

## Utilities

How much will it cost to connect an existing single family home along the new sewer main to the sewer main?

City of Redmond Response: It is unknown currently. The Developer will submit a construction cost estimate of the whole sewer main. The lot size, length of frontage of each existing lot and the number of expected allowed subdivided lots in each existing lot are the main factors in figuring out the cost of connection to the new sewer main.

Is lot size a large factor in how much it will cost to connect to the service?

City of Redmond Response: The lot size is one of the factors in calculating the cost.

Is there a large gas line on site?

Applicant Response: Yes. Olympic Pipeline has two gas mains located on the easterly portion of the project within an easement.

How close are the lot lines to the gas pipelines?

Applicant Response: Eight lots line up along the pipeline easement. The buildings to be constructed on those lots will comply with Olympic Gas Company and City requirements for setbacks from the pipeline.

City of Redmond Response: Under Redmond Zoning Code 21.26, specific requirements for development next to the Olympic Gas pipeline is required. City staff will be ensuring the plans provide compliance.

Are the homes tapping into the gas pipeline?

Applicant Response: No. Any natural gas to serve the proposed homes will enter the site through the existing and proposed rights of way.

How does the latecomers agreement work?

City of Redmond Response: The Developer will submit a construction cost estimate of the whole sewer main. The lot size, length of frontage of each existing lot and the number of expected allowed subdivided lots in each existing lot are the main factors in figuring out the cost of connection to the new sewer main. After the latecomer's agreement is executed, each lot will be able access the information related to the side sewer connection fees. The current properties along the frontage of the alignment of the sewer main need to apply for side sewer connection, if they are interested in connecting to the sewer main.

## Streets

How does traffic information get formulated and assessed as part of this project?

Applicant Response: Applicant Response: The Transportation Engineering consultant on the project has produced a Traffic Impact Analysis as required by the City's Preliminary Plat submittal checklist. This document is reviewed for code compliance by the City.

City of Redmond Response: A traffic study is required for the project. Traffic will be formulated and assessed per the City's requirements for a Traffic Study in the link here:  
<https://www.redmond.gov/DocumentCenter/View/10806/Land-Use-Application-PDF>

Are there any plans to extend 134<sup>th</sup> through to 108<sup>th</sup>?

City of Redmond Response: Per Map N-WR-3 NE Rose Hill Connection Map in the Redmond Comprehensive Plan (page 13-128), there is a planned public street to extend 134<sup>th</sup> Avenue NE to NE 108<sup>th</sup> Street. This is an unfunded project.

Where will there be available areas for large trucks to turn around?

Applicant Response: Large trucks will be able to utilize turnarounds on Road C at the designed road end for this roadway. All other roadways are through-roads that will have connectivity with other existing Rights of Way.

## **Stormwater**

Where is the Stormwater retention area?

Applicant Response: The Stormwater retention area, provided by a concrete detention vault, will be provided in Tract A near lots 36 and 37.

What does the applicant mean by the stormwater will be treated before it is released?

Applicant Response: Stormwater will be collected into the proposed concrete detention vault. Prior to being released from the detention vault (at the natural discharge location, the stormwater will be treated by the addition of stormwater storage volume within the vault footprint. This additional storage allows sediments and particles within the collected stormwater to settle out of the stormwater prior to its discharge. This is a typically-used method of stormwater treatment that is allowed by the City Stormwater Technical Manual as well as the Department of Ecology.

City of Redmond Response: Per 2.5.6 of the City of Redmond Technical Manual, all projects that meet thresholds for Minimum Requirement #6, will provide water quality treatment before the stormwater is released from the site. Treatment is necessary and required to reduce degradation of surface water bodies and groundwater. The developer will provide water quality in the combined water quality/detention vault prior to being released.

Is there a storm sewer on site, or in the area?

Applicant Response: There are no existing stormwater conveyance facilities onsite at this time.

How will Stormwater be handled?

Applicant Response: Catch basins and closed conveyance pipe will generally collect stormwater runoff from the site. Roadside swales will also be used to collect and convey runoff from the proposed street pavement. Stormwater runoff from the developed site will be collected into the

concrete detention vault where it will be treated per water quality requirements and then discharged to the east at historic, mitigated rates to the respective, historic drainage basins.

## Misc

What is the timeline for approvals / work to be done on the site?

Applicant Response: Homebuilding on the finalized lots is expected to occur in 2022, depending upon permit approval timelines and market demands.:

Are there any concerns with the hiking trails being so close to the high pressure gas lines?

Applicant Response: Applicant Response: The pipelines are buried and installing a trail such as the one proposed does not have any impact upon the buried pipelines. These pipelines traverse much of the built environment and in other locations including in this neighborhood have roads and utilities that cross the pipelines.

City of Redmond Response: The City desires to have trails near the gas line to allow easy access in an emergency while providing a community asset under Redmond Zoning Code 21.26.040.

Are the hiking trails paved, or will they just be gravel?

Applicant Response: The trail will be paved with asphalt when located outside of the Olympic and Puget Sound Energy Easements. When inside of the Olympic and Puget Sound Energy Easements, the trail will be constructed with more pervious natural materials.

Are the lots fee simple?

Applicant Response: Yes, lots will be fee-simple.

What is the phasing plan for construction on the site?

Applicant Response: At this time, there will be one phase for construction of the site.

Are trails going to be open to the public?

Applicant Response: Through the site, a public trail easement will be granted that will allow access for the public to the trail.

City of Redmond Response: Trails is required to be a public trail per Redmond Comprehensive and The Parks, Arts & Culture, Recreation, and Conservation plan.

Will the trail system in the development ever be extended to other areas?

City of Redmond Response: Short answer is yes. Under Chapter 6 ([link](#)) of The Parks, Arts & Culture, Recreation, and Conservation (PARCC) plan, a trail is planned to be extended North and South along the utility easement. Map N-WR-3 NE Rose Hill Connection Map ([Link](#)) under the Redmond Comprehensive plan also clarifies where the trail alignment is to connect with Kirkland to the west. You can see the high-level plan that shows the small yellow dotted line below from PARCC map 6.1.



## Planning

What is the average lot size for this development?

Applicant Response: The average lot size is 5,716 SF currently. Average lot size may vary slightly as the project progresses through the permitting process.

What is the smallest lot size?

Applicant Response: The smallest lot size is 3,221 SF currently. The minimum lot size may vary slightly as the project progresses through the permitting process.

What is the largest lot size?

Applicant Response: The largest lot size is 14,707 SF currently. The largest lot size may vary slightly as the project progresses through the permitting process.

What are the average sizes of the homes?

Applicant Response: Size limited dwellings average 1,900 SF, with the rest at or around 2,200 SF to 2,800 SF.

Are there any affordable homes?

Applicant Response: Applicant Response: Yes. There will be affordable units constructed with the project as required by City code.

City of Redmond Response: The City of Redmond Zoning Code 21.20 requires that 10 percent of the new homes on the site be affordable units. City staff will be working with the applicant to ensure code compliance.