollutants before they enter the drainage.

* By following appropriate design techniques for the proposed drainage ways, the potential for erosion entering these drainage courses would be reduced.

Groundwater

* Including detention ponds as part of the storm water system in the site's northwest corner and in the northeast corner of the retirement center could enable storm water collected from paved areas of the site to percolate into the ground and enter the groundwater, minimizing the impact on the quantity of water available for the nearby wells.

WILDLIFE

* Measures described in the section on water quality could help maintain the quality of water leaving the site and entering Bear Creek.

LAND USE

* The proposal is for a total of 510 units, which is about 45 fewer than the maximum number of single-family units that could be permitted by the existing zoning designations.

* Clustering the retirement center in the central, flattest portion of the site results in a substantially increased amount of natural open space. This clustering would also locate the retirement center as far as possible from the single-family uses on neighboring land.

POPULATION

* The proponent of this project has initiated a discussion with Redmond High School regarding activities that would help integrate the elderly residents of the retirement center into activities of the school and the community at large.

TRANSPORTATION AND CIRCULATION

- * Appropriate design and construction of the access northward from the site could minimize the potential for that road to carry large volumes of potentially disruptive traffic through the proposed neighborhood.

- * A transportation management program for employees of the retirement center could reduce the number of peak hour trips those employees make.

- * A mini-bus service for residents of the retirement center could reduce the number of vehicle trips produced by that portion of the development.

PUBLIC SERVICES

- * A fence and its own security force around the retirement center could reduce the number of calls to the police department from the project below the projections described above.

- * A sprinkler system and other fire safety features in the retirement center could lower the number of calls to the fire department from the completed development.

- * The presence of skilled nursing care on the site could offset the potential increased demand for emergency medical aid that might result from the aged population.

UTILITIES

Water Supply

- * The City could require that the developer provide 20-foot wide easements over some of the lots -- or access tracts between lots -- to allow maintenance vehicles to reach and service water lines should there be a failure.

- * The proposal's water system could be oversized in order to accommodate the future connection between the Tolt Eastside Pipeline and the City's reservoir on NE 104th St.

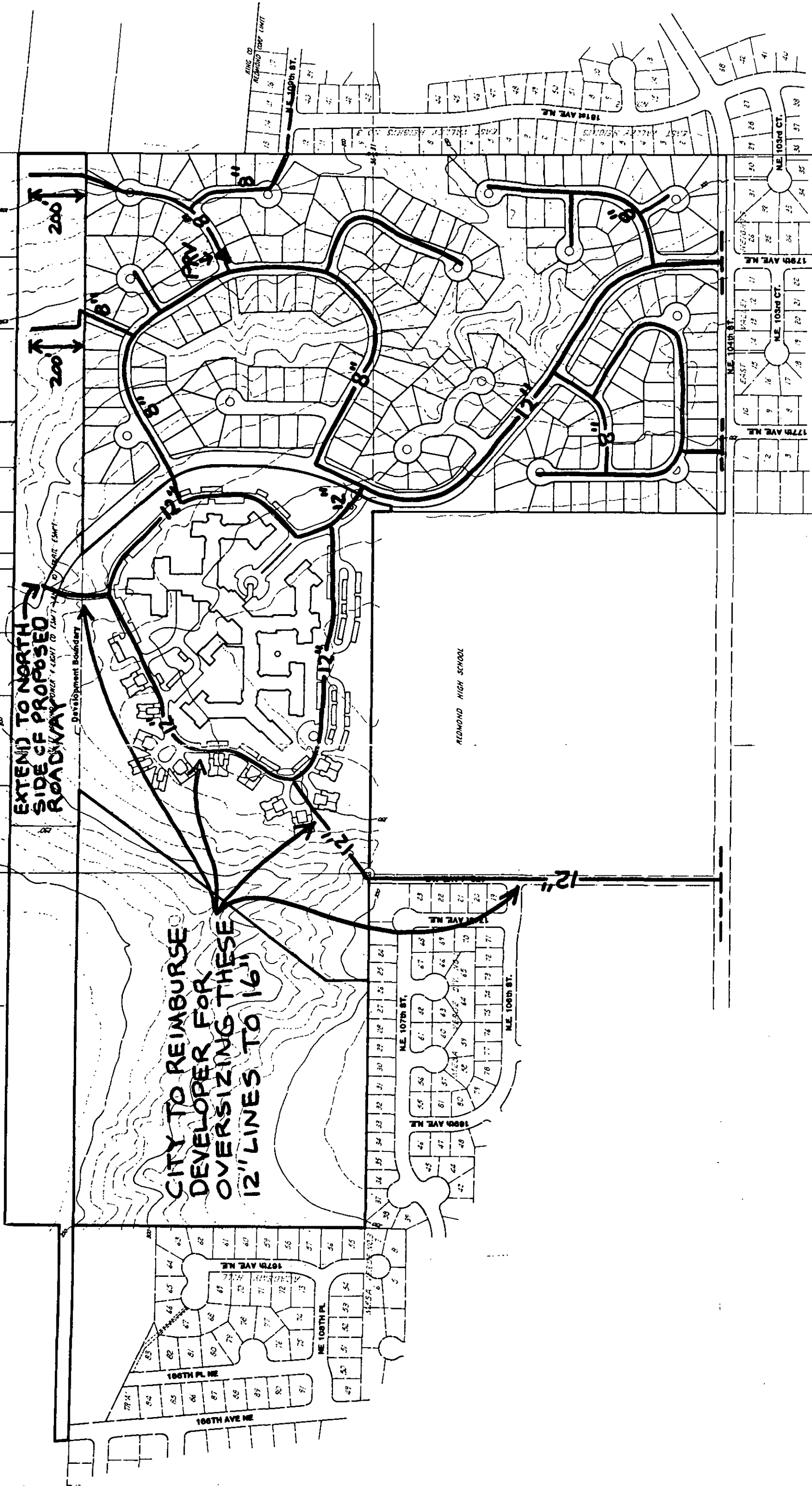
Sanitary Sewer

- * The City could require that the developer provide 20-foot wide easements over some of the lots -- or access tracts between lots -- to allow maintenance vehicles to reach and service sewer lines should there be a failure.
- * The City will establish connection charges to ensure that areas served by the northward extension of the 27-inch line in Avondale Road will contribute their fair share to the cost of that improvement.

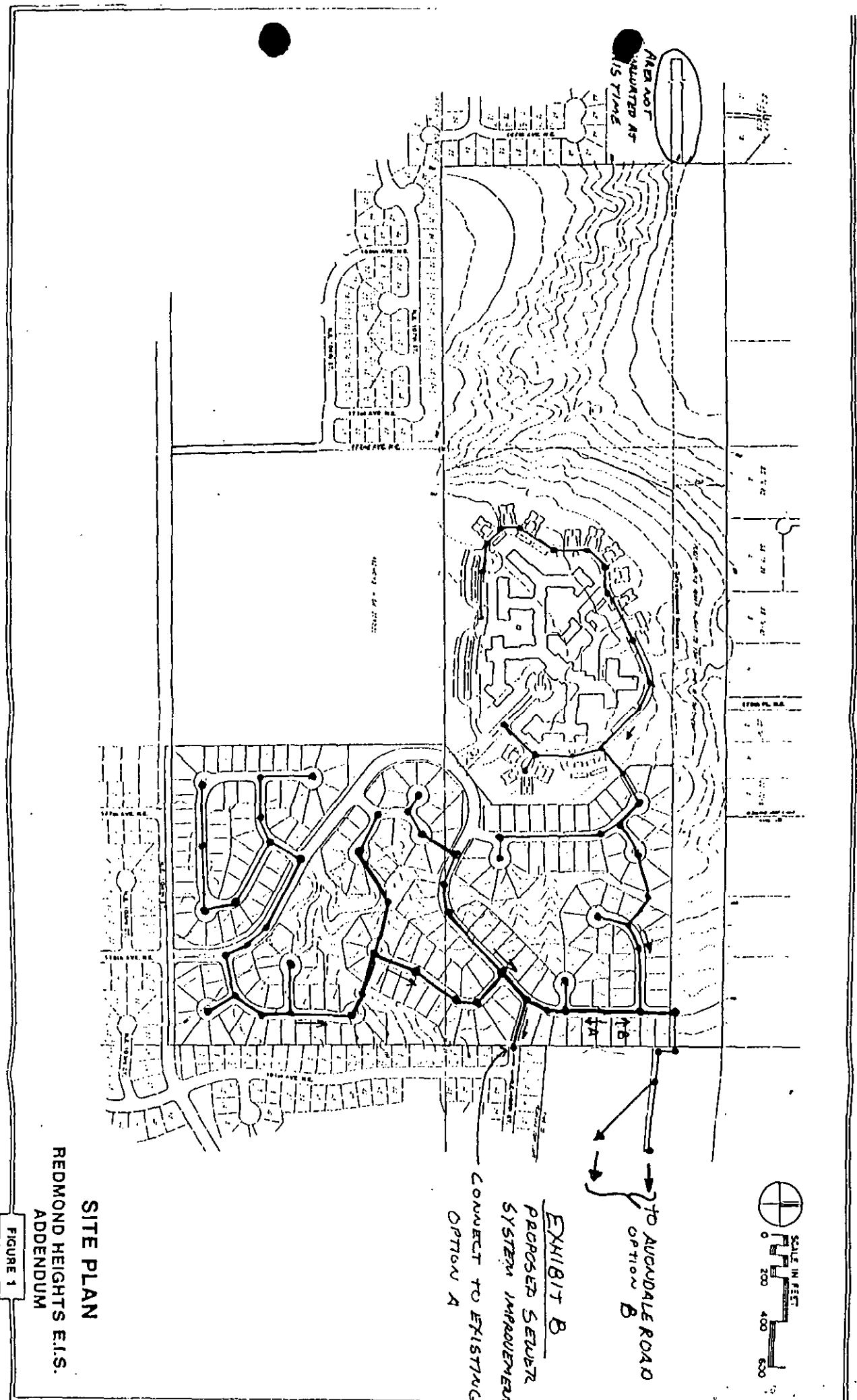
AFSTHETICS

- * The plan calls for maintaining existing vegetation in areas throughout both the retirement center and the single-family subdivision.
- * The main building is located near the center of the property, at least 650 feet from the nearest existing house. The one-story duplexes and carports, which are more in scale with the surrounding development, would be located on the perimeter of the retirement center, where they would be the more visible elements. The cottages would be over 400 feet from the nearest existing house
- * By designing the central building of the retirement center with a pitched roof and with wood and brick siding it takes on a more residential appearance and seems visually appropriate in the existing neighborhood.
- * Locating the central building of the retirement center as far from nearby houses as possible would reduce its visual impacts on the existing residents.
- * The proposal includes a landscape plan that describes the locations and types of plants that would be used on the site. It would retain as much native vegetation as possible around the proposed buildings in the retirement center and would add new vegetation in areas cleared during construction to supplement those existing plants.

ATTACHMENT 2



ATTACHMENT 3



SITE PLAN
REDMOND HEIGHTS E.I.S.
ADDENDUM

FIGURE 1