

Exhibits

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

1. Technical Committee Report to the Hearing Examiner, with the following attachments:
 1. Vicinity Map
 2. Zoning Map
 3. General Application Form¹
 4. SEPA Application Form
 5. Completeness Letter
 6. Notice of Application and Certificate of Publishing
 7. Notice of Application Public Comment Letters
 8. Neighborhood Meeting Notice
 9. SEPA Determination of Non-Significance, Addendum & Environmental Checklist
 10. SEPA Public Comment Letters
 11. Notice of Public Hearing and Certificates of Posting
 12. Preliminary Plat/Planned Residential Development (PRD) Plan set
 13. Phasing Plan
 14. Landscape Plans
 15. Native Vegetation Exhibit
 16. Mitigation Plans
 17. Arborist Report
 18. Landmark Tree Removal Exception Request Letter
 19. Landmark Tree Removal Exception Approval Letter
 20. Open Space Phasing Plan
 21. Tree Retention Phasing Plan
 22. Alternative Compliance - Affordable Housing Request
 23. City's Response on Affordable Housing Request
 24. Wildlife Report
 25. Stream and Wetland Report
 26. Geotechnical Report
 27. Building Setback Evaluation
 28. Preliminary Storm Drainage Report
 29. Peer Review
 30. Septic and Well As Built Request
 31. Traffic Impact Analysis
 32. Transportation Certificate of Concurrency
 33. Comprehensive Planning Policies
 34. Planned Residential Development Ordinance 1901 (PRD Section only)
 35. Repealed Residential Development Ordinance 2447
 36. Planned Residential Development Worksheet and Deviation Requests
 37. Title Report

¹ The Examiner notes that the record contains two applications. The first is dated received by the City March 30, 2009. A subsequent application dated received April 17, 2012 reflects an additional Applicant (Mike Miller of Montlake Homes) added to the project; however the project vested with the original applicant in 2009.

2. Staff's PowerPoint presentation slides
3. Revised language for recommended condition 1(a)(ii)(d)
4. Correspondence from Burnstead Construction, dated October 28, 2010
5. Correspondence from Burnstead Construction, dated May 17, 2012
6. Public comment email from Mary Whilden, dated May 16, 2012
7. Public comment email from Mary Whilden, dated May 17, 2012

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

Procedural Background

1. The Applicant requests approval of a PRD and preliminary plat subdividing 43.66 acres into 178 single-family lots and six zero lot line single-family lots for a total of 184 dwelling units designed consistent with applicable PRD provisions. The subject property is comprised of seven contiguous parcels located between NE 116th and NE 124th Streets in the North Redmond Neighborhood.² *Exhibit 1, page 1; Exhibit 1, Attachments 3 and 12; Johnson Testimony.*
2. Complete applications for preliminary plat and PRD were submitted on March 30, 2009. At submittal, the proposal called for 142 single-family lots, 77 cottages, and 8 duplexes, for a total of 235 dwelling units. At that time, PRD regulations pursuant to Ordinance 1901 were in effect. Subsequently, Ordinance 1901 was repealed by Ordinance 2447. The project is vested to substantive land control regulations in effect on the date the complete applications were filed, including the PRD and preliminary plat development standards of the Redmond Community Development Guide (RCDG). *Exhibit 1, pages 2,4; Johnson Testimony; Exhibit 1, Attachments 5, 34, and 35; Exhibit 2, Slide 9, Vesting Summary.*
3. Notice of application (NOA) for this proposal was issued on April 17, 2009, via posting at City Hall, the Redmond Regional Library, and on the property, and by mail to property owners within 500 feet of the site. During the 2009 NOA public comment period, the City received two written comments related to the following: questions about transportation improvements associated with the project, such as location of the roundabout; possibility of placement of a crosswalk adjacent to NE 116th Street and 159th

² The legal description of the subject property is a portion of Section 26, Township 26 North, Range 5 East, W.M.; also known as Tax Assessor Parcels 2626059016, 2626059061, 2626059021, 2626059074, 2626059025, 2626059093, and 2626059037. *Exhibit 1, Attachments 3 and 12.*

- Avenue NE; density within the project; and provision of open space and trails within the development. *Exhibit 1, pages 4-5; Exhibit 1, Attachments 6 and 7.*
4. On May 11, 2009, the Technical Committee, acting as SEPA Responsible Official, issued a determination of non-significance (DNS) for the proposal. Notice of the DNS was posted and was mailed to surrounding property owners, parties of record, and state and local agencies for review and comment. *Exhibit 1, pages 5-6; Exhibit 1, Attachment 9.*
 5. The City received two comments on the DNS. The Muckleshoot Department of Fisheries recommended changes to the mitigation plan, including: removal of fish barriers within the Class II Stream; locating the six-foot-wide trail in the outer portion of the stream buffer and minimizing tree removal for trail creation; amending the mitigation plan to allow a maximum invasive coverage of 10%; extending the monitoring period to ten years; and providing for release of treated stormwater into the stream buffer. The Department of Natural Resources commented that a Forest Practice Application may be required because the subject property is forested. *Exhibit 1, page 6; Exhibit 1, Attachment 10.*
 6. The Applicant held a public meeting for the project on November 21, 2011 at City Hall. Applicant design representatives and City Planning Staff attended the meeting along with six members of the public. Additional issues raised by neighboring property owners at the public meeting included: crosswalk located at NE 116th Street and 159th Avenue NE; questions about the location of a roundabout and future transportation improvements along NE 116th Street; and orientation of driveways along 159th Avenue NE so that both sides of 159th Avenue NE do not become “no parking” corridors. *Exhibit 1, page 5; Exhibit 1, Attachment 8.*
 7. The Applicant held a second public meeting on December 6, 2011 at City Hall, in order to provide additional information relating to transportation questions raised at the first public meeting. Applicant consultants, Planning and Community Development Staff, and Public Works Department Staff attended the meeting. *Exhibit 1, page 5; Johnson Testimony.*
 8. Over the course of time since the Notice of DNS was issued, the Applicant's revisions to the project have reduced the number of proposed dwelling units to the current 178 single-family lots and six zero lot line lots, for a total of 184 dwelling units. The City's SEPA Responsible Official issued an Addendum DNS on April 6, 2012 reflecting this change in the proposal. *Exhibit 1, page 6; Exhibit 1, Attachment 9.*
 9. Notice of the May 17, 2012 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 April 26, 2012. *Exhibit 1, pages 6-7; Exhibit 1, Attachment 11.*

Subject Property, Surroundings, and Zoning Controls

10. The site's seven lots are currently developed with several single-family residences, barns, and appurtenant structures, all of which would be removed. The site is bounded by NE 116th Street to the south and by NE 124th Street to the north. The southern portion of the

site is rectangular in shape, while the northern portion is shaped irregularly. West of the north end of the site is a wooded parcel and to the east is a steeply sloping ravine. A Category III wetland and a Class II stream have been identified in the ravine in the north-eastern portion of the site. *Exhibit 1, page 4; Exhibit 2, Slides 2 (Vicinity Map) and 5 (Tree Exhibit).*

11. The subject property is located in the North Redmond Neighborhood. The site is surrounded by medium density single-family development within the R-4 zoning districts. Properties adjacent to the site contain a combination of large and smaller lots. The Kensington community is west of the site. Directly east is the approved but not yet built Fowler PRD, and the existing Northstar development is further east. *Exhibit 1, page 4; Exhibit 1, Attachment 2; Exhibit 2, Slide 2.*
12. Topographically, the site slopes gently down from south to north, with the exception of a ravine in the northeastern corner. The central and northeastern portions of the site are forested. A groundwater fed wetland in the northeast portion of the subject property extends off-site. As delineated and rated by professional consultants, it is a Category III wetland with greater than 20 habitat points, which in Redmond requires a 150-foot buffer from high intensity uses including residential development at greater than one unit per acre. The wetland provides habitat for a variety of wildlife species and provides water quality protection by trapping sediments and pollutants. *Exhibit 1, Attachment 25; Redmond Community Development Guide RCDG 20D.140.30-010 and -020; See Exhibit 1, Attachment 12, Sheet P5.*
13. A stream in the on-site ravine was field reviewed and identified as a tributary to the Sammamish River. It is perennial and flows south to north in the northeast corner of the site before draining under NE 124th Street and continuing west in a ditched channel along the south side of the road. The majority of the on-site segment of the stream flows through the wetland, except for the north-most reach, which has been ditched. Upstream from the ditched segment, the stream has been diverted to a manmade pond (presumed to have been created as a landscape amenity for the nearby abandoned residential structures). Cutthroat trout have been observed in the ditched channel south of NE 124th Street, in the plunge pool of the pond's outlet culvert, in the pond's inlet spillway, and upstream of the pond in the main channel of the stream. Based on these observations, the stream has been rated as a Class II fish bearing stream with salmonids, which requires a 100-foot inner buffer and a 50-foot outer buffer. Conditions within the required buffer in the ravine include a mix of native forested uplands and wetland. However, the portion of the buffer in the northeast corner of the site has been significantly degraded by historical construction of a residence and out buildings; the degraded buffer area is dominated by Himalayan blackberry. *Exhibit 1, Attachment 25; RCDG 20D.140.20-101(4)(b) and 20D.140.20-020(3); See Exhibit 1, Attachment 12, Sheet P5.*
14. The Applicant commissioned a professionally prepared wildlife habitat report of the subject property. According to the report, no federally or state listed endangered, threatened, or sensitive species have been documented on-site or in the immediate vicinity. However, evidence of pileated woodpecker foraging was observed in the mature

conifer forest in the center of the site. Although pileated woodpeckers are not protected, the Washington Department of Fish and Wildlife has adopted management recommendations for the species. These include retaining large forest patches and preserving and creating snags (standing dead trees), which provide forage habitat. The Applicant's consultant recommended that site surveys be conducted between March and July prior to construction commencement to identify pileated woodpecker nest sites and that discovered nests be preserved until the young have fledged. Because development would reduce the overall habitat area available to non-regulated species, their populations would likely decrease. Wildlife communities using the site would likely shift over time to a more urban species composition. *Exhibit 1, Attachment 24.*

15. In the northeast portion of the site are steep slopes leading down into the ravine. According to a report prepared by the Applicant's geotechnical consultant, some slopes in the ravine exceed 40% inclination, meeting the City of Redmond's definition for landslide hazard area. Only minor, limited areas of instability were observed on the steep slopes; the majority support mature trees growing generally upright, showing no patterns of soil creep. The RCDG requires a 50-foot buffer for landslide hazard areas; however it provides for a reduction of the buffer to 15 feet when supported by a geotechnical study. In the opinion of the Applicant's consultants, it is appropriate to reduce the on-site landslide hazard area buffer to 15 feet. In order to mitigate the hazard associated with the slopes and reduced setbacks, the geotechnical consultant recommended the following: no grading or clearing should be allowed on the slopes; vegetation on the slopes should be retained; surface drainage should be directed away from the slopes; stable construction slopes that do not exceed 2H:1V; special measures for winter construction; and a building setback of 30 feet from the top or toe of the slopes should be imposed (combined 15-foot landslide hazard buffer plus 15-foot building setback).³ Proposed Lots 40 through 55 would abut the steep slopes on-site. The Applicant confirmed that residences on these lots would be setback at least 30 feet from the top of the slope. *Exhibit 1, Attachments 26 and 27; RCDG 20D.140.60-020(2) and (3); Baumann Testimony.*
16. The geotechnical report indicates that the erosion hazard of the soils is high and recommended erosion control matting, plastic sheeting, straw mulch, crushed rock or recycled concrete, and hydroseeding to prevent erosion during construction. Planning Staff suggested conditions of approval incorporating the geotechnical consultant's recommendations. *Exhibit 1, Attachment 26; Exhibit 1, pages 28-29.*
17. The subject property is not located in a wellhead protection zone. *Exhibit 1, page 40.*
18. The subject property has a low-moderate residential zoning designation (R-4). Its northern portion has a conservation overlay and is zoned R-4C. *Exhibit 1, page 1; Exhibit 2, Slide 2.* Pursuant to the RCDG, 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-

³ The geotechnical consultants stipulated that the 30-foot setback should apply for any residential structure, but that appurtenant structures could be placed in the building setback. *Exhibit 1, Attachment 26, page 7.*

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. *RCDG 20C.30.15-050*).

19. Under the zoning regulations applicable to the project, PRDs are allowed in the residential zoning districts. *RCDG 20C.30.105-020*. The intent of 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, energy conservation, and the efficient use of open space. *RCDG 20C.30.105-010(2)*.
20. 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 streets; 10 feet from rear lot lines; and five feet from side lot lines. *RCDG 20C.30.25-140*.
21. Applicable modifications to R-4 development standards allowed pursuant to the PRD process include: a density PRD density bonus based on the size of the project; a density bonus for creation of affordable housing⁴; elimination of average and minimum lot size; reduced minimum lot width circle to 20 feet; zero building separation; maximum lot coverage by structure up to 45%; maximum impervious surface up to 70%; and a maximum structure height up to 45 feet for interior lots (35 feet for perimeter lots). Required setbacks for PRDs include: 10 feet from front lot lines and streets; 10 feet from rear lot lines; zero minimum side setbacks; and garages must be setback 18 feet from front lot lines. *RCDG 20C.30.105-050*.

Review of the Proposed Improvements

22. The site contains 27.89 acres with R-4 (single-family, 4 units per acre, or 112 units) zoning. The remaining 15.77 acres are zoned R-4C and include 8.85 developable acres and 6.92 acres encumbered by critical areas. The North Redmond regulations allow a transfer of density from R-4C Conservation Overlay zones at a maximum of one unit per acre transferred from critical areas and associated buffers. The base density for the site's 36.74 developable acres is 147 unit, with an additional seven units allowed through transfer of density credit, for 154 units. At ten percent of base density, the affordable

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.

housing bonus and the PRD bonus each provides 15 more units, for a total allowed density of 184 units. *Exhibit 1, page 12; Johnson Testimony.*

23. The 178 single-family lots and six zero lot line lots would be built in four phases. The proposed PRD seeks to vary the R-4 average lot size, building setback, and lot coverage standards, and street and utility standards. Lot sizes would range from 4,103 to 8,105 square feet, with an average lot size of 6,214 and a minimum lot width circle of 20 feet. The zero lot line units are proposed on Lots 33/34, 40/41, and 54/55. The proposal would provide a minimum of 15 feet between structures, with a maximum 40% lot coverage by structure. Proposed setbacks include 15-foot front and 10-foot rear setbacks, with side setbacks to streets of 15 feet and to adjacent lots of 13 and two feet, to create useable space in the side yards of the single-family lots. No modification of the R-4 maximum structure height is proposed (35 feet). The proposal calls for approximately 60% impervious surface in the finished project. *Exhibit 1, pages 4, 9; Johnson Testimony; Exhibit 2, Slide 3; Exhibit 1, Attachment 12, Sheet P1.*
24. Construction would occur in four phases, each completing its own necessary subdivision infrastructure. Improvements are proposed as follows:

Phase I:

- Construction of 32 lots and open space tracts – B, D, F & G
- Construct Road B from 159th Avenue NE, easterly to proposed temporary hammerhead turn around adjacent to lots 83 & 84
- Construct Road C from 159th Avenue NE easterly to lot 73.
- Construct a portion of Road D from Road C to Tract F & G.
- Connect to existing sanitary sewer (159th Avenue NE) and extend easterly.
- Connect to existing water main in 159th Avenue NE and extend easterly. This also includes constructing a blow off assembly at lots 84, 73 and 124.
- Construct southwest storm-water vault (Tracts F & G), associated Phase I storm utilities and connect to downstream system in 159th Avenue NE
- Construct 159th Ave NE and NE 116th St improvements for the associated frontage of Phase I.

Phase II:

- Construction of 56 lots and open space tracts – E, J & N
- Complete NE 116th St improvements, including construction of a round-about at NE 116th Street and 162nd Place NE and associated tapers extending offsite.
- Construct 159th Ave NE improvements for the associated frontage of Phase II.
- Construct Road A from NE 116th Street extending north to Road F and Road F to cul-de-sac and a portion of Road E.
- Complete construction of Roads B & C within the plat.
- Construct existing sanitary sewer from NE 124th Street through Road F and Road A to serve Phase II
- Connect to water stubs constructed in Phase I, located in Roads B & C and extend water connection east to Road A, to NE 116th Street and north to lot 179. This also includes installation of temporary blow off assembly

- Construct North stormwater vault (located in Tract N) and storm conveyance south, through Roads A and F and storm conveyance in Roads B & C.
- Construct temporary storm drainage pipe shunt at lot 65 & Lots 152 & 153.
- Construction of Stream Mitigation and trail connections within open space tracts
- Construction of wetland mitigation⁵

Phase III:

- Construction of 45 lots and open space tract H
- Construct remaining portion of Roads E, D and Tracts P & Q
- Connect to sanitary sewer in Road A and extend through Roads D and E
- Connect to water in Road A and extend through Roads D, E and water line constructed in Phases I & II
- Construct stormwater vault located in Tract F and remove temporary shunt in front of lot 65, and direct stormwater into and out of the south vault to Road A

Phase IV:

- Construction of 51 lots and open space tracts – K, L, M
- Construct central stormwater vault located in Tract K. This also includes removing temporary storm drainage shunt located at lots 152 & 153. This will result in stormwater being directed into and out of the central vault.
- Construct 159th Ave NE improvements for the associated frontage of Phase IV.
- Construct remainder of Road A between 159th Ave NE and Road F.
- Connect to sanitary sewer in Road A and extend the sewer west to 159th Avenue NE and south within 159th Avenue NE
- Connect to water line in Road A (adjacent to lot 179) and extend west in Road A and south within 159th Avenue NE

Exhibit 1, pages 7-8; Exhibit 1, Attachment 13.

25. PRDs are required to set aside a minimum of 25% of the overall site as open space. As proposed, the project would set aside 27.3% of the total site area in common open space as follows:

Tract A	0.5 acres common open space (landscaped, trail on NE 116th Street)
Tract B	0.51 acres common open space (landscaped, trail on NE 116th Street)
Tract C	0.8 acres common open space (landscaped common space)
Tract F	0.56 acres common open space (landscaped park over vault, active recreation)
Tract G	0.41 acres common open space (landscaped park over vault, active recreation)
Tract H	0.16 acres common open space (landscaped, active recreation)
Tract J	0.12 acres common open space (landscaped park, active recreation)

⁵ The Applicant originally proposed to install wetland mitigation with Phase IV, but Planning Staff asked that they do it with Phase II instead, and the Applicant agreed. *Baumann Testimony; Johnson Testimony.*

- Tract K 0.57 acres common open space (landscaped park over vault, active recreation)
- Tract L 0.24 acres common open space (landscaped common space)
- Tract M 5.97 acres of critical area preservation (NGPE) including soft surface trail, passive recreation
- Tract N 0.88 acres used for underground stormwater detention with a park over the vault, passive recreation

In addition, open space on individual lots would total over two and a half acres of open area useable by owners, for a project total of over 33% open space. At least 25% common open space is provided by each proposed phase. *Exhibit 1, Attachment 12, Sheet P1; Exhibit 1, Attachment 20; Exhibit 1, pages 13-14, 16.*

26. The affordable housing requirements of RCDG 20D.30 apply to all new single-family attached and detached dwelling units within the North Redmond Neighborhood. The required number of affordable housing units on a site is ten percent of the proposed dwelling units on-site, which for the instant project would be fifteen units. The Applicant proposes to develop 15 of the 184 on-site units as affordable housing.⁶ Each phase of the project would provide ten percent of its units as affordable housing units. *Exhibit 1, pages 12 and 17; Johnson Testimony.*
27. The plat would access public streets via NE 116th Street and 159th Avenue NE. New internal roads A, B, C, D, E, F and G would provide internal circulation and leave stubs for additional connections to the north and the east for future development. The local streets would have a 28-foot pavement width with curbs and gutters, five-foot-wide sidewalks, and five-foot-wide planter strips on each side of the street. Some lots would access by shared private drives and by alley. Pedestrian access would be enhanced by frontage improvements to NE 116th Street and 159th Avenue NE, which would connect to sidewalks to be built with all new internal roads. A meandering trail would connect at the site's NE 116th Street frontage. Internal trails in open space areas would connect or provide for future connection to off-site recreational trails in the Kensington development and also along 159th Avenue NE. The proposal includes construction of an interim walkway in order to provide a continuous connection along the north side of NE 116th Street from 159th Avenue NE to existing sidewalk immediately east of the proposed plat. *Exhibit 1, pages 16-17, 31-35; Exhibit 1, Attachment 12.*
28. With Phase I, the Applicant would be required to improve the Phase I frontage on NE 116th Street and 159th Avenue NE. The beginning of any subsequent phase would trigger the requirement that the Applicant complete all frontage improvements, including all four legs of the roundabout that would be required at the intersection of NE 116th Street and 162nd Avenue NE. Right-of-way dedication would be required for the

⁶ The Applicant requested approval of an alternative affordable housing plan that would have provided the 15 units off-site in the Education Hill neighborhood. The proposal did not involve previously secured properties and the City of Redmond Technical Committee was not able to approve the request. The Applicant subsequently decided to build the 15 affordable housing units on-site. *Exhibit 1, Attachments 22 and 23; Johnson testimony; Baumann testimony.*

roundabout, along NE 116th, and along 159th Avenue NE. *Exhibit 1, pages 12-13, 31-34.*

29. The Applicant submitted a professionally prepared traffic impact analysis (TIA), which studied the project's anticipated impacts on surrounding transportation facilities. Based on standard Institute of Transportation Engineers (ITE) Manual traffic generation rates, the project is anticipated to generate 181 new weekday PM peak hour trips. At the City's request, the TIA reviewed trip distribution to five specific intersections: NE 116th Street and 162nd Avenue; NE 116th Street and SR 202; NE 124th Street and SR 202; NE 109th Street at SR 202; and NE 90th Street at SR 202. A level of service analysis was conducted for each intersection, using traffic projections from horizon year 2017 with and without the project. The analysis showed that the project would not cause any intersection to drop to a deficient level of service. Traffic impact fees payable for the project equal \$6,906 per lot; however, the project would construct improvements (the roundabout) that would add critical capacity to the transportation system in the vicinity and may receive credit for the costs of those improvements against traffic impact fees. The City accepted the Applicant's TIA as satisfying all Code requirements for adequate review of traffic impacts. *Exhibit 1, page 30; Exhibit 1, Attachment 31.*
30. Presently, stormwater sheets flows across the site to a ditch at the south side of NE 124th Street. As proposed, runoff from the site's new impervious surfaces would be collected and conveyed to four underground vaults. The southwest vault, designed for detention and treatment of runoff from Phase I, would discharge directly to the existing conveyance system in the Kensington development to the west, which was installed expressly to intercept upstream drainage and discharge it to an existing ravine. The south vault and the central vault would intercept portions of the development's drainage and detain it prior to discharge without treatment back into the site's conveyance system from where it would be routed to the most northerly vault. In addition to receiving discharge from the south and central vaults, the vault in the northeast corner of the site would detain runoff from the remainder of the site and treat all runoff prior to discharge to the existing ditch along the south side of NE 124th Street. All vaults and conveyance facilities would be designed to meet the requirements of the 2005 Department of Ecology Stormwater Management Manual for Western Washington. *Exhibit 1, pages 4, 38-40; Exhibit 1, Attachment 28; Gregory Testimony.*
31. The Applicant proposes to place the north stormwater vault under the degraded part of the wetland buffer adjacent the ditched segment of the stream in the northeast corner of the site. Pursuant to RCDG 20D.140.30-020(5)(a), the 150-foot buffer required for a Category III wetland from high intensity uses can be reduced to the 110-foot buffer for moderate intensity uses if the following criteria are met: a relatively undisturbed corridor at least 100 feet wide is provided between the wetland and any other priority habitat as defined by Washington State Department of Fish and Wildlife (WDFW) and permanently protected by a conservation easement; and best available science-based measures to minimize project impacts on wetlands are utilized. The stream on the property is considered a priority habitat by the WDFW. *Exhibit 1, Attachment 25, page 6.*

32. The proposal would provide the full 150-foot stream and wetland buffers in the majority of the site except for a previously degraded area in the very northeast corner. As proposed, installation of the north vault would require reduction of a small portion of the wetland buffer from 150 to 110 feet in the northeast corner of the site and would occupy part of the outer 50-foot stream buffer. A very small area of wetland buffer would be reduced to 110 feet, and a larger portion of stream buffer would be reduced to the 100-foot inner buffer. *Exhibit 1, Attachment 25; Exhibit 1, Attachment 12, Sheets P5 and P30.*
33. Proposed mitigation to offset any impacts from wetland buffer reduction include the following:
- Constructing a split-rail fence along the entire edge of the buffer boundary to limit pedestrian intrusion;
 - Not allowing any untreated runoff from paved surfaces to enter the wetland or its buffer;
 - Infiltrating roof and other surface water runoff to maintain hydrologic support within the wetland;
 - Directing backyard lighting away from the wetland and buffer to the degree feasible;
 - Enhancing all degraded wetland buffer areas through the removal of invasive plant species and the re-planting of native trees and shrubs; and
 - Providing additional protected buffer areas located outside of the standard buffer width.

All areas located on top of the vault within the full 150-foot stream and wetland buffers would be restored with a variety of native plantings following construction. Because the buffer in this area is highly degraded, it is anticipated that removing the existing structures and replanting the riparian corridor with native species would increase the long-term functions of the buffer over current conditions. *Exhibit 1, pages 20-21; Exhibit 1, Attachment 25, pages 5-6; Exhibit 1, Attachment 12, Sheet P5.*

34. Proposed critical area enhancement includes: removal of several culverts and other barriers to fish passage from the on-site stream; removal of existing ecology blocks along the ditched portion of the stream; bank grading and stabilization; placement of large woody debris along the stream to increase structural diversity; planting the riparian corridor with native species; removal of existing abandoned residential out buildings; removal of invasive species, largely Himalayan blackberry; and replacement trees would be planted within the critical area buffer as part of required tree removal mitigation. *Exhibit 1, Attachment 25; Exhibit 1, Attachment 16.*
35. The City of Redmond Parks Department is requiring that a trail be constructed through portions of the wetland and stream buffer. The trail as approximately depicted on the site plan would be six feet wide and constructed of pervious material in the outer portion of the buffer. If the project receives approval, the trail would be field located with the

assistance of an arborist to avoid significant vegetation. *Exhibit 1, page 21; Johnson Testimony; Exhibit 1, Attachment 12, Sheet P27.*

36. The project would connect to municipal water and sanitary sewer service by extension of the City of Redmond utilities through the project to each lot. The Applicant would install new water mains in each of the local streets. Sanitary sewers in the new local streets would connect to the existing sewer system in 159th Avenue NE and NE 124th Street. The sewer main would be stubbed to the east to connect to the Fowler property. *Exhibit 1, pages 14, 36-38; Johnson Testimony.*
37. Emergency vehicle access to each proposed lot must be ensured through provision of emergency vehicle access easements on private access tracts and/or roads smaller than the City standard. All homes would require automatic sprinkler systems for fire protection. *Exhibit 1, page 41; Exhibit 1, Attachment 12, Sheets P38-39.*
38. Students residing in the project would attend Lake Washington School District schools including Norman Rockwell Elementary. The Applicant would pay school impact fees for each lot at the time of building permit review. The Redmond Community Development Guide requires that safe pedestrian linkages be provided between new developments and existing public facilities. Prior to occupancy of any home, the project would be required to provide an interim or permanent walkway between the plat and 162nd Avenue NE and across NE 116th Street with a rectangular rapid flashing beacon. *Exhibit 1, page 36; Johnson Testimony.*
39. The Applicant submitted conceptual landscape plans depicting the proposed locations of retained, replacement, and additional vegetation throughout the developed site. *Exhibit 1, Attachment 14.* Ten-foot landscaped perimeter buffers would be provided along the north and south site boundaries. Tracts A, B, and C would provide a large, landscaped buffer along NE 116th Street, in addition to providing pedestrian access. Tracts D, E, and I would provide trail access to on- and off-site roadways and would be planted with native shrubs and other species. Tracts F and K would contain landscaping and also provide community garden/pea patch opportunities. Tract G would provide landscaping around a large lawn area for active recreational use. Tracts H and M are within the wetland buffer and would receive native plantings to enhance their already forested condition. Tract N would be provided with topsoil above the stormwater vault and planted with native species. Planning Staff recommended conditions that would ensure the project's landscaping complies with applicable provisions of the RCDG. *Exhibit 1, Attachment 14; Exhibit 1, page 43; Johnson Testimony.* Common open space tracts would be maintained by a homeowners' association, which would likely be established and recorded with Phase I. *Baumann Testimony.*
40. The Redmond Community Development Guide (RCDG 20D.80.20) requires that all healthy landmark trees and 35 percent of all healthy significant trees be retained.⁷ The

⁷ Landmark trees are those trees that are greater than 30 inches in diameter at breast height. Significant trees are those trees that are between 6 inches and 30 inches in diameter at breast height. *RCDG 20D.80.20.*

Applicant submitted an arborist's report dated February 2, 2009 assessing the health of the trees on the subject property. Of 2,027 trees evaluated, 1,410 were identified as significant trees and 330 as landmark trees, for a total of 1,740 significant trees on the property. The Applicant proposes to retain 501 significant trees and 108 landmark trees, equaling 35% of site significant trees. The majority of retained trees would be located in open space tracts, preserving large stands of trees within the critical area. Some of the trees to be retained are on individual lots. A health assessment of all of the trees proposed to be retained was performed by a certified arborist. The project would be required to plant 1,575 replacement trees. *Exhibit 1, pages 14, 17-18; Exhibit 1, Attachment 12, Preliminary Tree Retention Plan; Exhibit 1, Attachment 17, Arborist Report.*

41. Of the 330 landmark trees on-site, 222 are growing where future lots, roadways, or utilities are proposed. On January 24, 2012, the Applicant requested approval of a Landmark Tree Removal Exception to remove the 222 landmark trees, retaining 108 trees greater than 30 inches diameter at breast height. An April 4, 2012 decision by the Director of Planning and Community Development granted the request administratively, subject to the requirement to replace the removed landmark trees at a 3:1 ratio. *Exhibit 1, Attachments 18 and 19.*
42. Planning Staff determined that the proposal complies with the North Redmond neighborhood regulations. It offers variety and visual interest by utilizing a combination of traditional and side loaded building orientation with a narrower street design, which results in interesting and varied streetscapes, common courtyards, and a variety of housing options. The project includes six zero lot line units and 178 detached units, each with variety in building design. Architectural elevations would be submitted at the time of building permit application at which time they would be reviewed for compliance with neighborhood regulations. Elevations for the zero lot line units would be required to meet the same standards as the remainder of the single-family lots. The proposal includes publicly accessible open space tracts connecting to new sidewalks. The project brings living spaces toward the street and maintains a five-foot garage setback from the street elevation of the dwelling, ensuring that garages are not dominant features as viewed from the street. The proposal preserves existing trees and includes landscaping in open space tracts and easements to transition between new and existing development, to enhance building and site appearance, and to maintain and enhance the environmental quality of the neighborhood. *Exhibit 1, page 10; Johnson testimony.*
43. In order to be granted the design flexibility intended by the PRD ordinance, a project must comply with at least two of twelve design criteria.⁸ Addressing the PRD design criteria, the proposal includes the following features (among others):

⁸ RCDG 20C.30.105-040(6): 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 and recreational facilities on-site; g) landscaping, buffering, or screening in around the proposed PRD; h) providing public facilities;

- a. With conditions, the proposal would meet the design criteria required by the PRD and specific North Redmond Design requirements. At the time of building permit submittal, the architectural elevations for the proposed 178 single-family detached and 6 zero lot line units would be evaluated for compliance with requirements for variation in building elements, features, and treatments such as varying roof styles, windows with visible trim, and materials. *Exhibit 1, pages 11-12.*
- b. The buildable area of the site is constrained due to the presence of the stream, wetland, and associated buffers. With the transfer of density credit from the constrained acres, the PRD, and affordable housing bonuses, the project would maximize the number of lots within the buildable area while preserving more than 27% of the site in common open space, including all critical areas. *Exhibit 1, page 12; Exhibit 1, Attachment 12.*
- c. Fifteen affordable housing units are proposed as part of this development, and the Applicant is considering developing low-cost housing units. *Exhibit 1, page 12; Baumann Testimony.*
- d. The lots within the development take access from NE 116th Street and 159th Avenue NE. Circulation patterns impacted by the development would be improved by frontage improvements on NE 116th Street and 159th Avenue NE. In order to meet transportation concurrency requirements for the number of trips generated by the development, the Applicant would be required to construct a roundabout at NE 116th Street and 162nd Avenue NE. Circulation patterns within the project would include a connection to the Fowler PRD project to the east, when it is built, and access to 159th Avenue NE to the west, providing alternatives to NE 116th Street as a sole access point. *Exhibit 1, pages 12- 13; Exhibit 1, Attachment 12.*
- e. The R-4 district allows up to 60% impervious site coverage. Although the PRD regulations allow an increase to 70% impervious site coverage, the proposal would create only 60% impervious coverage. Site design includes shared driveways and large open space tracts to reduce impervious surface. A significant portion of the site (630,489 square feet) would be retained as open space with some of that in a permanently protected Native Growth Protection Easement (NGPE). *Exhibit 1, page 13; Exhibit 1, Attachment 12.*
- f. The proposal exceeds the minimum 25% common open space requirement for PRDs. Altogether, the project reserves 33.3% of the total site area as open space, over 27% of which would be common open space. Recreation opportunities on-site would include extension of the trail along NE 116th Street, a soft surface trail

i) preserving, enhancing, or rehabilitating natural site features (wildlife habitat, woodlands, streams, etc); j) incorporating energy-efficient site design or building features; k) providing for an efficient use of infrastructure; and l) incorporating a historic structure or landmark in such a manner as preserves its historic integrity and encourages adaptive reuse.

through the outer edge of the wetland buffer, and pocket parks with picnic tables and play equipment. *Exhibit 1, page 13; Exhibit 1, Attachment 12.*

- g. The proposal would provide a 10-foot vegetated buffer along the site's north and south boundaries and landscaping along the east and west property lines, providing adequate perimeter buffering. The northern portion of the site adjacent to NE 124th Street would be maintained as open space area permanently, to include retained trees, critical area mitigation, and a five-foot-wide crushed rock access trail, establishing pedestrian connections to the remainder of the project and adjacent developments to the east (future Fowler PRD). More than six acres would be retained in its present condition and/or enhanced through removal of invasive species and additional plantings. Detailed landscaped plans would be submitted and reviewed with each phase of development. *Exhibit 1, page 14; Exhibit 1, Attachment 12.*
 - h. The proposal provides the following public facilities: Six new local streets (Roads A, B, C, D, E & F); frontage improvements along NE 116th Street and 159th Avenue NE; construction of a roundabout at NE 116th Street and 162nd Avenue NE; extension and connection to municipal water service; extension and connection to municipal sanitary sewer, including stubbing the sewer main to the east for connection of the Fowler PRD; stormwater collection, treatment, and detention in four stormwater vaults. *Exhibit 1, pages 14-15; Exhibit 1, Attachment 12.*
 - i. On-site portions of the Class II stream, Category III wetland, associated buffers, and steep slopes would be protected by dedication to the City in a Native Growth Protection Easement (NGPE). Over 35% of the on-site healthy significant trees are proposed for retention and 50% of the on-site native vegetation and soils would be preserved. *Exhibit 1, page 15; Johnson Testimony; Exhibit 15.*
44. Consistent with authority in RCDG 20C.30.105-050(10), the Technical Committee granted four deviations to the development standards. Right-of-way width was decreased to 29 feet with 10-foot utility easements on each side, which is 21 feet below the 50-foot requirement for Local Access Streets serving 10 or more lots. This deviation would provide for additional space for private front yards to be utilized as outdoor living space. The cul-de-sac proposed at the end of Road F has been reduced to 31-foot right-of-way radius with a 30-foot inside curb without an island, 19 feet below the 50-foot right-of-way radius requirement with a 45-foot inside curb. The required road curvature radius was reduced from 200 feet to 100 feet along Road C, matching the design of the adjacent, approved Fowler plat. The proposed reduced curvature would assist in traffic calming. Finally, the number of dwelling units allowed to be served by a private drive was increased to six units from the four typically allowed. (2 units above the maximum requirement of 4 lots being served by a private access drive). Dwellings served by private access drive would have an improved street façade without garage doors. *Exhibit 1, pages 18-19.*

45. All new utilities must be installed underground, and any existing utility service would be required to be undergrounded. *Exhibit 1, page 35.*
46. The Greystone Manor PRD/Plat site is located within the North Redmond Neighborhood, as identified in the Redmond Comprehensive Plan, Map N-1. Planning Staff identified the following general 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.

Natural Environment Policies

NE-17 Conserve and protect environmentally critical areas from loss or degradation. Maintain as open space hazardous areas and significant areas of steep slopes, undeveloped shorelines and wetlands.

NE-20: Encourage use of creative and appropriate site design and housing types to balance environmental protection and achievable density. Encourage Planned Residential Developments (PRDs), Planned Commercial Developments (PCDs), clustering, and density transfers for both commercial and residential development to help retain significant natural features and critical areas as open space.

Land Use Policies

LU-3 Allow new development only where adequate public facilities and services can be provided.

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.

General Land Use Policies

N-NR-4 Conserve and strive to enhance existing significant natural features, including steep slopes, wetlands, streams, creeks, trees, and fish and wildlife habitat conservation areas.

N-NR-5 Encourage innovative development techniques that provide for a variety of lot sizes, housing types, styles, and sizes, and a variety of affordability levels within the neighborhood.

Neighborhood Character and Design Policies

N-NR-8 Promote the preservation of the area’s important natural features through clustering and allowing innovative forms of housing that utilize less land area, particularly in the vicinity of critical areas as designated by the Critical Areas Ordinance.

N-NR-11 Require that new development be designed in a manner that demonstrates respect of the natural features of the neighborhood, such as terraces, ravines, woodlands, streams and wetlands.

Environmental Protection Policies

N-NR-18 Require the use of compost-amended soils, consistent with the guidelines of the Washington State Department of Ecology, in the required landscaping for all developments.

N-NR-23 Encourage the use of native and habitat plants in required landscaping.

Parks, Recreation and Open Space Policies

N-NR-35 Encourage the maintenance of pedestrian and bicycle connections on private streets and on public trails where vehicular access may otherwise be denied.

N-NR-37 Require, within utility corridors and associated easements to off-site connections, the granting and/or improvement of pedestrian and other non-motorized public access easements for all new development, when determined appropriate by the City’s Technical Committee.

Housing Policies

N-NR-41 Encourage the design and building of size-limited and affordable dwellings, including accessory dwelling units and air space condominium design.

N-NR-43 Require a minimum of 10 percent of units in all new housing developments of 10 units or more in the North Redmond Neighborhood to be affordable, as defined in the Redmond Community Development Guide. Minimize development costs associated with this requirement by providing bonuses and incentives.

N-NR-44 Promote the design of new single-family dwellings that maintain visual interest and provide a mix of home sizes and styles within new developments.

N-NR-45 Ensure that new single-family dwellings are designed to have living space as the dominant feature of the street elevation to encourage active, engaging, and visually appealing streetscapes with landscaping

and design features that bring the living space toward the front street. Minimize the garage feature at the street elevation, unless the home is located on an arterial and design options to minimize the appearance of the garage are limited.

Utilities

N-NR-60

Require the undergrounding of all new utilities in North Redmond and as older utility lines are updated, with the exception of the Puget Sound Energy high voltage transmission lines. Coordinate the undergrounding of existing overhead utilities as street construction or maintenance occurs in these service areas.

City of Redmond Comprehensive Plan, cited in Exhibit 1, Attachment 34; Johnson Testimony.

47. One neighboring property owner on 159th Avenue NE submitted public comments expressing concern about the following: adequacy of the Kensington stormwater system to accept the discharge proposed from the southwest vault; loss of trees in the development envelope; and increased congestion for on-street parking on 159th Avenue NE. Additional concerns and questions from this member of the public were answered by email before the hearing. *Whilden Testimony; Exhibits 6 and 7.*
48. Regarding potential impacts to the Kensington stormwater system, it is standard procedure for the City to monitor downstream receiving points during construction of new publicly owned stormwater management systems. Public Works Staff noted that it would be possible to document the current condition of the Kensington stormwater system to which the project would discharge and that if any negative changes occur during construction, they would be brought to the Applicant's attention for remediation. As proposed, the project's stormwater vaults exceed minimum requirements for controlling discharge rates, which adds a factor of safety for off-site facilities, because the site's stormwater would be released at slower rates. *Dendy Testimony.*
49. Regarding whether the Applicant should be required to save additional trees, especially trees along NE 116th and 159th Avenue NE, Planning Staff noted that the proposal satisfies code requirements by saving 35% of significant trees on-site and replacing removed trees at the code-required ratios. Regarding retention of trees on individual lots, the Code promotes clustering of save trees and discourages tree retention on individual lots, where future home owners may remove them due to conflicts with residences or personal taste. In reviewing the Applicant's landmark tree removal exception request, the City's Technical Committee concluded that the Applicant had made every effort to retain trees. The Applicant would be planting 1,575 replacement trees in the common open space tracts throughout the site. Planning Staff noted that the Applicant would be retaining 50% of native site soils and vegetation. *Johnson Testimony; Exhibit 1, Attachment 15.*

50. Regarding the concern for increased parking demand on 159th avenue NE, Public Works Staff noted that the concern is legitimate. The City requires parking on one side of public streets; however, the code does not establish a required length per parking space or a set amount of on-street parking. There would be more demand for on-street parking on 159th Avenue NE as a result of this project. This impact is not required to be mitigated by code beyond satisfying the required minimum off-street parking requirements. Each lot in the instant plat would provide at least two off-street parking places, as does each lot in the Kensington Plat. *Almond Testimony; Seemann Testimony; Baumann Testimony.*
51. The Applicant noted that the proposal would provide one mile of soft trails, approximately seven acres of open passive recreational areas, and three acres of picnic, playground, and exercise areas. Private backyards would provide approximately eight acres of private open space throughout the site. Overall, the proposal provides a higher percentage of open space than surrounding plats. *Gregory Testimony; Baumann Testimony.*
52. The accepted plan set is dated March 30, 2012. Planning Staff accepted and reviewed: a phasing plan set; native vegetation and soils exhibit; the SEPA checklist; conceptual landscaping plan; a tree retention and replacement plan; a conceptual landscape plan; a conceptual stream and wetland mitigation plan; a traffic impact analysis; a preliminary stormdrainage report; and open space phasing plan; and a tree retention phasing plan. Professional consultants retained by the Applicant prepared each report. *Exhibit 1, page 30.*
53. 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, 29; Johnson Testimony.*
54. At hearing, the Applicant waived objections to the recommended conditions of approval. *Baumann Testimony.*

CONCLUSIONS

Jurisdiction

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. 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.

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.

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:

- (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 single-family development with six zero lot line units would be consistent in character with existing and approved single-family residential development of varying densities in the area. The proposal would achieve the maximum density for the site utilizing the PRD and affordable housing bonuses. Large stands of mature trees would be retained, along with 50% of native site soils and vegetation, and additional landscaping would provide a transition between the project and adjacent development. *Findings 8, 10, 11, 22, 25, 39, 43, 46, and 49.*
2. As conditioned, the proposed lots, tracts, and infrastructure would comply with applicable site requirements as modified by the PRD provisions to which the project has vested. A condition of approval would ensure that the plat is only developed if the City Council approves the PRD. *Findings 5, 22, 23, 24, and 25.*
3. The project complies with the administrative procedural requirements for preliminary plat applications. The Applicant satisfied all submittal requirements as of March 30, 2009. Two public meetings were conducted and an open record hearing on the consolidated Plat/PRD applications was held, each with notice consistent with Code requirements. *Findings 1, 2, 3, 4, 5, 6, 7, 8, and 9.*
4. With the administratively approved deviations from road standards and with conditions, the proposed street system would comply with the City of Redmond Arterial Street Plan

and North Redmond Neighborhood street plan. Right-of-way dedication and frontage improvements along NE 116th Street and 159th Avenue NE would bring the existing public roads up to standards. The required roundabout at NE 116th Street and 162nd Avenue would add capacity to the street system in the project's vicinity. 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 27, 28, 29, and 44.*

5. The project would be adequately served with municipal water and sewer, and other appropriate utilities. Sewer and water supply would be provided through connections to existing utility mains within 159th Avenue NE, NE 116th Street, and NE 124th Street. Stormwater runoff would be collected, treated, and detained in four stormwater vaults and conditions 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. The Technical Committee concluded that the proposed utilities associated with the Plat/PRD were in compliance with the utility requirements in RCDG 20D.220.20. *Findings 30, 31, 33, 36, and 53.*
6. The project was designed to preserve large stands of trees and the on-site critical areas including the ravine (steep slopes), the Class II Stream, and the Category III wetland. The majority of the critical areas and associated buffers would be permanently preserved in a native growth protection easement dedicated to the City. Through the use of shared driveways, alley access, and narrowed road width, the proposal minimizes the development envelope in order to provide common open spaces throughout the plat. The project would retain 609 significant trees and would preserve 50% of native site soils and vegetation. The PRD and plat were reviewed for compliance with the requirements of SEPA and a DNS was issued. The site's steep slopes were thoroughly reviewed by geotechnical consultants, whose report was peer reviewed and determined to be adequate. Conditions of approval would ensure that the recommendations of the geotechnical report are complied with during design and construction of the project. No hazards or limitations to development remain unaddressed. *Findings 4, 8, 12, 13, 14, 15, 25, 27, 40, 43, and 44.*
7. As conditioned, the proposal is consistent with the requirements of the PRD provisions to which the application is vested. Each residence would be reviewed for compliance with PRD and North Redmond Neighborhood specific design criteria at time of building permit submittal. Utilizing bonus incentives and transfer of density credit from the on-site conservation zoning overlay area, the project maximizes allowable density. The Applicant would provide 15 affordable housing units consistent with the requirements of the Code. Access to public streets would be made via NE 116th Street and 159th Avenue NE. The new internal public street would stub to the east and north boundaries to allow connectivity with future adjacent development. The project minimizes impervious surfaces through the use of shared driveways and reduced right-of-way widths. The proposed development exceeds the minimum PRD open space requirement, providing active and passive recreational features in open space tracts in addition to private open

space on each lot. The project would remove barriers to fish passage and would permanently preserve both the wetland and stream buffers on-site in a native growth protection easement, remove invasive species and dilapidated structures from the buffers, and provide extensive native species plantings in the reserved critical areas, enhancing habitat and retaining the character of the on-site critical areas. *Findings 22, 25, 26, 27, 28, 32, 33, 34, 42, and 43.*

8. Adequate public services and facilities exist to serve the PRD. The project would extend public sewer and water lines to each lot and to the project boundaries and would construct new public stormwater facilities. The municipal utilities have capacity to serve the proposed lots. The proposed public and private streets would be adequate to serve the project's traffic. More than ten feet of landscaped or native vegetation would be retained along the north and south project boundaries, and common open space tracts throughout the site would be landscaped according to their proposed uses. The resulting plat would be compatible with the character of the residential development in the vicinity. Trails, play equipment, and play fields would supplement the picnic tables and benches provided in open space tracts to allow passive and active recreation on-site, as well as to connect with off-site trails and sidewalks. All new public street frontage would provide sidewalks. A condition of approval would ensure that the project provides an interim walking route to nearby schools, in satisfaction of City and state safe walking requirements. With conditions, adequate emergency vehicle access is available and a condition would require all structures to be sprinklered. Conditions would ensure that transportation, parks, school, and fire impacts would be mitigated by the payment of impact fees at time of building permit issuance. *Findings 11, 25, 27, 28, 36, 37, 39, 43, and 51.*

RECOMMENDATION AND DECISION

Based on the preceding findings and conclusions, the request for approval of a preliminary plat subdividing 43.66 acres into 178 single-family lots and six zero lot line single-family lots for a total of 184 dwelling units consistent with applicable PRD provisions between NE 116th and NE 124th Streets in the North Redmond Neighborhood is **GRANTED**, subject to the conditions below and subject to Redmond City Council approval of the associated PRD.

Based on the preceding findings and conclusions, the Hearing Examiner recommends that the Greystone Manor PRD **SHOULD BE APPROVED** with conditions.

A. Approval of the preliminary plat is subject to approval of the associated PRD by the Redmond City Council.

B. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as 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, [pages P 1-40]	03/30/2012	and as conditioned herein.
Phasing Exhibit [pages 1-4]	03/30/2012	and as conditioned herein.
Native Vegetation & Soils Exhibit [pages 1-3]	03/30/2012	and as conditioned herein.
SEPA Checklist	03/30/2012	and as conditioned herein and as conditioned by the SEPA threshold determination on May 11, 2009.
Conceptual Landscaping Plan [pages L1 – L4]	03/30/2012	and as conditioned herein.
Conceptual Stream and Wetland Mitigation Plan [pages W1.1, 2.1, 2.2, 3.1, 4.1]	03/30/2012	and as conditioned herein.
Traffic Impact Analysis	11/08/11	and as conditioned herein.
Preliminary Stormwater Report	03/30/2012	and as conditioned herein.
Open Space Phasing	03/30/2012	and as conditioned herein.
Tree Retention Phasing	03/30/2012	and as conditioned herein.

1. Public Works Transportation and Engineering

Reviewer: Kurt Seemann, Senior Engineer

Phone: 425-556-2881

Email: kseemann@redmond.gov

Plat Phasing:

The Greystone PRD is proposed to be constructed through four phases as shown on the Greystone PRD plans prepared by Core Design on March 16, 2012. Generally, streets, trails and associated improvements will be constructed by phase as shown on the plans. Frontage improvements along 159th Ave NE and NE 116th Street will be constructed as shown. Phase I frontage is to be constructed along the Phase I boundary of NE 116th St and 159th Ave NE. Any subsequent plat phases will trigger the construction of all the remainder of frontage improvements, including the design and construction of the entire (all four legs) of the roundabout at the intersection of NE 116th Street and 162nd Avenue NE.

- a. Easements and Dedications.** Easements and dedications shall be clearly indicated on all civil drawings submitted for review and approval. The easements and dedications will be recorded as part of the final plat. The existing and proposed easements and right-of-way shall be shown on the civil drawings and plat documents. Prior to acceptance of the right(s) of way and/or easement(s) 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.

i. Easements are required as follows:

To provide for the new roundabout, new easement lines joining at the intersection of Road A and NE 116th Street shall connect with a 60-foot radius. The area formed by this radius shall also be provided as easement.

Other easements include:

- (a) 25 feet wide public access easement for trails and sidewalks, granted to the City of Redmond, along the north right-of-way of NE 116th Street.
- (b) 25 feet wide utility easement, granted to the City of Redmond, along the north right-of-way of NE 116th Street.
- (c) 10 feet wide sidewalk easement, granted to the City of Redmond, along the east side of the 159th Avenue NE right-of-way.
- (d) 10 feet wide utility easement, granted to the City of Redmond, along the east side of the 159th Avenue NE right-of-way.
- (e) 15 feet wide sidewalk easement, granted to the City of Redmond, along both sides of all right-of-way for new public streets including Roads A, B, C, D, E, and F.
- (f) 15 feet wide utility easement, granted to the City of Redmond, along both sides of all right-of-way for new public streets including Roads A, B, C, D, E, and F.
- (g) At the time of construction, additional easements may be required to accommodate the improvements as constructed .

ii. Dedication of right-of-way are required as follows:

- (a) To provide for the new roundabout, new right-of-way lines joining at the intersection of Road A plat street and NE 116th Street shall connect with a 75-foot radius. The area formed by this radius shall also be dedicated as right-of-way.
- (b) A strip of land 12 feet wide across the plat frontage of NE 116th Street
- (c) 29 feet for the new plat streets (Roads A, B, C, D, E, and F), does not include 159th Ave NE.
- (d) 44 feet for 159th Avenue NE from Sta 8+53.37 to the end of project generally based on the preliminary plans submitted and the letter from Tiffany Brown of Burnstead Construction LLC dated October 28, 2010. The right-of-way dedication will generally split evenly between the proposed plat and the abutting property to the west. It is the responsibility of the Applicant to work in good faith with the adjacent owner to ensure the roadway is constructed as shown on the preliminary plans..
- (e) New right-of-way lines joining at the intersection of NE 116th Street

and 159th Avenue NE shall connect with a 30-foot radius or with a chord that encompasses an equivalent area. The area defined by this radius or chord shall also be dedicated as right-of-way.

Code Authority: RCDG 20D.180.10-070, 20D.180.10-150, 20D.180.10-180, 20D.210.20-050; RMC 12.12

Condition Applies: Civil Construction, Final Plat Document

- b. Construction Restoration.** In order to mitigate damage due to trenching and other work on 159th Ave NE and NE 116th Street, the asphalt street shall be planed, overlaid, and patched, as determined by the Public Works Development Services Division.

Code Authority: RCDG 12.08, Redmond Standard Specifications and Details

Condition Applies: Civil Construction

- c. Street Frontage Improvements**

1. NE 116th Street: The frontage along NE 116th Street must meet current City Standards which include asphalt paving 22 feet from centerline to face of north curb with appropriate tapers, type A-1 concrete curb and gutter, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications.

The following shall be constructed behind the north curb line with the final location approved by the City:

- Variable width (10' minimum) planter strip immediately behind the curb.
- Meandering concrete walkway, 10 feet in width.
- Variable width (5' minimum) landscape berm between the concrete walkway and soft-surface trail.
- Meandering soft-surface trail, 6 feet in width.

The minimum pavement section for the street shall consist of:

- 4 inches HMA Class ½" PG 64-22
- 5 inches Asphalt Pavement Class 1" PG 64-22.
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system
- Soft-surface trail shall be 3/8"-minus crushed rock, minimum 4" thick, over a subgrade compacted to 90% maximum density as determined by a modified Proctor (ASTMD 1557).

2. Roundabout: At the intersection of NE 116th Street and 162nd Avenue NE (shown as Plat Road A within the plat), the applicant shall construct the full roundabout consistent with the City's preliminary roundabout design and as shown on the Greystone PRD prepared by Core Design on March 16, 2012. The entire roundabout shall be constructed as part of the 116th frontage improvements when any part of the project is approved after Phase I. Roundabout construction must meet current City standards, including asphalt paving as shown, type A-1 concrete curb and gutter, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the street shall consist of:

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

Code Authority: RCDG 20D.180.10-140, 20D.210.20, 20D.220.20-070; RMC 12.12; RCDG Appendix 20D-3; RCW 35.70.020

Condition Applies: Civil Construction

3. Soft surface trails: Six-foot-wide soft surface trails shall be constructed across tracts as generally depicted on the Greystone PRD plans prepared by Core Design on March 16, 2012. The soft-surface trails shall be constructed of 3/8"-minus crushed rock, at least 4-inches in thickness, over a subgrade compacted to 90% compacted maximum density as determined by a modified Proctor (ASTMD 1557).

4. Internal Public Streets: Street improvements are required on plat Roads A, B, C, D, E and F as follows:

Construct new 28'-wide asphalt street with type A-1 vertical concrete curb and gutter, 5-foot wide planter strips, 5-foot wide concrete sidewalks, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7" HMA Class ½" PG 64-22
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

5. 159th Ave NE: Street improvements on 159th Avenue NE are required to meet current City standards which include:

28'-wide asphalt street with type A-1 vertical concrete curb and gutter, 5-foot wide planter strip and a 5-foot wide concrete sidewalk on the east side of 159th Avenue NE, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for this street shall consist of:

- 7" HMA Class ½" PG 64-22
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system.

6. Private Drives: Improvements required for the alley and driveways within the 20-foot wide access tracts will consist of new 20-foot-wide asphalt pavement with one-foot-wide concrete shiner on one side and five-foot-wide concrete sidewalk on the other. Provide storm drainage, and underground utilities including power and telecommunications. The minimum pavement section for the alley and driveway shall consist of:

- 3" HMA Class ½" PG 64-22
- 4" Crushed Surfacing Base Course.
- Concrete elements shall be at least 6" thick.
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557).

Code Authority: RCDG 20D.180.10-140, 20D.210.20, 20D.220.20-070; RMC 12.12; RCDG Appendix 20D-3; RCW 35.70.020

Condition Applies: Civil Construction

7. Channelization Plan: A separate 40-scale channelization plan is be required for all public streets being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual. The project is located along a state route, therefore WSDOT approval of the channelization plan is also required.

Code Authority: RCDG 20D.210.20-090, Appendix 20D-3; Standard Specifications and Details Manual; RCW 47.24.020

Condition Applies: Civil Construction

d. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the Greystone PRD site plan prepared by Core Design dated March 16, 2012.

Code Authority: RCDG 20D.210.20-080; Appendix 20D-3
Condition Applies: Civil Construction, Final Plat Document

ii. Direct vehicle access to NE 116th Street will not be permitted for any lots within the plat. This restriction shall be indicated on the face of the civil plans and final plat documents.

Code Authority: RCDG 20D.210.20-080
Condition Applies: Civil Construction, Final Plat

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

Code Authority: RCDG 20D.180.10-120, 20D.220.10
Condition Applies: Civil Construction

- f. **Street Lighting.** Illumination of the streets along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights will be required 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/common/pages/UserFile.aspx?fileId=25473>

Code Authority: RCDG 20D.180.10-160, 20D.210.20-090, Appendix 20D-3
Condition Applies: Civil Construction

- g. **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. An interim or permanent walkway shall be constructed between any phase of the plat and 162nd Avenue NE and across NE 116th Street with a rectangular rapid flashing beacon, prior to occupancy of any home. The curb face shall be located 22-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.

Code Authority: RCW 58.17; RCDG 20D.210.20, 20D.220.20-070,
20D.180.10-180

Condition Applies: Civil Construction

2. Public Works – Water and Sewer

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

Phone: 425-556-2844

Email: jstreit@redmond.gov

- a. Water Service.** Water service will require a developer extension of the City of Redmond water system as follows: Construct 8-inch diameter water mains as shown on the drawings prepared by CORE Design date stamped March 20, 2012. Included with the water mains is a 470 zone to 390 zone pressure reducing station vault installation near the northwest corner of 162nd Avenue NE and NE 116th Street. Because this project is anticipated to be phased, line valves are shown between phases. Watch the placement of these line valves to ensure lots for each phase can be served correctly. Water service to each new lot will require one water meter per lot sized appropriately to provide both potable service and fire supply for the residential sprinkler system.

Code Authority: RCDG 20D.180.10-080, 20D.180.10-130,
20D.220.020

Condition Applies: Civil Construction

- b. Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows: Construct 8-inch diameter sanitary sewer mains as shown on the drawings prepared by CORE Design date stamped March 20, 2012. A gravity sanitary sewer connection shall be provided for the Fowler Plat east of Lots 41 and 42 along Road “C” as part of Phase II or other suitable location for gravity sanitary sewer location. 6-inch diameter side sewers will be installed from each new dwelling and connect to the new sanitary collection system.

Code Authority: RCDG 20D.180.10-090, 20D.180.10-130,
20D.220.020

Condition Applies: Civil Construction

- c. Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Public easements for the water and sewer mains shall be clearly indicated on all construction drawings submitted for review and approval. Offsite easements documents must be submitted for review along with the construction drawings and must be recorded prior to construction drawing approval. Water and Sewer improvements shall be shown on the face of the final plat and granted through the final plat document.

Code Authority: RCDG 20D.180,10-070, Appendix 20D-4
Condition Applies: Civil Construction, Final Plat Document

- d. **Backflow Preventors:** Backflow preventors shall be used in the water supply system in accordance with City, State, and Federal requirements. WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use for the premise isolation; reference Table 8 for appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.

Code Authority: RMC 13.10
Condition Applies: Civil Construction

- e. **Permit Application.** Water meter and sewer service applications shall be submitted for approval to the Public Works Development Services Division. Permits and meters will not be issued until all improvements are constructed and approved for use, and administrative requirements are completed. In certain limited circumstances, as determined solely by the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Services Division. All reimbursement fees shall be paid prior to sale of water and side sewer permits.

Code Authority: RMC 13.08.010, 13.12
Condition Applies: Prior to Permit Purchase

- f. **Reimbursement Fees:** Reimbursement fees for connection of water and sewer are required in the amount of \$195,119.12 for the Pyke Property Utility Improvements. These fees are due prior to the sale of water and side sewer permits for this project or prior to any final plat recording, whichever occurs first.

Code Authority: RMC 13.12.120
Condition Applies: Prior to Permit Purchase

3. Public Works – Stormwater/Clearing and Grading

Reviewer: Jeff Dendy, Senior Engineer

Phone: 425-556-2890

Email: jdendy@redmond.gov

- a. **Water Quantity Control:**
 - i. Storm water discharge shall match the developed discharge duration to the pre-developed duration for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in publicly maintained vaults.

- ii. Provide for overflow routes through the site for the 50-year storm.
- iii. Each phase of the project shall meet the storm water quantity control requirements for the work proposed.

Code Authority: RMC 15.24.080

Condition Applies: Civil Construction

b. Water Quality Control

- i. Basic water quality treatment shall be provided in publicly maintained storm water treatment vaults, and with a public bio-filtration swale. Treatment is required for the 6-month, 24 hour return period storm.
 - iv. Bio-filtration swale design shall conform to the guidance written in the City of Redmond Clearing, Grading, and Stormwater Management Technical Notebook, Issue Number 6, and the Department of Ecology Stormwater Management Manual for Western Washington (2005).
 - v. Each phase of the project shall meet the storm water quality control requirements for the work proposed.

Code Authority: RCDG 20D.180.10-100; RMC 15.24.080(2)(d)

Condition Applies: Civil Construction

- c. Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be clearly indicated on all construction drawings submitted for review and approval. The easements will be finalized for recording as part of the final plat. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) 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. Prior to civil drawing approval and final plat recording, fully executed offsite easements shall be provided to the Public Works Development Services Division.

Code Authority: RCDG 20D.180.10-170; RMC 15.24.080(2)(i)

Condition Applies: Civil Construction, Final Plat Document

- d. Private Stormwater Easements.** Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval and final plat recording, fully executed and recorded easements shall be provided to the Public Works Development Services Division.

Code Authority: RCDG 20D.220.20-040, 20D.220.20-050,

Condition Applies: Civil Construction, Final Plat Document

- e. **Clearing and Grading.** Maximum retaining structure height is 8 feet, and maximum cut / fill shall not exceed 8 feet; unless relief from general design standards is obtained from the Technical Committee. Provide the standard 20-foot public easement width for storm pipes.

Code Authority: RCDG 20D.180.10-190; RMC 15.24.080

Condition Applies: Civil Construction

- f. **Temporary Erosion and Sediment Control (TESC).**

- i. Restricted rainy season work may be permitted October 1st through April 30th. An approved Wet Weather Plan is required to work in the rainy season.

Code Authority: RMC 15.24.080

Condition Applies: Civil Construction

- g. **Floodplain Management.** Project does not lie in the floodplain.

Code Authority: RCDG 20D.140.10 and 20D.140.40

Condition Applies: Civil Construction, Final Plat Document, Other

- h. **Landscaping.** Deep rooted vegetation should be planted a minimum setback of three feet from storm vaults, a minimum of 8 feet from storm pipes.

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

Condition Applies: Civil Construction

- i. **Wellhead Protection.** Project does not lie in a critical wellhead protection zone.

Code Authority: RMC 13.07.100

Condition Applies: Civil Construction

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

Code Authority: Department of Ecology Rule

Condition Applies: Prior to Commencement of Construction

- k. **Regional Capital Facilities Charge.** Not applicable

- 1. Critical Landslide Hazard Areas.** In order to mitigate potential impacts to critical landslide hazard areas, all buildings shall be set back from the top/bottom of slope areas a minimum distance of 15 feet as recommended by Associated Earth Sciences, Inc., in their slope stability analysis dated 03/08/2011. The top/bottom of the slope and slope setback shall be field surveyed and verified (located by bearing and distance) on the mylar.

Code Authority: RCDG 20D.140.60-020

Condition Applies: Civil Construction, Final Plat Document

4. Fire Department

Reviewer: Rich Gieseke, Deputy Fire Marshal

Phone: 425-556-2204

Email: rgieseke@redmond.gov

The current submittal is generally adequate for Preliminary Plat Approval, but does not fully represent compliance with all requirements. The following conditions are integral to the Preliminary Plat Approval and shall be complied with in Civil Drawings, the Final Plat, Building Permit submittals, Fire Code Permit submittals, and/or other applicable processes:

a. Plat Conditions

- The plat shall comply with all of the applicable Redmond Fire Department Standards related to access and fire flow.
- Each of the four phases proposed on the 3/16/12 drawings by Core Design shall provide for compliant ingress and egress for each phase.
- All water system improvements required to provide proper fire flow and proper access to hydrants shall be installed and be fully operational per each phase prior to the start of combustible construction within the specific phase.
- All required emergency vehicle access that is not located within the public way shall be a recorded easement, approved by the City of Redmond.
- All proposed addresses and road designations shall be approved prior to final approval of the Civil Drawings for each phase.

b. Fire Code Permit:

- All homes within the plat shall require a residential fire sprinkler system to be installed per NFPA 13D.

Code Authority: RMC 15.06; RCDG Appendix 20D-3; RFD Standards, RFDD&CG

Condition Applies: Civil Construction, Final Plat Document

- c. **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. All such easements shall be shown on the approved Civil Drawings, along with all required types of fire lane marking.

Minimum required fire access road width shall be 20 feet, with a 25 foot inside and 45 foot outside turning radii.

Code Authority: RCDG Appendix 20D-3, Section III
Conditional Applies: Civil Construction, Final Plat Document

5. Planning Department

Reviewer: Thara Johnson, Associate Planner

Phone: 425-556-2470

Email: tmjohnson@redmond.gov

- a. **Plat Phasing:** The Greystone PRD is proposed to be constructed through four phases as shown on the Greystone PRD plans prepared by Core Design on March 16, 2012. Generally, lots, streets, open space and trails as well as associated improvements will be constructed by phase as shown on the plans. Critical area mitigation shall occur as part of Phase II improvements and not separated out between Phases II and IV as shown on the phasing plan. Frontage improvements along NE 116th Street will be constructed as shown.

Minor modifications that are required to the Phasing plan shall be approved administratively upon review and approval by the City of Redmond’s Technical Committee.

Code Authority: RCDG 20C.30.105-090

- b. **Street Trees.** The following street trees are required to be installed in accordance with RCDG Section 20D.80.10-140. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
NE 116 th Street	American Sweet Gum <i>Liquidambar</i> <i>Styraciflua</i>	30 feet on center
159 th Avenue NE	<i>To be Determined</i>	30 feet on center

Code Authority: RCDG 20D.80.10-140
Condition Applies: Civil Construction

- c. **Tree Exception Request.** The tree exception request for removal of two hundred and twenty-two (222) landmark trees from the site shall be implemented in conformance with the tree preservation plan.

Code Authority: RCDG 20D.80.20-090

Condition Applies: Civil Construction, Final Plat Document

- d. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be recorded with the final plat.

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

Condition Applies: Civil Construction, Final Plat Document

- e. **Landscape Plan.** The Landscape Plan shall include the following:

The trail and sidewalk improvements along NE 116th Street shall consist of the following: Curb, Landscape strip, sidewalk, landscape strip, which varies in width to save desirable trees and manage changes in elevation, and crushed Rock Trail-Rock size preferably 3/8" minus or less, and landscaping.

The landscape plan for each phase shall identify the pavement type and dimension for open space tracts. A driveway into the tract is not desirable, so the trail should have adequate width and strength to support a vector truck for as short a distance as possible into the open space.

All landscape plans will be required to demonstrate compliance with providing a minimum depth of six inches of compost in all planting areas

Code Authority: RCDG 20C.30.105-040

Condition Applies: Civil Construction

- f. **Final Critical Areas Report and Enhancement Mitigation Plan.** A final Critical Areas Report must be submitted with the civil drawings. All required enhancement and mitigation must be shown on the civil drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report. The final mitigation plan shall comply with the following requirements:

- i. The bank restoration detail 8/W4.1 illustrates nails in wood stakes, which presents a potential hazard for maintenance crews. The applicant shall design an alternative method for securing the fabric in the bank restoration detail using wood stakes, live stakes or resin stakes and no nails or staples shall be used.

- ii. The final design shall include a minimum large wood count of at least 12 pieces per 100 feet of channel (cedar or Douglas fir). Large wood should be placed at least partially in the wetted width and/ or in the bank full channel.
- iii. Additional bioengineering may be needed on the left bank towards the downstream end where the ecology blocks are identified for removal during civil construction review.
- iv. During civil review, the effectiveness of the bioengineering using erosion control fabric shall be evaluated
- v. The channel profile is relatively steep; therefore, the consultant should ensure that there is adequate grade control. This could consist of a combination of the log and boulder structures illustrated.
- vi. All gravel, cobble and boulder shall be naturally rounded rock. Shot rock, rip rap, concrete or quarry spalls will not be acceptable in the channel.
- vii. During final design, the streambed gravel gradation should be carefully calculated and specified using WDFW guidelines.
- viii. The mitigation plan shall demonstrate compliance with providing a minimum depth of six inches of compost in all planting areas.

Code Authority: RCDG 20D-2

Condition Applies: Civil Construction

- g. Monitoring Program and Contingency Plan.** A monitoring program shall be prepared and implemented to determine the success of the mitigation project and any necessary corrective actions. A contingency plan shall be established prior to civil drawing approval for indemnity in the event that the mitigation project is inadequate or fails.

Code Authority: RCDG 20D.140.10-150

Condition Applies: Civil Construction

- h. Native Growth Protection Easement.** The regulated critical areas and their associated buffer must be protected by a Native Growth Protection Easement (NGPE) in Tracts M and N where development is prohibited. The NGPE shall be shown on the final plat with the following corresponding language:

NATIVE GROWTH & STREAM PROTECTION EASEMENT
(N.G.S.P.E.)

The owner(s) of the land described hereon does hereby grant and convey to

the public, City of Redmond and its assigns, a perpetual native growth and stream protection easement. This easement is for the preservation of the values and functions of the wetland, stream and their associated buffers. This easement and conditions shall be a covenant running with the land and shall be binding on the successors, heirs and assigns of the owners of the land. Disturbance of any kind is strictly prohibited except as follows. The City of Redmond and its assigns shall have the right without prior institution of any suit or proceeding of law, at such time as may be necessary, to enter upon said easement for the purpose of protecting and preserving the native growth area, making stream corridor improvements, protecting water quality, controlling erosion, and other actions deemed necessary by the Grantee to achieve the adopted purpose and intent of the Grantee's Critical Areas Ordinance. This includes, but is not limited to, realignment of the stream channel; and construction, installation, maintenance and monitoring of channel improvements, water flow devices or other facilities; and replanting and restocking of plants or animal habitat.

This easement is binding on all present and future owners and occupiers of the land subject to this easement and the easement is enforceable on behalf of the public by the City of Redmond, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged in any way without the express written permission from the City of Redmond Technical Committee. While the City has permission to enter the easement for the above purposes, this shall not constitute an obligation or special duty on the City's part to perform any or all of the above actions. The easement granted herein is identified and graphically depicted hereon.

Code Authority: RCDG 20D.140.10-180

Condition Applies: Civil Construction, Final Plat Document

- j. 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)

Condition Applies: Final Plat Document

- k. Open Space.** The proposal includes lot-by-lot and development-wide calculations to meet the open space requirements. Each lot shall include a minimum of 10 percent of total lot square footage in open space. Open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 25 feet. Required open space shall be illustrated on the final plat document.

Each phase shall provide compliance with the submitted Open Space

Calculations document, titled “Greystone Open Space”, received on March 30, 2012

Code Authority: RCDG 20C.30.25-120(2)(a)

Condition Applies: Final Plat Document

- i. Architectural Elevation Approval.** All single-family building permits associated with the Greystone PRD and Plat shall be reviewed by the Department of Planning and Community Development for conformance with the North Redmond Design Requirements.

Code Authority: RCDG 20C.30.105-040

Condition Applies: Building Permit

Front entries shall be well-emphasized and provided with way-finding elements to the front door, such as arches, columns, porches, stoops, etc. Entrances to the homes shall include at least 80 square feet of outdoor living space such as porches, landscaped patios, stone or brick walkways with arbor, trellises or other features that create a progression of spaces from the public way to the individual private residences. Porches or patios should be designed to encourage outdoor sitting in the front yard. The minimum depth of the porches should be 5 feet to accommodate outdoor furniture. Houses without 80 square foot front porches shall provide landscaped patios of a minimum of 80 square feet to accommodate outdoor furniture and space for passive recreational activity.

Code Authority: RCDG 20C.30.105-040.

Condition Applies: Building Permit

- m. Neighborhood Regulations:** The Greystone 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)

Condition Applies: Building Permit

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)

Condition Applies: Building Permit

Garage Doors. Garage doors facing the front street shall include windows, multiple garage doors (for example, one door per parking stall), or other architectural treatments that reduce the mass of the garage door surfaces and meet the intent of this section.

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

Condition Applies: Building Permit

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)

Condition Applies: Building Permit

Landscape Plan. A landscape plan shall be prepared or approved by a WA licensed architect, certified nurseryman, or certified landscape technician. A minimum of 51 percent of the planted area in the front yard shall be native or habitat plantings and shall include a mix of trees or shrubs and living ground cover.

Code Authority: RCDG 20C.70.30-060(6)(c)

Condition Applies: Building Permit

Landscape Plan. Use a minimum of six inches of compost in all planting areas, along with the compost amended soils to establish the required depth. A copy of the purchase receipt for the compost amended soils shall be submitted to the City for confirmation.

Code Authority: RCDG 20C.30.105-040 (c)

Condition Applies: Civil Construction

Building Separation. Maintain a minimum building separation of 15 feet except for small structures, including cottages, size-limited dwellings units and accessory structures. Minimum building separation for size-limited dwellings, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units shall be 10 feet.

Code Authority: RCDG 20C.30.105-040

Condition Applies: Building Permit

Arterial Setback Requirements. The following street setbacks apply for the North Redmond neighborhood. The specific setbacks replace setbacks required in RCDG 20C.30.25-140, Site Requirements Chart.

- (A) Landscape buffers shall be required along the Redmond-Woodinville Road, NE 124th/128th Streets, and NE 116th Street to reduce both the visual and noise impacts of traffic on residential development and to enhance the parkway qualities of the Redmond-Woodinville Road. Buffers shall blend with the natural surroundings by use of berms, trees, and plant material, and shall be designed with minimal maintenance requirements.
- (B) Other Road Setbacks. Buildings shall be setback 15 percent of the depth of a parcel before subdivision along the north side of NE 116th Street, the south side of NE 124th/128th Street, the west side of Redmond-Woodinville Road, and the east side of 154th Place NE. Setbacks may be reduced if the setback area is landscaped and established as a permanent open space corridor but buildings are not located closer than 50 feet from the edge of the proposed right-of-way. Setbacks may be further reduced (but no less than required in RCDG 20C.30.25-140, Site Requirements Chart) for development on parcels two acres or less in size. Accessory structures are prohibited in this setback with the exception of non-sight-obscuring fences (such as post and rail) and improvements less than 30 inches in height (such as patios). These improvements shall be allowed up to 25 feet into the setback. Trail systems that provide for pedestrian access shall also be allowed in the setback. (Ord. 1901)

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

Condition Applies: Civil Construction

- n. Affordable Housing.** The Greystone PRD and Plat shall demonstrate conformance with the Affordable Housing Regulations in RCDG 20D.30. An agreement in a form approved by the City must be recorded with the King County Department of Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any

applicable provision of the Redmond Community Development Guide in effect at the time of the issuance of the development permit(s).

Each phase of development shall provide the required number of affordable units based on the number of lots being developed with that phase.

Code Authority: RCDG 20D.30.010

Condition Applies: Civil Construction

- o. 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)

Condition Applies: Civil Construction

The recommendations of the applicant's arborist, International Forestry Consultants Inc, 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

Condition Applies: Civil Construction

- p. Permits Required.** The following state application and permits shall be filed and approved prior to issuance of a building permits/ construction drawings:
 1. A Hydraulic Project Approval (HPA) must be issued by the Washington State Department of Fish and Wildlife. Proof of issuance of this approval must be submitted to the Planning Department. This action must be completed prior to Construction Drawing approval and all changes necessitated by this approval must be incorporated into the final construction drawings.
 2. A Forest Practice Application (FPA) must be issued by the Washington State Department of Natural Resources if harvesting of merchantable timber occurs with tree removal. Proof of issuance of this approval must be submitted to the Planning Department. This action must be completed prior to Construction Drawing approval and all changes necessitated by this approval must be incorporated into the final construction drawings.

Condition Applies: Civil Construction

- q. PRD Modifications.** As part of the Greystone Planned Residential Development, the following code provisions shall be modified as recommended by the Technical Committee:

The average lot size requirement shall be 6,214 square feet.
 The minimum lot width requirement shall be 20 feet.
 The minimum front setback shall be 15 feet with the provision that garages be setback 18 feet.
 The minimum rear setback when adjacent to an alley shall be 4 feet.
 The minimum rear setback when not adjacent to an alley shall be 10 feet.
 The minimum side street setback shall be 15 feet.
 The minimum side/interior setback shall be 2/13 feet.
 The minimum building separation shall be 15 feet.
 The maximum lot coverage shall be 40 percent.
 The maximum impervious surface area shall be 60 percent.

Code Authority: RCDG 20D.80.20
Condition Applies: Building Permit/ Final Plat Document

C. Compliance with City of Redmond Codes and Standards

This approval is subject to all applicable City of Redmond codes and standards, including the following:

Transportation and Engineering

RCDG 20D.100:	Noise Standards
RCDG 20D.180:	Subdivision Regulations
RCDG 20D.210:	Transportation Standards
RCDG 20D.220:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Building and Development
RMC 12.16:	Highway Access Management
RCDG 20F.10.50-090(4):	Nonconforming Landscaping and Pedestrian System Area
RCDG 20F.20.50:	Site Construction Drawing Review
RCDG 20F.20.60-050:	Preconstruction Conference
RCDG 20F.30.60-060:	Performance Assurance
RCDG Appendix 20D-3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, Version 12-2011
City of Redmond:	Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04:	Sewage and Drainage
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention
RCDG 20D.180:	Subdivision Regulations
RCDG 20D.220.20:	Adequate Public Facilities and Services Required
RCDG Appendix 20D-4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standards Specifications and Details (current edition)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions – January 2012.

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RCDG 20D.80.10-150(8):	Planting Standards
RCDG 20D.140.10:	Critical Areas
RCDG 20D.140.40:	Frequently Flooded Areas
RCDG 20D.140.50:	Critical Aquifer Recharge Areas
RCDG 20D.140.60:	Geologically Hazardous Areas
RCDG 20D.180:	Subdivision Regulations
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, Issue No. 5 (2007)
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

Fire

RMC 15.06:	Fire Code
RCDG Appendix 20D-3:	Construction Specifications and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

Planning

RCDG 20C.30.20:	Permitted Land Uses in Residential Zones
RCDG 20C.30.25:	Site Requirements for Residential Zones
RCDG 20C.30.55:	Fences
RCDG 20C.70.30:	North Redmond Neighborhood Regulations
RCDG 20D.60:	Impact Fees
RCDG 20D.80:	Landscaping and Tree Protection
RCDG 20D.100:	Noise Standards
RCDG 20D.140:	Critical Areas
RCDG 20D.160:	Signs

RCDG 20D.180: Subdivision Regulations
RCDG Appendix 20D-2: Critical Areas Reporting Requirements

Building

2006 International Residential Code
2006 Uniform Plumbing Code

DECIDED and **RECOMMENDED** May 29, 2012.

By:



Sharon A. Rice
City of Redmond Hearing Examiner