

MEMO TO: Hearing Examiner

FROM: Thara Johnson, Associate Planner

DATE: August 8, 2013

SUBJECT: **Modified Conditions of Approval on Safe Walking Route – Kirkmond Preliminary Plat LAND 2013-0280**

The City and the applicant are in agreement with the following condition

1. Public Works Transportation and Engineering

Reviewer: Kurt Seemann, Senior Engineer
Phone: 425-556-2881
Email: kseemann@redmond.gov

<p>g.</p>	<p>Safe Walking Route(s). The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. Current conditions on 134th Avenue NE do not provide safe walking conditions for students or other pedestrians. An interim walkway(s) 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(s) 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 interim walkway must be constructed prior to occupancy of any house.</p> <p><u>Code Authority:</u> RCW 58.17; RZC 21.52.030, 21.54.010(F), <u>RZC 21.17.010(F)(2)</u>; RZC 21.74.020(I)</p> <p><u>Condition Applies:</u> Civil Construction</p>
<p>g.</p>	<p>Safe Walking Route(s). To satisfy the Redmond Zoning Code requirement for safe pedestrian linkages to be provided between new developments and schools for students that walk to and from school or to connect to public improvements within 350 feet, an interim walkway shall be constructed south from the project frontage along 134th Ave NE to NE 100th ST, then to the west along NE 100th ST to the proposed Coptic Church frontage improvements. The interim walkway(s) shall be 4 feet wide, constructed of asphalt or concrete, should be located in the</p>

City right-of-way, and separated from the street edge of the traveled way as appropriate. The walkway shall be permitted to meander as necessary to avoid large trees and other anomalous conditions that could affect the constructability of the walkway. The applicant shall coordinate with city staff regarding impacted trees and associated tree removal that may be impacted by construction of the interim walkway. The applicant will not be required to provide additional stormwater control for the walkway's impervious surface. The interim walkway must be constructed prior to occupancy of any house.

Code Authority: RCW 58.17; RZC 21.52.030, RZC 21.17.010(F)(2); RZC 21.74.020(I)

Condition Applies: Civil Construction