

**TECHNICAL COMMITTEE REPORT
TO THE CITY COUNCIL**

<u>Project Name:</u>	Proctor Willows Master Planned Development and Development Agreement
<u>Location:</u>	Southwest corner of NE 124 th Street and Willows Road NE.
<u>Project Description:</u>	A proposed Master Plan and Development Agreement to be located on a 15.6-acre undeveloped site. The project will include a proposed six-story mixed-use building with 195 residential units and 22,000 square feet of commercial space, 174 townhomes with approximately 3.21 acres of usable open space and associated infrastructure upgrades. Additionally, the Master Plan is proposing new pedestrian trail connections and enhancements, a gateway feature for a City entryway, new bike lanes, a multimodal pathway (NE 124 th) and voluntary environmental site restoration.
<u>Project File Number:</u>	LAND-2019-00349 – Master Planned Development Permit LAND-2019-00351 – Development Agreement SEPA-2019-00807 – SEPA Determination of Non-Significance, issued August 28, 2019
<u>Applicant:</u>	Quadrant Homes
<u>Applicant's Representative:</u>	Erik Enstrom 15900 SE Eastgate Way, Suite 300 Bellevue, WA 98006
<u>Planner:</u>	Ben Sticka, Planner
<u>Decisions Included:</u>	Master Planned Development Permit, Type V (RZC 21.76.070(P)) Development Agreement, Type V (RZC 21.76.070(L))
<u>Recommendation:</u>	Approval per Conditions set forth in the Master Plan and Development Agreement
<u>Public Hearing Date:</u>	To be determined by City Council

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).



ERIKA VANDENBRANDE, Director
Planning and Community Development
Department



DAVID JUAREZ, Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, **the Technical Committee** provides responses, conclusions, and recommendations (in the form of this report) to the **City Council**. The **City Council** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Master Planned Development Permit and Development Agreement and receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the Council will make the final decision regarding the Master Planned Development Permit and Development Agreement.

Key Dates

Application/Completeness Date: April 11, 2019
Neighborhood Meeting: May 23, 2019
Design Review Board Recommendation of Approval: June 20, 2019
Date SEPA Determination Issued: August 28, 2019
Committee of the Whole: September 24, 2019
Technical Committee: September 25, 2019
SEPA Appeal Deadline: September 26, 2019
City Council Staff Report: October 1, 2019
City Council Study Session: October 8, 2019
Public Hearing Date: November 19, 2019

Report Exhibits

1. General Application Form & Project Contact Form, dated April 18, 2019
2. Vicinity Map, dated April 18, 2019
3. Notice of Application and Certification of Public Notice, dated April 19, 2019

4. Public Comments & Responses, dated May 9, September 12 and 19, 2019
5. SEPA Application Form/SEPA Checklist/SEPA DNS, dated August 28, 2019
6. Proctor Willows Master Plan, dated September 19, 2019
7. Draft Development Agreement, dated September 6, 2019
8. Transportation Study, dated March 1, 2019
9. Stormwater Report, dated February 1, 2019
10. Tree Evaluation Plan and Tree Health Assessment, dated February 2, 2019
11. Design Review Board Meeting Minutes, dated May 2, 2019, & June 20, 2019
12. Critical Areas Report, dated August 19, 2019
13. Geotechnical Report, dated May 24, 2017

Technical Committee Analysis

I. Proposal Summary

The proposal calls for the development of a 15.6-acre site. The proposed development includes the following:

- One – six (6)-story mixed-use building (195 units) with 22,000 square feet of commercial space.
- 174 townhomes in 32 buildings
- 3.21 acres of active open space
- New pedestrian trail connections and enhancements
- Gateway art feature
- New bike lanes
- Multimodal pathway (NE 124th)
- Voluntary environmental site restoration

II. Site Description and Context

The 15.6-acre site is currently undeveloped and is in a forested condition. The topography of the site changes significantly increasing in elevation 85-feet from the east to the western property boundary. Full buildout of the development is proposed to be completed in three phases and anticipates completion in 2024 (Attachment 6. Proctor Willows Master Plan, dated September 19, 2019).

A Comprehensive Plan and Zoning Code Amendment first came under review in 2016 for the area. The amendment proposal was reviewed in coordination with staff and Planning Commission in 2016 and 2017. Staff worked with the applicant and Planning Commission to develop regulations consistent with the underlying zoning and Comprehensive Plan visions for variety in housing choices. In March of 2019, the City Council approved the Northwest Design District (NWDD) allowing townhomes as a permitted use on the site. Following the adoption of the NWDD, the applicant filed their formal application for a Master Plan and Development Agreement.

The purpose of the NWDD is to encourage residential uses within a variety of housing types, while also providing neighborhood-scaled commercial services that meet the daily needs of nearby residents and employees working within the Willows employment corridor. The NWDD will provide an opportunity for coordinated development through a master plan that recognizes the unique context and natural features of the site.

Regulations unique to the NWDD include:

1. A Master Plan is required for all development within the Northwest Design District and shall provide:
 - a. A minimum 22,000 square feet of gross floor area of non-residential land uses.
 - b. Non-residential land uses shall be located in the northwest portion of the site and adjacent to NE 124th Street frontage.
 - c. Non-residential land uses shall not be located on the hillside sloping up from Willows Road.
 - d. Phasing plan. The phasing plan shall provide for completion of no more than 30 percent of the dwelling units without first completion of the minimum gross floor area of non-residential land uses.
2. Green Development Incentives that are specific to the NWDD are required in-order to Maximize building height or density as outlined in RZC. 21.14.080
3. Ten percent of all apartment units are restricted to 70 percent of median income.

III. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on April 19, 2019. The Notice was posted at City Hall, the Redmond Regional Library, and Notice signs were posted on the property. Notices were also mailed to property owners within 500 feet of the site.

Public Input: During the public comment period for the Notice of Application, the City received one (1) comment and two (2) requests to be a parties of record.

Public comment on the project was related to the critical area delineation. Staff provided a response outlining the analysis and methods used by a state-licensed professional in the delineation (Attachment 4. Public Comment & Responses, dated May, September 12 and 19, 2019).

Notice of Public Hearing: The Notice of Public Hearing for this project has not yet been posted as the Public Hearing would be set and held by the City Council. The

notice will be mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City. The Notice of Public Hearing will also be included in a one-time newspaper publication.

IV. State Environmental Policy Act

A Determination Of Non-Significance was issued in compliance with RZC 21.70 by the Technical Committee on August 28, 2019.

Requirements for public notice are contained in RZC 21.76.080.

Notice of SEPA Threshold Determination: The notice of the Determination of Non-Significance (DNS) for this project was issued on August 28, 2019. This notice was posted at City Hall, the Redmond Regional Library, and on the property. The notice was also sent to state and local agencies, Parties of Record for the project and residents within 500 feet of the site (Attachment 5. SEPA Application Form/SEPA Checklist/SEPA DNS, dated August 28, 2019).

Public Input: During the public comment period for the Notice of SEPA Threshold Determination, the City received one (1) comment.

Public comment on the project was related to the critical area delineation. Staff provided a response outlining the analysis and methods used by a state-licensed professional in the delineation and classifications. (Attachment 4. Public Comment & Responses, dated May, September 12, 19, 20 and 25 2019).

V. Compliance with Development Regulations

A. Master Planned Development Decision Criteria

Master Planned Developments (MPDs) shall meet the following criteria (RZC 21.76.070.P.5:

- (a) *All elements of the MPD shall support and be consistent with the RZC and all applicable Comprehensive Plan policies.*

Response: The MPD is consistent with the RZC and all applicable Comprehensive Plan policies, as described in Section V of this report.

- (b) *MPDs proposed in the Overlake Village Subarea shall be consistent with the Overlake Village Master Plan and Implementation Strategy and shall include the items listed in (c) below in addition to the following:*
 - (i) *A height and bulk study that demonstrates how building mass, height, and scale relate to open spaces, pedestrian pathways, streets, and other buildings;*

- (ii) *An analysis of shading effects of taller buildings (for sites smaller than three acres, only required if the Technical Committee or Design Review Board determine based upon the height and bulk study that analysis of shading effects is needed); and*
- (iii) *Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate with the progress on the construction of the development (for sites smaller than three acres, only required if the Technical Committee determines necessary).*

Response: Not applicable. The project is located outside of the Overlake Village Subarea.

- (c) *MPDs proposed in the Marymoor Design District shall include a phasing plan for bonus features and affordable housing as described in 5.b.iii above in addition to the items listed in 5.d below*

Response: Not applicable. The project is located outside of the Marymoor Design District.

- (d) *All MPDs shall include the items listed below:*
 - (i) *A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations:*

Response: The Master Plan includes a design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations as found in Redmond Zoning Code and all adopted manuals. As stated above, the proposal is consistent with and supports the policies of the Comprehensive Plan. Particularly, those policies advancing the goals and intent of the Community Character; Economic Vitality; Goals, Vision, and Framework; Housing Land Use; Neighborhoods; and Parks & Recreation elements of the Comprehensive Plan.

- (ii) *Conceptual site plan indicating all proposed land uses (architectural design, exact building shapes, locations and other detailed information required in a site plan shall not be required);*

Response: In 2019 City Council approved the NWDD, revising the land use zoning to allow for attached dwelling units (townhomes). The Master Plan includes a conceptual site plan on Pages 10 and 11 which shows all proposed land uses on the site. The Design Review Board reviewed the overall project layout and use and recommended approval at their June 20, 2019 meeting. The site is consistent with the location of uses as approved within the Comprehensive Plan and RZC for the NWDD.

(iii) Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plain view and cross-section for streets (cross-sections only required for projects in the Downtown);

Response: The layout and conceptual design of all streets, pedestrian pathways, parking and location of transit facilities, are shown on Page 18 of the Master Plan booklet. The transportation and circulation plans have been reviewed for technical compliance with all adopted codes and manuals by City of Redmond transportation and traffic engineering staff.

(iv) Location of proposed space for parks, open space, and any cultural facilities;

Response: The Master Plan includes 3.21 acres of total open space to be distributed throughout the development in three main areas. Additionally, the Master Plan is proposing new pedestrian trail connections and enhancements, a gateway feature for the City entryway, new bike lanes and multimodal pathway (NE 124th). Locations of on-site open space and recreation areas are shown on page 18 of the Master Plan book.

(v) Phasing plan describing anticipated time frames for development, and showing that completion of affordable housing shall be commensurate with the progress on the construction of the development;

Response: The proposed project is intended to be developed in three phases as shown on Pages 26, 27 and 28 of the Master Plan booklet:

- Phase I/IB: The majority of infrastructure improvements, open space, all buffer restoration and mitigation, and the gateway element and the eastern townhome cluster. Phase 1B improvements may be deferred to Phase III based on the timing of environmental permits and subject to seasonal considerations. These details can be found on Page 26 of the Master Plan booklet.
- Phase II: The six (6) story mixed-use building
- Phase III: The western townhome cluster and remaining associated open space.
- All Phases are estimated to be completed between 2020 and 2024.

(vi) Location of any environmentally critical areas;

Response: The Critical Areas Plan is found on page 34 of the Master Plan book. This plan shows all critical areas on-site that include the following: steep slopes greater than 40 percent, ten (10) Category IV wetlands and two (2) Class IV streams.

The proposed project will impact two wetlands on-site, which are known as “Wetland A” and “Wetland D”. The filling of approximately 1,900 square feet of “Wetland A” is necessary due to grading and its adjacency to the west access point, while “Wetland D” will be partially filled (approximately 800 square feet) due to the required Willows Road frontage improvements.

Per the Critical Area Report (Attachment 12. Critical Areas Report, dated August 19, 2019) both Wetland “A” and “D” are classified as Category IV wetlands. The applicant has substantiated within the report, using the best science available, that both Wetland “A” and “D” provide low to moderate value for habitat. The filling of Wetlands is permitted pursuant to Redmond Zoning Code (RZC 21.64.030(C)). The applicant will complete all required mitigation as a part of Phase IB of the project.

Wetland fill will be mitigated by creating and enhancing wetland areas at a ratio of no less than 5:1 or 51,725 SQFT. Mitigation will also be provided through buffer averaging and the removal of invasive species and replacement with native trees and shrubs. 5,000 square feet of buffer will be added to the west boundary of “Wetland D”. A detailed mitigation plan will be further defined during the Phase I entitlement in coordination with the applicant and environmental experts on-staff.

The MPD is consistent with RZC 21.64.020, Fish and Wildlife Habitat Conservation Areas, RZC 21.64.030-Wetlands and RZC 21.64.060-Geologically Hazardous Areas.

(vii) Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;

Response: Tree retention and open space are found on page 32 of the Master Plan book (Attachment 10. Tree Evaluation Plan and Tree Health Assessment, dated February 2, 2019). Pursuant to Redmond Zoning Code (RZC 21.72.060) Tree Protection Standards, the subject site is required to retain 35 percent of all significant trees. The tree retention plan indicates that 45 percent of on-site trees will be retained. Therefore, the proposed project exceeds minimum tree retention standards by 10 percent. The NWDD zoning designation requires 20 percent or 135,907 square feet of landscape area. The project is proposing a minimum of 3.21 acres (139,828 square feet) of open space, approximately 4,000 square feet greater than the adopted requirements. The active open space is required to be

located in three (3) separate areas and is distributed throughout the site. The largest open space area is a lawn area over the stormwater vault to accommodate a variety of active sport options, dog park, informal trails, and a children’s play area. Two additional active open space areas are located more internal to the townhome clusters and will include a paved nature trail with native plantings. The site overall will be heavily landscaped and precise plantings and designs will be defined during the Site Plan Entitlement review.

(viii) Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;

Response: The Master Plan includes street connections to adjacent properties, but most importantly, connections to the future Cross-Kirkland and Redmond Connector Trails. Page 18 of the Master Plan book provides a site plan with all proposed transportation-related improvements. The proposed development will include the following transportation improvements:

- NE 124th Street intersection with traffic signal
- NE 124th Street frontage improvements: bike lane and sidewalk to provide multimodal regional trail connections
- Willows Road intersection and frontage improvements
- Internal roadways connecting NE 124th Street and Willows Road and as necessary to serve the neighborhood
- Driveway access for the mixed-use building
- Connections to future Kirkland Cross-Connector and Redmond Connector Trails

(ix) Overall approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and

Response: The proposed project is in the NWDD zoning designation. The NWDD includes specific Green Development Incentives that must be implemented in order to maximize height or density. To achieve the maximum height of six stories for the mixed-use building, the development will be constructed to Built Green 4 Star Certification and meet the following:

- a. 100 percent of ground-oriented residential units are “electric vehicle charging ready” a minimum of one electric vehicle charging station is available per 20 apartment residential units, and a minimum of one electric vehicle charging station is available per 10,000 square feet of non-residential land uses.
- b. Green roof(s) encompassing a minimum size of 25 percent of the roof area on all multi-family and mixed-use buildings of 20 units or more.

(x) Preliminary plan for major infrastructure improvements (may be waived by the Technical Committee for sites in Overlake smaller than three acres).

Response: The major infrastructure improvements necessary for the build-out of the Master Plan, will take place during Phase I. These improvements are shown on pages: 18, 26, 28, 29, 30 and 31 of the Master Plan book. A summary of these improvements includes:

- Stormwater detention and water quality vault to serve all Phases.
- Sewer main extension in Willows Road NE and up to west and south edge of Phase I neighborhood.
- 12-inch water main extension from NE 124th and Willows Road NE serving the Phase I neighborhood.
- 12-inch water main extension on Willows Road NE in front of the entire property.
- NE 124th Street intersection with a traffic signal.
- NE 124th Street frontage improvements: bike lane and sidewalk to provide multimodal regional trail connections
- Willows Road intersection and frontage improvements
- Internal roadways connecting NE 124th Street and Willows Road and as necessary to serve the neighborhood.
- Connections to future Kirkland Cross-Connector and Redmond Connector Trails

Specific conceptual plans for future water, sanitary sewer, and stormwater systems are provided on Appendices pages: B, H & I of the Master Plan. The conceptual plans are consistent with the adopted Comprehensive Plan policies and functional plans.

B. Development Agreement Decision Criteria (RZC 21.76.070.L.3)

(a) The agreement must be consistent with the applicable development regulations for the property,

Response: All aspects of the Development Agreement have been reviewed against the Redmond Zoning Code. No elements of the proposed Development Agreement exceed what is allowed per the RZC or Comprehensive Plan.

(b) All impacts of the development must be mitigated by the measures set forth in the agreement or the agreement must provide a mechanism for analyzing and mitigating such impacts as they occur;

Response: All aspects and impacts of the development have been reviewed against and mitigated through the adopted regulations and standards of the Redmond Zoning Code.

(c) The agreement must reserve the City’s authority to impose new or different regulations to the extent required by a serious threat to public health and safety;

Response: Pursuant to Section 4.1, 4.2 and 4.3 of the “Vested Rights” within Development Agreement, the project does not vest to application fees, impact fees, connection charges, other City enactments that are adopted pursuant to state or federal mandates, or any other elements that would prevent the City from addressing threats to public health and safety.

(d) The duration of the agreement must be reasonable in light of the anticipated build-out period for the proposed development and the needs of the City; and

Response: The Development Agreement requests a ten (10) year vesting period. The project is proposed to be developed in phases as described in Appendix G of the Master Plan book on pages: 25 through 28. The applicant anticipates that the project will be built between 2020-2024.

(e) The agreement must be in the public interest and provide a public benefit.

Response: The Master Plan project application, implements the vision and policies set forth in the Comprehensive Plan, as well as both the general land use designation criteria and the NWDD designation criteria. The proposal will create opportunities that respond to the unique characteristics of the site, thereby resulting in a horizontally-integrated mixed-use site with opportunities for a range of housing types and commercial uses that serve the development, as well as the surrounding area. The project will also add a mix of new housing types and affordability pursuant to Redmond Zoning Code (RZC 21.20.060, which is consistent with Comprehensive Plan Policies: H0-2: Promote a mix of new residential units and use other strategies that are designed to at a minimum, meet the targets called for in the King County Countywide Planning Policies for creating residences that are affordable to low- and moderate-income households.

With respect to the Development Agreement, Section 8 “Public Benefits and Infrastructure Improvements,” the City will receive public the following public benefits as a component of project development:

- Construction of a bike lane and multimodal pathway;
- Provision of voluntary on-site buffer enhancements;
- Construction of a soft surface perimeter trail;
- Design and installation of a gateway element and reviewed by the Parks and Trails Commission.

These improvements exceed the regulations and requirements of the adopted Codes and manuals and are in addition to the required improvements, and therefore meet the consideration of public benefit.

VI. Compliance with Comprehensive Plan

The Comprehensive Plan contains certain policies applicable to all areas within the City and land use designations within the community, as well as policies specifically applicable to the Proctor Willows property and Willow/Rose Hill Neighborhood. The policies applicable to this development are listed below. Policies that do not apply to this proposal are not included in this staff report.

Comprehensive Plan Policies:

The project application implements the vision and policies set forth in the Comprehensive Plan. Key goals the project helps realize for the zone include:

- LU-26, Subpoint 1: The proposal is generally consistent with the City’s land use and community character objectives (CC-14, CC-20, CC-22).
 - CC-14: Identify public view corridors unique to Redmond, such as those of Mount Rainier, Mount Baker, the Sammamish Valley, Lake Sammamish, the Sammamish River, the Cascade Mountains; and, when feasible, design streets, trails, parks and structures to preserve and enhance those view corridors through such means as: 1) Site and landscaping planning and design to preserve views; 2) Removal of invasive plants, 3) Framing views with structural elements, and 4) Aligning paths to create focal points.
 - CC-20: Encourage high-quality and attractive design that promotes variety between different developments and different areas in Redmond to maintain and create a sense of place.
 - CC-22: Foster care for the natural environment and maintain the green character of the City, while allowing for urbanization through techniques such as 1) Encouraging design that minimizes impact on natural systems; 2) Using innovations in public projects that improve natural systems; 3) Preserving key areas of open space; and 4) Requiring the installation and maintenance of street vegetation as defined by the citywide street tree program.

Response: The MPD is consistent with the RZC and as described in Section V of this report. The project is consistent with Policy CC-14 because the applicant proposes to restore wetlands, which includes the removal of invasive plants and replanting of native species. The project is consistent with Policy CC-20 as demonstrated by the City of Redmond Design Review Board recommended approval of the Master Plan and Development Agreement, at its June 20, 2019 meeting. The project promotes the

objective of creating variety between project designs because it will provide 174 townhome units which is a housing product that is undersupplied in the City. The project is consistent with Policy CC-22 as the applicant is minimizing impacts on the wetlands, streams and steep slopes located on the subject site. The proposed project includes wetland buffer mitigation and tree replacement, as well as, voluntary stream and wetland buffer restoration.

- LU-26, Subpoint 2: Future development will be directed away from critical areas such as steep slopes and streams on the site. Green development incentives are also incorporated into the proposed regulations and will minimize the carbon footprint of new development and ensure efficiency in design.

Response: The project has been intentionally designed to avoid impacts to any natural habitats to the maximum extent feasible and in compliance with the City’s adopted regulations. The Critical Areas Plan is found on page 34 of the Master Plan book. This plan shows all critical areas on-site that include the following: steep slopes greater than 40 percent, ten (10) Category IV wetlands and two (2) Class IV streams. The proposed project will impact two wetlands on-site, which are known as “Wetland A” and “Wetland D”. The filling of “Wetland A” is necessary due to grading and adjacency to the western access point, while “Wetland D” will be partially filled due to its location, next to the required Willows Road frontage improvements. Any impacts to wetlands or buffers will be fully mitigated as required by Redmond Zoning Code section 21.64,

In order for the project to maximize height and FAR pursuant to Table 21.14.080.A, they must demonstrate specific Green Building techniques that have been adopted for the NWDD RZC 21.14.080 as discussed in Section five (V) of this report.

- HO-2: Promote a mix of new residential units and use other strategies that are designed to at a minimum meet the targets called for in the King County Countywide Planning Policies for creating residences that are affordable to low- and moderate-income households.

Response: The proposed Proctor Willows project is required to provide affordable housing pursuant to RZC 21.20.060. The project will also provide opportunities for homeownership through the development of the proposed townhome units as well as rental opportunities in the proposed mixed-use building.

- HO-11: Encourage the development of a variety of housing types, sizes and densities throughout the City to accommodate the diverse needs of Redmond residents through changes in age, family size and various life changes.

Response: The proposed project will include the construction of 174 townhomes, which will improve the variety of housing options and purchase price-points to the City’s for-sale housing supply. The project also includes 195 for-rent units in the mixed-use

building. This project advances this Policy by supporting the diverse needs of Redmond residents by providing variety in housing options.

- HO-38: As a part of any rezone that increases residential capacity, consider requiring a portion of units to be affordable to low-and moderate-income households.

Response: The proposed Proctor Willows project will comply with RZC 21.20.060, which requires the following: Consistency with Comprehensive Plan policy HO-38, new development in the Northwest Design District shall provide 10 percent of new townhome units (for-sale) at 80 percent median income and 10 percent of the apartment units (for lease) at 70 percent the median income. Based on the number of units projected in the Master Plan, the project will construct a total of 37 Affordable Housing units, 17 for-sale townhomes, and 20 for-lease apartments. In addition to the affordable units, the project will provide additional housing stock options and various price points.

VII. Conclusions and Recommendations

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act. The Technical Committee is requesting that the City Council **approve the Proctor Willows Master Plan and Development Agreement subject to conditions** listed in Section VIII.

VIII. Recommended Conditions of Approval

A. Site-Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision.

Item	Date Received	Notes
Plan Set	6/6/19	<i>and as conditioned herein.</i>
SEPA Checklist	8/20/19	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on August 28, 2019.</i>
Design Review Board Approval/Plans	6/20/19	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	6/6/19	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	6/6/19	<i>and as conditioned herein.</i>
Conceptual Stream Mitigation	8/23/19	<i>and as conditioned herein.</i>

Plan		
Conceptual Wetland Mitigation Plan	8/23/19	<i>and as conditioned herein.</i>
Stormwater Design	2/1/19	<i>and as conditioned herein.</i>

IX. Design Review Board

The Proctor Willows Master Plan and Development Agreement was reviewed by the City of Redmond Design Review Board. Following a final presentation and discussion of the project on June 20, 2019, the Board moved to recommend to the City Council that the Proctor Willows Master Plan and Development Agreement be approved.

X. Recommendation

Based on the review and analysis of the project and decisional criteria of Master Planned Developments under RZC 21.76.070.P.5, the Technical Committee finds that the Proctor Willows Master Plan (LAND-2019-00349) and Development Agreement (LAND-2019-00351) meet the approval criteria of RZC 21.76.070.P.5 and RZC 21.76.070.L.3 respectively. Furthermore, the Master Plan and Development Agreement as proposed meets the policies and goals of the City of Redmond Comprehensive Plan. Therefore, the Technical Committee is forwarding a recommendation of approval to the City Council.

The following conditions shall be reflected on the Civil Construction Drawings unless otherwise noted:

1. Development Engineering - Transportation and Engineering

Reviewer: Andy Chow, Senior Transportation Engineer

Phone: 425-556-2740

Email: kachow@redmond.gov

Site-Specific Conditions.

This project is required to obtain an approved PUB permit from City of Kirkland for the frontage improvements on NE 124th ST including the new traffic signal at the project driveway prior to the Coordinated Civil Review (CCR) approval.

- a. Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. 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:
 - (a) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond,

along the new right-of-way of Willows Road NE.

- (b) 20-foot wide trail easement, granted to the City of Redmond, adjacent to the west property line.
- (c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

ii. Dedications for right-of-way are required as follows:

- a) New right-of-way lines joining at the intersection of NE 124th ST and Willow Road NE shall connect with a 30-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.
- b) A strip of land approximately 10 feet in vary width or to edge of the frontage improvements abutting the existing Willows Road NE right-of-way.
- c) A strip of land of varying width to the south edge of sidewalk, granted to the City of Kirkland, abutting the existing NE 124th ST right-of-way east of the project driveway.

(Code Authority: RZC 21.52.030.G; RMC 12.12; City of Kirkland)

- b. Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on Willows Road NE, the asphalt half-street shall be planed, overlaid, and/or patched, per COR SD 202 or 203. If the Pavement Condition Index (PCI) of the existing pavement is below 70 (as determined by the City's bi-annual pavement survey), the development shall be required to plane and overlay the entire half street along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751.

(Code Authority: RMC 12.08; Redmond Standard Specifications & Details)

c. Street Frontage Improvements

- i. The frontage along NE 124th ST, east of the project access, must meet current City of Kirkland Standards to accommodate a 5-foot westbound bike lane, two 10.5-foot westbound through lanes, a 10.5-foot eastbound left-turn lane/two-way left-tune lane, a 10.5-foot eastbound through lane, a 11-foot eastbound through lane, a 5-foot eastbound bike lane, a 11-foot right turn lane, 0.5-foot standard vertical curb and gutter, a 14-foot multi-use sidewalk from back of curb to the back of sidewalk with 4-foot tree wells at 30 feet spacing, a minimum 2-foot landscape strip at the back of sidewalk to the retaining wall, storm drainage, ADA ramps at the intersections, street lights, street trees, street signs and underground utilities including power and telecommunications. Final vehicle and bicycle lane widths and geometry will be reviewed and approved by the City of Kirkland. Please refer to the

City of Kirkland standards for the minimum pavement section.

(Code Authority: City of Kirkland)

- ii. The frontage along NE 124th ST, west of the project access, must meet current City of Kirkland Standards to accommodate a 5-foot westbound bike lane, two 11-foot westbound through lanes, a 12-foot eastbound left-turn lane/two-way left-tune lane, two 11-foot eastbound through lanes, a 3-foot bike lane buffer, a 5-foot eastbound bike lane, 0.5-foot standard vertical curb and gutter, a 8-foot sidewalk from back of curb to the back of sidewalk with 4-foot tree wells at 30 feet spacing, a minimum 2-foot landscape strip at the back of sidewalk to the retaining wall, storm drainage, ADA ramps at the intersections, street lights, street trees, street signs and underground utilities including power and telecommunications. Final vehicle and bicycle lane widths and geometry will be reviewed and approved by the City of Kirkland. Please refer to the City of Kirkland standards for the minimum pavement section.

(Code Authority: City of Kirkland)

- iii. The frontage along Willows Road NE must meet current City Standards which include asphalt paving 27.5 feet to accommodate two 11-foot southbound through lanes, a 5.5-foot bike lane from roadway centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strips, 6 feet wide concrete sidewalks, storm drainage, ADA ramps at the intersections, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
 - 4 inches HMA Class ½” PG 64-22
 - 5 inches HMA Class 1” PG 64-22
 - 4” of 1-1/4” minus crushed rock base course per WSDOT standard spec 9-03.9(3).
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
 - Street crown 2% sloped to drain system

(Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

- iv. All internal roads are proposed to be in private streets with driveway accesses. Prior to the site plan entitlement approval, the applicant shall obtain all required transportation-related deviations as listed below. The outcomes of the deviation requests may result in losing a number of units and/or affecting the overall site layout.

- Stopping Sight Distance and/or Sight Distance Triangles (if needed)
- Minimum Horizontal and Vertical Curve Standards
- Driveway Access
- Roadway Width
- Public Road
- Curb Cut for Private Road on NE 124th ST

(Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

- v. At the intersection of NE 124th ST and project access, a traffic signal system shall be installed per City of Kirkland Standards. Signal plans are required for all traffic signals being constructed. The plans shall be prepared in accordance with the City of Kirkland standards.
- vi. At the intersection of NE 124th ST and Slater Avenue, a traffic signal system shall be modified or improved to LOS-E by reprogramming the signal timing to accommodate the change in traffic volumes per City of Kirkland Standards. Signal plans are required for all traffic signals being modified. The plans shall be prepared in accordance with the City of Kirkland standards.

(Code Authority: City of Kirkland)

- vii. A separate 40-scale channelization plan shall be required for any public street 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 and the City of Kirkland standards on NE 124th ST.

(Code Authority: RZC 21.52.030.F; RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020; City of Kirkland)

- viii. Sidewalks or walk paths constructed to the City of Kirkland standards are required to connect the future Central Kirkland Connector Trail and the new traffic signal crossing at the NE 124th ST.

(Code Authority: City of Kirkland)

d. Access Improvements

- i. Direct access from individual residential dwelling units and/or mixed-use development to NE 124th ST and Willows Road NE will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

(Code Authority: RZC 21.52.030.E; RZC 21 Appendix 2)

- 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: RZC 21.17.020; RZC 21 Appendix 2 – A.11)

- f. **Street Lighting.** Illumination of Willows Road NE along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights shall 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 Hidemi Tsuru, 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. For streetlights on NE 124th ST along the project frontage and at the intersection of Willows Road NE and NE 124th ST, please refer to the City of Kirkland standards.

(Code Authority: RZC 21.52.030.F; RZC 21 Appendix 2)

- g. **Temporary Pedestrian Access Plan.** The applicant is required to provide a temporary pedestrian access plan for approval by the City prior to any construction on the project site. This plan needs to show how pedestrian traffic passing by the proposed development will be accommodated during the entire length of the construction phase. For temporary pedestrian access along NE 124th ST, please coordinate with the City of Kirkland.

Existing sidewalks or pathways shall be closed only when absolutely necessary during construction. If unavoidable, the pedestrian access plan should provide temporary routes with barricades and cones that parallel existing facilities. These routes must be accessible for persons with disabilities per the current ADA regulations and standards, including the provision of ramps, minimum widths, and smooth surfaces for wheelchair access. When a parallel route is not available, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices. The developer may be required to install temporary crosswalks and street lighting as part of this detour.

In order to keep existing routes open during the construction of new structures adjacent to existing sidewalks, a covered walkway will be required to protect pedestrians from falling debris. Covered walkways should be designed to provide sturdiness, adequate light for nighttime use and safety, and proper sight distance at intersections and crosswalks. Plans and details for the construction of these covered walkways shall be included as part of the civil construction plan set.

Code Authority: MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, & 6D.05

Condition Applies: Civil Construction

2. Development Engineering – Water and Sewer

Reviewer: Zheng Lu, Senior Engineer

Phone: 425-556-2844

Email: zlu@redmond.gov

- a. Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:
- 12” distribution water main will follow major looped neighborhood streets.
 - The new water system network will be connected with city water main on Willows Road NE; NE 124th Street and the existing 12” water main at the southwest corner of the development.
 - Construct 12” water main along Willows Road NE covering entire frontage of the development, including connecting the new water main to the existing Kirkland water system at the intersection of Willows Road and NE 124th Street.
 - 8” ductile iron water main shall be extended from 12” distribution line to each branch access road, which directly serves all townhome.
 - Fire hydrants shall be installed along the major neighborhood road per Fire Department direction.
 - Blow-off and air release devices shall be installed in low and high spots as required.
 - A 6” fire line, 4” residential water service line; 2” commercial water service line and 2” irrigation service line shall be constructed and reserved for Phase 3 townhome construction. Final utility service sizes will be determined during SPE for Phase 3.
 - if the road is privately owned, a 20’ wide water easement will be required. An additional easement may be required for City-owned fire hydrants, water meters, blow-off and air release devices per COR Design Requirements.

Code Authority: RZC 21.74.020.D, RZC 21.17.010

Condition Applies: Civil Construction

- b. Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows:
- 8” sewer main shall be constructed along major neighborhood streets and branch access drives to serve all new homes and mixed-use development.
 - Approximately 150’ of 8” sewer main shall be constructed and connected to the

existing sewer system at the southeast corner of the development along Willows Road.

- All sewer manholes shall be under paved road and shall be accessible for City Vector trucks.
- If the sewer main with a manhole is located at end of a dead-end road, turnaround area for Vector truck is required.
- The existing sanitary sewer system in this basin does not have adequate capacity for full build-out conditions. In order to provide mitigation for increased flows from the development, Proctor Willows shall replace the 413 LF of 8” PVC sewer in Willows Road from SSMH 2C2SMH954 to SSMH 2C2SMH956 with 12” diameter PVC unless alternative mitigation for the project associated impacts to the sanitary sewer system is approved by the Public Works Director prior to building permit issuance.

Code Authority: RZC 21.74.020.D, RZC 21.17.010

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. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Offsite easements must be recorded prior to construction drawing approval.

Code Authority: RZC 21.74.020.C, Appendix 3

Condition Applies: Civil Construction, Short Subdivision Document

- d. Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All stub fees shall be paid prior to the sale of water and side sewer permits.

Code Authority: RMC 13.08

Condition Applies: Prior to Permit Purchase

Backflow Preventers: Backflow preventers shall be used in the water supply system in accordance with City, State, and Federal Requirements (Code Authority: RMC 13.10)

Permit Applications. Water meter and side sewer applications shall be submitted

for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All stub fees shall be paid prior to the sale of water and side sewer permits.

Code Authority: RMC 13.12.120
Condition Applies: Prior to permit issuance.

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Seethu Babu, Senior Stormwater Engineer

Phone: 425-556-2472

Email: sbabu@redmond.gov

a. Water Quantity Control:

- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a privately maintained vault for the on-site areas. If triggered, a separate public detention system shall be constructed for any public improvements (frontage along Willows Road and NE 124th).
- ii. Provide for overflow routes through the site for the 100-year storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080(9)
Condition Applies: Civil Construction

b. Water Quality Control

- i. Enhanced water quality treatment shall be provided in a privately maintained stormwater treatment facility for on-site areas. If triggered, a separate public stormwater treatment facility shall be required for any public improvements (frontage along Willows Road and NE 124th Street). Treatment is required for the 6-month, 24 hour return period storm.
- ii.

Code Authority: RZC 21.74.020.D; RMC 15.24.080(8)

Condition Applies: Civil Construction

- c. **Easements.** Easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit or issuance of water meter or side sewer permits. 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.

(Code Authority: RMC 15.24.080(2)(i))

- 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 short subdivision recording, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.54.010.D, 21.74.020.C, 21.54.010.E
Condition Applies: Civil Construction, Short Subdivision Document

- e. Clearing and Grading.**

Code Authority: RZC 21.74.020.J; RMC 15.24.080
Condition Applies: Civil Construction

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

- i. Rainy season work permitted October 1 through April 30 with an approved Wet Weather Plan.

Code Authority: RMC 15.24.080
Condition Applies: Civil Construction

- g. Landscaping.**

- i. All new landscaped areas within the project site are required to have compost amended soils. See City of Redmond Standard Detail 632 for requirements.

Code Authority: RZC 21.32
Condition Applies: Civil Construction

- h. 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

- i. **Citywide Capital Facilities Charge.** A Citywide Capital Facilities Charge applies to this project. Please see the Development Engineering Fee Schedule for current fee information.

Code Authority: RMC 13.20.040 (City Wide)
Condition Applies: Building Permit Issuance

5. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2019-00349 Approval but does not fully represent compliance with all requirements. The following conditions are integral to the approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

a. Site Plan Condition

- 1) Shall meet all Redmond Fire Access Standard requirements.
- 2) Shall meet the RMC 15.06 for hydrant requirements.
- 3) All public use roadways and required fire access roadways shall meet the minimum requirements of fire apparatus weight and turning radii.

b. Fire Protection Plan

- 1) Commercial and residential fire sprinklers systems are required per RMC 15.06 and the IFC.
- 2) Commercial and multifamily fire alarms systems compliant with NFPA 72 are required.
- 3) Fire Pumps and/or standpipes may be required for the multi-family structure.
- 4) Fire separations may be required per RFDS 3.0 Fire Flow.

c. Change or Modification - NA

d. Fire Code Permit

- 1) Fire Code Permits that may be required include but are not limited to:
 - Place of Assembly
 - Emergency Responder Radio Systems
 - Flammable/Combustible Liquids
 - LP Gas Systems
 - Fixed Fire Extinguishing Systems (for Hood and Duct Systems)
 - Gates and Barricades
 - Smoke Control

(Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG)

6. Planning Department

Reviewer: Ben Sticka, Planner

Phone: 425-556-2470

Email: bsticka@redmond.gov

- a. **Street Trees.** A final street tree plan shall be submitted and approved during the CCR process due to market availability of certain species. The street tree plan shall be in accordance with RZC 21.32.090. The minimum size at installation is 2 ½ inch caliper. The applicant shall ensure that the utility and infrastructure design does not conflict with any proposed street tree locations.

Code Authority: RZC 21.32.090

Condition Applies: Civil Construction

- b. **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 construction drawings.

(Code Authority: RZC 21.72.060.D)

- c. **Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process.

Code Authority: RZC 21.32

Condition Applies: Civil Construction

- d. **Enhancement Mitigation Plan.** 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. A mitigation plan shall be approved by staff and installed during Phase 1B.

Mitigation for Wetland A and D:

A. Mitigation through Keller Mitigation Bank:

Mitigation is required for impacts to Wetlands A and D and their associated buffers. The applicant intends to mitigate impacts by buying credits from the Keller Farm Mitigation Bank. Credit ratios have been determined for Category IV wetlands at 0.85 credit/acre of impact and 0.3 credit/per acre for buffer impacts, resulting in a total requirement of .061 credits for the 0.062 acres of wetland impact and 0.029 acres of buffer impact for this project.

B. Mitigation without Keller Mitigation Bank Certification

Completed:

In the event that the Keller Farm Mitigation Bank is not certified before the project needs to purchase these credits, the applicant will purchase .061 credits from Habitat Bank, who will develop, maintain, monitor and protect an area equivalent to .061 credits as mitigation for this project as a “permittee implemented” option.

C. Mitigation for Wetland A and D if Keller Farm is not available:

In the event that Keller Farm is not available to the project for mitigation, the City will identify City-owned property on which the applicant will be permitted to perform the required mitigation.

Code Authority: RZC Appendix 1
Condition Applies: Civil Construction

- e. **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. Shall be approved and in place by the signing of mylars for Phase 1B development.

Code Authority: RZC 21.64.010(P)
Condition Applies: Civil Construction

- f. **Critical Areas Recording.** The regulated critical area and its associated buffer(s) must be protected by an NGPE or placed in a separate tract where development is prohibited. Proof of recording must be submitted to the City prior to issuance of a Certificate of Occupancy on the site. Draft easement shall be included during civil review of the site.

(Code Authority: RZC 21.64.010(R)(4))

- g. **Final Critical Areas Report.** A final Critical Areas Report must be submitted with the civil construction drawings. All required enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report.

If the report is greater than two years old at time of CCRs, an updated report shall be submitted.

(Code Authority: RZC Appendix 1, Section G(2))

Condition Applies: Building Permits and Final Plat documents

- h. Transportation Management Program.** As a condition of approval for Proctor Willows, a Transportation Management Program (TMP) shall be submitted and approved by the City's Transportation Demand Management Division prior to issuance of any building permit or other development permit for this project. The TMP agreement shall be recorded on the property deed. The applicant shall begin finalizing the TMP immediately upon receiving this Approval document. CCRs will not be approved prior to a finalized and recorded TMP. The TMP is required for non-residential developments that generate demand for more than 25 mobility units, provided that under this requirement in mixed-use developments a TMP is required for the nonresidential portion of the development.

Code Authority: RZC 21.52.020

Condition applies: Building Permits

- i. 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 unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

Code Authority: RZC 21.32.080

Condition Applies: Civil Construction

- j. Green Infrastructure Incentive Program.** The Proctor Willows the project shall comply with Redmond Zoning Code (RZC 21.14.080(G) which requires the following: The purpose of the green development incentives is to implement green development techniques in an effort to reduce the carbon footprint of proposed development by promoting energy-efficient design and construction methods.

The maximum height and FAR pursuant to Table 21.14.080A may be achieved on a project-wide basis provided the development demonstrates the ability to meet a minimum of LEED Gold, Built Green 4-Start, or an equivalent in an alternative certification program, on 100 percent of buildings within the development, and two of the following:

- 100 percent of ground-oriented residential units are "electric vehicle charging ready," a minimum of one electric vehicle charging station is available per 20 apartment residential units, and a minimum of one electric vehicle charging station is available per 10,000 square feet of non-residential land uses.
- Green roof(s) encompassing a minimum size of 25 percent of

the roof area on all multifamily and mixed-use buildings of 20 units or more. Green roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook. Compliance with this technique shall require review and approval by the Building Official.

- Solar panels on 25 percent of all ground-oriented dwelling units (e.g. townhomes).
- Community solar opportunity to serve residential and/or non-residential tenants within the development.

Code Authority: RZC 21.14.080

Condition Applies: Civil Construction, Final Plat Document, Building Permit

k. Open Space. Proctor Willows shall comply with RZC 21.14.080(E), which requires minimum residential usable open space requirement

General Requirement. The minimum residential usable open space requirement establishes the minimum percentage of a development that must be set aside to provide usable open space for residents. Alternatives for configuration of the total amount of usable open space.

- Common open space is open space that is available to all residents. It includes landscaped courtyards or decks, gardens with pathways, children's play areas, and other multipurpose recreational or green spaces providing a mixture of passive and active open space areas.
- Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The average minimum dimension shall be 20 feet, with no dimension less than 12 feet.
- Common open space areas shall be located in at least three separate locations and dispersed in a manner to provide proximity to all residents within a development. For phased development, a minimum of one open space area shall be provided for each phase of development.
- Private open space is open space that is *not* available to all residents. It includes balconies, patios, and other multipurpose recreational or green spaces. It may be used to meet up to 50 percent of the usable open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.
- Rooftop open space available to all residents may be used to meet up to 50 percent of the usable open space requirement.
- Combining usable open space and pedestrian access. Parking areas, driveways, and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design

shall not be counted as usable open space, except any pedestrian path or walkway traversing through the open space if the total width of the common usable open space is 18 feet or wider.

Code Authority: RZC 21.14.080(E)

Condition Applies: Building Permits and Final Plat Document

- l. Impact Fees.** For the Purpose of Impacts, the use(s) assigned for this project have been determined as the following: mixed-use and townhomes units classified as both single-family and multifamily. If the proposed development is eligible for any additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

Code Authority: RMC 3.10

Condition Applies: Building Permit

- m. Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement, and Mitigation shall be provided no less than 5 days prior to request for Mylar signatures. Drafts of the Bond Agreements, Bond quantity Worksheets, and Bond Calculation Worksheets shall be submitted at time of Civil Construction Application. If not provided at time of CCR submittal, entire submittal will be rejected for intake.

(Code Authority: RZC 21.

- n. Affordable Housing.** The Proctor Willows project shall demonstrate conformance with the Affordable Housing Regulations as found in RZC 21.20.060, which specifically speaks to new development in the Northwest Design District (NWDD) as follows:
 - At least 10 percent of new dwelling units that are ground-oriented containing exterior ground-level access to the outside with one or more shared walls and without any unit located over another unit must be affordable to a household having an annual income of 80 percent of the median income, adjusted for household size.
 - At least 10 percent of new dwelling units within a multifamily or mixed-use structure and which are not ground-oriented, as described above, must be affordable to a household having an annual income of 70 percent of the median income, adjusted for household size.
 - The provisions of RZC 21.20.030.C, D, E, and H shall not apply in

the Northwest Design District.

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 applicant shall initiate contract by contacting a member of the Housing and Human Services staff.

Code Authority: RZC 21.20.050

Condition Applies: Building Permit

o. Archeological and Historical Preservation:

No further cultural resources oversight is needed. The proposed project may proceed as planned without additional cultural resource reviews. However, an Inadvertent Discovery Plan shall be posted on-site, which states: *In the event that any ground-disturbing or other construction activities result in the inadvertent discovery of archaeological resources, work should be halted in the immediate area, and contact made with county officials, the technical staff at DAHP, and tribal representatives. Work should be stopped until further investigation and appropriate consultation have concluded. In the unlikely event of the inadvertent discovery of human remains, work should be immediately halted in the area, the discovery covered and secured against further disturbance, and contact effected with law enforcement personnel, consistent with the provisions set forth in RCW 27.44.055 and RCW 68.60.055.*

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

B. 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

RMC 6.36:	Noise Standards
RZC 21.52:	Transportation Standards
RZC 21.40.010(E):	Design Requirements for Parking Facilities

RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Buildings and Development
RMC 12.16:	Highway Access Management
RZC 21.76.100(F)(9)(c)	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G):	Site Construction Drawing Review
RZC 21.76.020(H)(6):	Preconstruction Conference
RZC 21.76.020(H)(7):	Performance Assurance
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, July 2015
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
RZC 21.17.010:	Adequate Public Facilities and Services Required
RZC Appendix 4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard 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
RZC21.64.060 (C):	Planting Standards
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas
RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, 2012
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

Fire

RMC 15.06:	Fire Code
RZC Appendix 3:	Construction Specification 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

RZC 21.14:	Commercial
RZC 21.14:	Business Park, Manufacturing & Industry
RZC 21.58-21.62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RZC 21.34:	Exterior Lighting Standards
RZC 21.38:	Outdoor Storage and Service Areas
RZC 21.40:	Parking Standards
RCZ 21.64:	Critical Areas
RZC 21.44:	Signs
RZC 21.48	Transfer of Development Rights (TDRs)
RZC 21.50	Transition Area Overlay Areas
RZC Appendix 1:	Critical Areas Reporting Requirements

Building

2012 International Building Codes (IBCs)
2012 Uniform Plumbing Code
2012 International Residential Code (IRC)