



Technical Committee
Proctor Willows Phase 1 Site Plan Entitlement Type II
Notice of Decision
Transmittal Letter

February 10, 2021

Mr. Erik Enstrom
Quadrant Corporation Inc.
15900 SE Eastgate Way, Suite 300
Bellevue, WA 98006

Subject: Proctor Willows Phase 1 – Townhomes, LAND-2019-00585, PR-2016-00671

Location: 12241 Willows Road NE, Redmond, WA, Parcel No. 2726059026

Dear Mr. Enstrom:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for a Site Plan Entitlement to develop Phase 1 of the Proctor Willows Master Plan which includes 87 townhome units. Phase 1 includes: 26 two-bedroom units, 32 three-bedroom units and 29 four-bedroom units located on a portion of a 15.6-acre site located at 12241 Willows Road NE. The townhomes will include 3.21 acres of usable open space and associated infrastructure upgrades. The governing Master Plan (LAND-2019-00349) and Development Agreement (LAND-2019-00351) were approved by the Redmond City Council on November 19, 2019 and included the following:

Phase 1	First 87 of the total permitted 174 townhomes: 26 two-bedroom units 32 three-bedroom units 29 four-bedroom units A portion of the 3.21 acres of usable open space and associated infrastructure improvements.
Phase 1B	Restoration of streams and wetlands Infrastructure improvements
Phase 2	195-unit mixed-use building with 22,000 square feet of commercial space
Phase 3	Second 87 of the total permitted 174 townhomes: 26 two-bedroom units 32 three-bedroom units 29 four-bedroom units A portion of the 3.21 acres of usable open space and associated infrastructure improvements.

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Attached to this letter is the Technical Committee’s Notice of Decision including Conditions of Approval (see Section XI) for this project.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received Site Plan Entitlement Type II approval from the Technical Committee. Before beginning construction of your project, other review processes must be completed. The next steps for this project include the Coordinated Civil Review and the Building Permit Review processes.

Coordinated Civil Review Process. This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees. Construction drawings must be submitted per the *Civil Drawing Checklist* and the Notice of Decision Conditions of Approval; the drawings must be reviewed and approved by all applicable divisions of Development Services. The *Civil Drawing Checklist* can be found on the City’s website. A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Zheng Lu, Senior Utility Engineer at 425.556.2844 or zlu@redmond.gov.

Additional information regarding the Coordinated Civil Review process and Record Drawings can be found at <https://www.redmond.gov/944/Coordinated-Civil-Review>.

Building Permit Review Process. You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time but cannot be issued prior to Civil Construction Review approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over four feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City’s website at: <https://www.redmond.gov/898/Development-Services>.

Fees: Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

If you have questions regarding process or the Notice of Decision Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

Department-Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Andy Chow	Development Engineering Manager	425.556.2740	kachow@redmond.gov
Planning- Development Engineering/Water & Sewer	Zheng Lu	Senior Utility Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Seethu Babu	Senior Stormwater Engineer	425.556.2472	sbabu@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Ben Sticka	Senior Planner	425.556.2470	bsticka@redmond.gov

The City’s Development Review Staff are available to meet with you regarding the development review process. Please contact Ben Sticka, Senior Planner at 425-556-2470 or bsticka@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Carol V. Helland, Director
 Department of Planning and
 Community Development



David Juarez, Director
 Public Works Department

**Technical Committee
Site Plan Entitlement-Type II
Notice of Decision**

Project Name: Proctor Willows Phase 1 – 87 Townhome Units/Site Plan Entitlement-Type II

Location: 12241 Willows Road NE, Redmond, WA 98052

Project File Number: LAND-2019-00585, PR-2019-01187

Project Description: A Site Plan Entitlement to develop the first Phase of the approved Proctor Willows Master Plan, which includes 87 townhome units. Phase 1 includes: 26 two-bedroom units, 32 three-bedroom units and 29 four-bedroom units located on a portion of a 15.6-acre site. The townhomes will include a portion of the required 3.21 acres of usable open space and associated infrastructure upgrades.

Technical Committee Decision
Approval with Conditions

Decision Date: February 10, 2021
Appeal Deadline: February 24, 2021

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at: <https://www.redmond.gov/913/Request-for-Reconsideration-or-Appeal>

A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Ben Sticka, Senior Planner at 425 556-24710 or bsticka@redmond.gov.



Carol V. Helland, Director
Department of Planning and
Community Development



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** makes the final decision to approve, approve with conditions, or deny the application: LAND-2019-00585, Site Plan Entitlement.

Key Dates

Neighborhood Meeting:	N/A
Application/Completeness Date:	August 6, 2019
Date SEPA Determination of Non-Significance Issued:	August 28, 2019
SEPA Appeal Deadline:	September 24, 2019
Technical Committee Recommendation:	February 10, 2021
Public Hearing Date:	N/A

I. Proposal Summary

A proposal for a Site Plan Entitlement to develop Phase 1 of the Proctor Willows Master Plan which includes 87 townhome units. Phase 1 includes: 26 two- bedroom units, 32 three-bedroom units and 29 four-bedroom units located on a portion of a 15.6-acre site located at 12241 Willows Road NE. Phase 1 will include 3.21 acres of usable open space and associated infrastructure upgrades. As a reminder, the Master Plan (LAND-2019-00349) and Development Agreement (LAND-2019-00351) were approved by the Redmond City Council on November 19, 2019 and included the following:

Phase 1 development includes construction of 87 residential units and associated improvements as follows:	
Roads	<ul style="list-style-type: none"> • NE 124th Street frontage improvements, including new traffic signal (permitted through City of Kirkland) • Willows Road intersection and frontage improvements • Internal private roadways connecting NE 124th Street and Willows Road to the extents necessary to connect the neighborhood constructed (87 units) as part of Phase 1 and internal road frontage for the mixed-use parcel (all permitting for improvements within the mixed-use parcel will be processed separately)
Utilities	<ul style="list-style-type: none"> • Stormwater detention and water quality to serve Phase 1 and 2 and stormwater conveyance through Phase 1 • Sewer main extension in Willows Road and through the Phase 1 roadway

	<ul style="list-style-type: none"> • A 12-inch water main extension from Willows Road NE through the site
Site Grading	<ul style="list-style-type: none"> • Mass grading of the entire site buildout, including all site walls, and the finished pad grading for the mixed-use site
Recreation and Amenities	<ul style="list-style-type: none"> • Active recreation area over the vault • Recreation area at the private road tee-intersection off of 124th Street. • A gateway feature/public art at the intersection of Willows Road and NE 112th Street • The segment of the soft surface nature trail located in Phase 1

II. Site Description and Context

The 15.6-acre site is currently undeveloped. The project site has significant changes in topography, changing 85 feet in elevation from the east to the western property boundary. Full buildout of the development is proposed to be completed in three phases. The applicant indicates that the phases will occur between 2021 and 2023.

The project first came under review as part of a Comprehensive Plan and Zoning Code Amendment in 2016. The amendment proposal was reviewed in coordination with staff and the 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 Critical Areas Plan drafted by Wetland Resources Environmental Consulting was signed on August 19, 2019 and 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.

Phase 1 work will include most of the interior roadway construction, NE 124th Street frontage improvements, a portion of the Willows Road frontage improvements, stormwater utilities through Phase 1 and serving Phase 2, sewer main extensions in Willows Road through Phase 1 and serving Phase 2, and water main extensions from the NE 124th Street and Willows Road intersection through Phase 1 and serving Phase 2. Stormwater management will include the construction of a vault adjacent to the eastern property boundary along Willows Road. This vault will be sized to serve Phase 1 and 2 and a portion of Phase 3.

Also included in Phase 1 will be the construction of 87 of the total proposed 174 townhomes. The construction of the townhomes will occur in the northern half of the site.

Adjacent	Existing Land Use	Zone
North	Business, commercial and retail	City of Kirkland
South	Business, professional, scientific, and technical services	Business Park
East	Composting Facility	King County
West	Business, professional, scientific, and technical services	Business Park

III. Site Requirements

The site is located within the NWDD. 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. This NWDD will provide an opportunity for coordinated development through a master plan that recognizes the unique context and natural features of the site. The following requirements listed in RZC 21.14.080.C for this district are:

Requirement	Requirement	Proposed
Setback: NE 124 th Street	15 feet; stories 4 and higher shall be setback a minimum of 20 feet	3-story townhomes proposed. 15-foot setback shown on Sheet C1.0.
Setback: Willows Road	100 feet average; in no instance may be less than 75 feet	Townhomes setback 108-130 feet, 75-foot Building Setback Line shown on Sheet C1.0.
Setback: All other property lines	20 feet	20-foot setback shown from all other property lines.
Landscape Area:	20 percent	Approx. 24 percent
Impervious surface area:	60 percent	Approx. 50 percent
Residential usable open space:	20 percent of gross site area	20 percent

IV. Public Notice and Comment

Requirements for public notices are contained in RZC 21.76.080.

A. Notice of Application:

The Notice of Application for this proposal was published on January 15, 2021. The notice was posted at City Hall, the Redmond Regional Library, and two notice signs were posted on the property. A notice was also mailed to property owners within 500 feet of the site. (Attachment, Notice of Application, Certificate of Public Notice and Public Notice Site Plan).

Public Input: During the Notice of Application public comment period and throughout the project review, the City received no written comments.

V. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment that may occur as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) was issued for this project on August 28, 2019. (Attachment, SEPA DNS, Certificate of Posting & SEPA Checklist).

Public Input: During the public comment period for the Notice of SEPA Threshold Determination, the City received one (1) comment and two (2) requests to be a party 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 and classifications.

VI. Compliance with Development Regulations

A. Landscaping

The Redmond Zoning Code (RZC 21.08.180) requires that for new subdivisions, short subdivision, and other residential developments, landscaping shall be provided along the perimeter of the site that incorporates native vegetation and softens the transition between new and existing dwelling units when the new

dwelling are adjacent to lots within existing dwellings or the dwellings can be viewed from public streets or park areas.

Finding: RZC 21.08.180 has been satisfied. The proposal includes landscaping, along the perimeter of the site where dwellings can be viewed from public streets. There are no residential uses adjacent to the site. The project will provide the required transition landscaping and therefore complies, pursuant to RZC 21.08.180.

B. Tree Protection & Replacement

The Redmond Zoning Code (RZC 21.72) requires that 35 percent of all healthy significant trees and all healthy landmark trees be retained. Landmark trees are those trees that are greater than 30-inches measured in diameter at breast height. Significant trees are those trees that are between six-inches and 30-inches in diameter at breast height.

Finding: RZC 21.72 has been satisfied. The tree retention plan indicates that the total Proctor Willows site will retain 43% of the total trees on-site. Therefore, the proposed project exceeds minimum tree retention standards by nearly 10%. The Technical Committee approved a request to remove seven landmark trees and impact one additional landmark tree.

C. Critical Areas

Redmond Zoning Code (RZC 21.64) contains standards, guidelines, criteria, and requirements intended to identify, analyze, preserve, and mitigate potential impacts to the City's critical areas and to enhance and restore degraded resources such as; wetlands, riparian stream corridors or habitat, where possible.

Phase 1: Phase 1 work will include most of the interior roadway construction, improvements along NE 124th Street and a portion of Willows Road, stormwater utilities through Phase 1 and serving Phase 2, sewer main extensions in Willows Road and through Phase 1 and serving Phase 2, and water main extensions from the intersection of NE 124th Street and Willows Road through Phase 1 and serving Phase 2. Stormwater management will include the construction of a vault adjacent to the eastern property boundary along Willows Road. This vault will be sized to serve Phases 1 and 2 and a portion of Phase 3.

Also included in Phase 1 will be the construction of 87 of the total proposed 174 townhomes. The construction of the townhomes will occur roughly in the northern half of the site.

Recreational amenities include an active recreational space south of a proposed T-intersection, south of the access road to NE 124th Street. Frontage improvements along NE 124th Street will also include sidewalk improvements. An internal trail system will be constructed within the Phase 1 work boundary. Finally, an interim recreational area will be constructed on top of the proposed stormwater vault.

Steep slopes that were created along NE 124th Street and Willows Road and around an old farmhouse foundation due to prior road improvements and home construction work will be regraded. A 25-foot wide setback will be maintained along the site's western boundary. This setback is from a major utility corridor containing an existing natural gas pipe-line and power transmission lines located west of the site's western boundary. Finally, a critical area preserve will be created that will include the remaining wetlands (wetlands B through H), streams 1 and 2 and the steep sloped ravine associated with these wetlands and streams. The critical areas preserve will be approximately 2.6 acres in size.

Access to the site will be provided by a new intersection off of NE 124th Street approximately 760 feet west of the intersection of NE 124th Street and Willows Road. An additional right-in-right-out access will be provided from Willows Road, approximately 320 feet south of the aforementioned intersection.

Overall context related to Critical Areas Report: 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 in regards to topography and its adjacency to the east 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 C, (Critical Area Study and Wetland Mitigation Plan) written by Wetland Resources, Inc and prepared by both Meryl Kamowski, Senior Ecologist and Scott Brainard, Principal Ecologist. Both Wetland "A" and "D" are classified as Category IV wetlands. The applicant has substantiated within the report, using 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 1 of the project.

Wetland fill will be mitigated by purchasing credits from the Keller Farm Mitigation Bank. Credit rations have been determined for the Category IV wetlands at a 0.85 credit/acre of impact and 0.3 credit/per acre for buffer impacts, resulting in a total requirement of 0.061 credits for the 0.062 acres of wetland impact and 0.029 acres of buffer impact for this project. Additional voluntary mitigation will also be provided through buffer averaging and the removal of invasive species and

replaced with native trees and shrubs. 5,000 square feet of buffer will be added to the western boundary of “Wetland D”. A detailed mitigation plan will be further defined during Phase 3 in coordination with the applicant and environmental experts on-staff.

Finding: RZC 21.64 has been satisfied. The Critical Areas Plan drafted by Wetland Resources Environmental Consulting and signed by on August 19, 2019 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 identified critical areas will be preserved and mitigated as described below. Phase IB mitigation will include the following: Work includes Willows Road frontage improvements, required wetland buffer mitigation and voluntary wetland buffer enhancements.

D. Open Space

The NWDD zoning designation requires 20% or 135,907 square feet of landscape area. The total Proctor Willows development is proposing a minimum of 3.21 acres of open space, greater than the adopted requirements. Specifically, the common space is required to be located in three separate locations and is distributed throughout the site. The largest open space area is a large lawn area over the stormwater vault to accommodate active recreation areas, informal trails and a children’s play area. Two open space areas are located more internal to the townhome clusters and will include a paved nature trail with native plantings.

Finding: RZC 21.14.080.E has been satisfied. The proposal includes 600 square feet beyond what is required in the NWDD, thereby exceeding minimum code requirements.

E. Affordable Housing

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. 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 at various price-points.

Finding: RZC 21.20.060 has been satisfied. The proposed 37 new affordable housing units demonstrates compliance with RZC 21.20.060 requirements as well as providing additional housing options at various price-points. On June 7, 2019

Mike Stanger with ARCH acknowledged an email from the applicant who shared that they will be complying with Affordable Housing requirements by providing 10 percent or nine of the Phase 1 townhomes to be made available as affordable housing units, thereby complying with the 80 percent median income requirement.

F. Transportation

Pursuant to RZC 21.17.010 and RZC 21.52.030, this development will construct physical traffic improvements on NE 124th Street frontage with a new traffic signal and pedestrian crossings at the Road A intersection, wider sidewalk and multi-use path separated from tree wells along the project frontage, and lengthened eastbound right turn lane at Willows Road per City of Kirkland's Standards. Along the Willows Road frontage, this project will widen the roadway per the adopted unfunded buildout plan in the Transportation Master Plan (TMP) with additional southbound travel lane and bike lane including the planter strip and sidewalk along the project frontage. The pedestrian connectivity improvements south of the Road B intersection at Willows Road including associated grading, upslope drainage and potential stream impacts can be deferred to Phase 3 of this development or as otherwise approved by the development conditions. There is one existing traffic signal along NE 124th Street at the Willows Road intersection within the City of Kirkland which will be modified to accommodate the project's new frontage improvements. There are two existing traffic signals along NE 124th Street at Willows Road and 134th Court NE intersections within the City of Kirkland which will be connected to the new traffic signal at Road A intersection with fiber optic communication cabling.

Finding: City of Redmond and Kirkland transportation requirements have been satisfied. As conditioned, the proposal will meet all requirement, per RZC 21.17.010, RZC 21.52.030, RMC 12.12, RZC 21 Appendix 2; RCW 47.24.020, RCW 35.68.075, Redmond Standard Specifications & Details; City of Kirkland standards and specifications.

G. Stormwater

Pursuant to RMC 15.24, the project proposes detention and enhanced water quality treatment as determined by the minimum requirements. The private detention vault that serves the water from the City of Redmond jurisdiction shares one common full height wall with the private detention vault that serves the stormwater from the City of Kirkland jurisdiction for Phases 1 and 2 and a portion of Phase 3. Both vaults have separate inlet structures and outlet structures to keep the stormwater from both jurisdictions separate. Additionally, enhanced water quality is provided upstream of both the vaults for Phases 1 and 2 and a portion

of Phase 3. In summary, the proposed stormwater design for Phase 1 meets the requirements per the STN and RMC 15.24.

Finding: RMC 15.24 has been satisfied. The RMC 15.24 and the 2019 Stormwater Technical Notebook (STN) requires that projects meet minimum requirements that apply per threshold requirements.

H. Utilities

City of Redmond Zoning Code 21.17.010.D requires that the project will construct an adequate public water supply system and wastewater system for all new residential buildings. Redmond Design Requirements Water and Wastewater System Extensions are required to provide redundancy and reliability of service for this large residential project.

Finding: RZC 21.17.010.D has been satisfied. The developer will construct a 12-inch water main in the frontage of the development along Willows Road intertying with Kirkland water system at NE 124th Street. To form a looped water system, the water system also will connect to the existing 12-inch water main located in an easement west of the western property line of this development. The project also includes a 12-inch water main and an eight-inch sanitary sewer main in all neighborhood roads, which will connect fire hydrants, water services and side sewers to all new buildings.

I. Potholing

Pursuant to City of Redmond 2020 Standard Specifications, all existing utilities at the location of the proposed water/sewer mains, storm and service line crossings shall be potholed prior to submittal of first Civil Plan Review.

Potholing in the City Right-of Way requires a permit, approved traffic control plans, and a performance bond before commencing work. The developer shall include in the Right-of-Way permit, a list of potholing numbers along with the potholing information for each number, such as utility name, type of facility and the reason for potholing.

The developer shall do the following during and after potholing:

- Follow City of Redmond Detail 203 for pothole restoration.
- Protect existing traffic loops.
- Survey all potholing locations.

Based on the final survey, a modified design of sewer, water and storm facilities may be necessary to avoid conflict with existing utilities.

All potholing information shall be included in the plans and profiles of water, sewer and storm design in first submittal of CCR review. The developer shall add clearance information on the water/sewer/storm profiles at all crossings of existing and proposed utilities. Minimum clearance of one foot is required between the sewer/water mains and other utilities including storm sewer.

Finding: City of Redmond 2020 Standard Specifications has been satisfied. As conditioned, the proposed project shall comply with **Code Authority:** Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V. 3. K

VII. Criteria Applicable to all Land Use Permits:

Proposed land use actions within the City must comply with the criteria listed in RZC 21.76.070.B.3.a. These criteria are applicable to all land use permits to ensure overall consistency between proposed land use permits, applicable regulations, and the Comprehensive Plan. Staff's analysis of whether the proposal meets the decision criteria is below.

1. A proposed project's consistency with the City's development regulations shall be determined by consideration of:
 - A. The type of land use;
 - B. The level of development, such as units per acre or other measures of density;
 - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - D. The character of the development, such as development standards.

Staff Response: The proposed Phase 1 87-unit townhome development is consistent with the land use envisioned for and allowed in the NWDD zone and is consistent with the approved Proctor Willows Master Plan. 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. NWDD will provide an opportunity for coordinated development through a master plan that recognizes the unique context and natural features of the site.

The subject Site Plan Entitlement is only for the first phase (87 townhome units) of the total 174 townhome units proposed under the governing Master Plan and Development Agreement. The remaining 87 townhomes will be included in a subsequent Site Plan Entitlement. This was referred to as Phase 3 in the approved Master Plan. The proposed Phase 1 townhomes will be adequately served by new improvements on both NE 124th Street and Willows

Road. Additionally, the proposed project demonstrates full compliance with all decision criteria for a Site Development Plan as enumerated below.

The development is conditioned to be constructed consistent with adopted design standards and will be required to demonstrate compliance at the time of building permit review.

2. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
 - A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
 - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
 - D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a. ii. B and B.3.a.ii.C of this section;
 - E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

Staff Response: The proposed project meets each of the criteria above and has been reviewed against the Site Development Plan review decision criteria and the approved Proctor Willows Master Plan and Development Agreement. The Proctor Willows Townhomes proposal was reviewed for consistency with the Comprehensive Plan to confirm the proposed new development is consistent with citywide and applicable neighborhood goals of the Willows/Rose Hill Neighborhood. The project has demonstrated compliance with all Article I Zone Based Regulations applicable for the Northwest Design District (NWDD) zone and those adopted in Article II, Citywide Regulations. Compliance with all provisions of RMC Title 15 is required at time of Building Permit review and issuance for all structures associated with the project. A Determination of Non-Significance (DNS) (SEPA-2019-0087) was issued for this project on August 28, 2019. All required internal technical review and public notice for the project has been complete and confirmed to be in compliance with Article VI, Review Procedures. The Technical Committee has recommended conditions of

approval (Section XI), reducing adverse impacts on other properties and ensuring consistency with the policies of the Comprehensive Plan.

The proposed development specifically addresses the following Comprehensive Plan goals and policies:

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
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.	The proposed Proctor Willows project is required to provide affordable housing pursuant to RZC 21.20.060. The project will also provide opportunities for home ownership through the development of the proposed townhome units as well as rental opportunities in the proposed mixed-use building proposed for development during Phase 2.
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.	The proposed project will include the construction of a total of 174 townhomes when fully constructed as a part of Phase 1 and 3, which will add additional variety in housing options and purchase price-points to the City’s for-sale housing supply. This project advances this Policy by supporting the diverse needs of Redmond residents by providing variety in housing options.
HO-12: Create opportunities for ownership housing in a variety of settings, styles, sizes and affordability levels throughout Redmond.	New development in the NWDD are required to 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. 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.
HO-15: Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.	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. NWDD will provide an opportunity for coordinated development through a master plan that recognizes the unique context and natural features of the site. The site will also include affordable housing units including 17 for-sale townhomes and 20 for-lease apartments.
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 is consistent, as a part of the application will be restoring wetlands, which includes the removal of invasive plants and replanting of native species. CC-20 is consistent as the City of Redmond Design Review Board recommended approval of the Master Plan and

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
<ul style="list-style-type: none"> • 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. 	<p>Development Agreement, at its June 20, 2019 meeting. CC-22 is consistent as the applicant is minimizing impacts on the wetlands, streams and steep slopes located on the subject site.–Page 26 of the Master Plan book indicates: <i>Phase 1B work includes required wetland buffer mitigation, and voluntary wetland buffer enhancement.</i></p>
<p>LU-26, Subpoint 2: Future development will be directed away from the 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.</p>	<p>The subject 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.</p> <p>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 its location in the middle of the site, while “Wetland D” will be partially filled</p>

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
	(approximately 800 square feet) due to its location, next to the required Willows Road frontage improvements. 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. Any impacts to wetlands or buffers will be fully mitigated as required by Redmond Zoning Code section 21.64.
LU-28: Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the City, including low and moderate density single family to high density residential neighborhoods.	The proposed project will include 3.21 acres of open space. The site will provide a variety of housing options include a total of 174 townhomes and apartment units located in a mixed-use building located, which will be developed as a part of Phase 2. Thereby providing diverse residential neighborhoods with a variety of housing choices.

VIII. Site Plan Entitlement Decision Criteria:

1. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.

Staff Response: The proposed townhome project has demonstrated compliance with all Article I Zone Based Regulations applicable for the NWDD (Northwest Design District) zone and those adopted in Article II, Citywide Regulations and the State Environmental Policy Act. The SEPA checklist for the Master Plan and Development Agreement set forth all of the project parameters and indicated it would be developed in phases, and specified all of the various permits that would be necessary to complete the project. Therefore, the SEPA (SEPA-2019-00807) DNS issued on August 28, 2019 demonstrates compliance with WAC-197-11-340(2).

2. The Landmarks and Heritage Commission will review all Certificates of Appropriateness for compliance with the RZC.

Staff Response: There are no historic structures on the subject site, therefore, the Landmarks and Heritage Commission did not review the proposal.

IX. Code Deviations Granted

The Technical Committee has granted the following deviations to the development standards through the authority referenced.

Deviation: Seven landmark trees were approved to be removed by the Administrator as per RZC 21.72.090 in conjunction with the Technical Committees recommendation for the project on August 12, 2020. The project is required to plant three replacement trees for the removal of each landmark tree for a ratio of 3:1. These trees will be planted on-site.

Code Authority: RZC 21.72.090

Curb Cut Width (Max. 30 feet): Allow a total 38 feet curb cut width at the new intersection of NE 124th ST and Road A with a 10-foot planter island in the middle and a new traffic signal at this intersection.

Code Authority: RZC Appendix 2.D.3.c; RZC 21 Appendix 2 Table 2

Horizontal Curve (Min. 115 feet radius): Allow to use a minimum 55-foot horizontal curve radius at the centerline for private roadways of this development with (1) min. 95 feet stopping sight distance for low-speed (20 mph) horizontal curve per AASHTO guidelines and (2) raised pedestrian crossings to reduce the speed limit.

Code Authority: RZC Appendix 2.A.6; RZC 21.52.040

Deviation (Steep slope buffer of 50’): Allow to reduce steep slope buffer from 50 feet to 15 feet with steep slope stability analysis. All buildings shall be set back from the top/bottom of slope areas a minimum distance of 15 feet as recommended by Charles Lie and Theodore J. Schepper in their slope stability analysis dated June 4th, 2019.

Code Authority: RZC 21.64.060.B

Deviation (Cut and fill in excess of 8 feet): Allow earthwork that includes cut and fill in excess of 8 feet throughout the development area. Localized areas of the site include cuts ranging from 16-20.5-foot (maximum) in the areas adjacent to man-made steep slopes along NE 124th Street.

Code Authority: RMC 15.24.082(1)(b)

X. Vesting/Approval Expiration

Section 4.1 of the Development Agreement indicates the following: *Except as provided otherwise in this Agreement, development of the Project shall be vested to and governed by City development regulations in effect as of April 18, 2019 (the “Effective Date”), which is the date that the City determined Owner’s Master Plan and Development Agreement application for the Project to be complete.*

XI. 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	11/15/19	<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 8/28/19.</i>
Architectural Elevations	9/17/20	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	9/17/20	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	11/15/19	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	11/15/19	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	11/15/19	<i>and as conditioned herein.</i>
Conceptual Stream Mitigation Plan	8/23/19	<i>and as conditioned herein.</i>
Conceptual Wetland Mitigation Plan	8/23/19	<i>and as conditioned herein.</i>
Stormwater Design	11/15/19	<i>and as conditioned herein.</i>

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

1. **Development Engineering - Transportation and Engineering**
 Reviewer: Andy Chow, Development Engineering Manager
 Phone: 425-556-2740
 Email: kachow@redmond.gov

This project is required to obtain an approved PUB permit from the City of Kirkland for the frontage improvements on NE 124th Street including the new traffic signal at NE 124th Street/proposed Road A intersection and other off-site traffic signal modifications at NE 124th Street/NE 134th Court and NE 124th Street/Willows Road 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. This easement can be deferred to Phase 3 of this development.
 - (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 Street 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 approximate 10 feet in varying width or to the edge of the frontage improvements abutting the existing Willows Road NE right-of-way.
 - (c) A strip of land approximate 7.4 feet in varying width or to edge of the frontage improvements, 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 Standards and Specifications

- b. **Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on Willows Road NE (Minor Arterial), the asphalt 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. The minimum pavement thickness for arterial street is 9 inches HMA per COR SD 301. If the existing pavement thickness on Willows Road NE is less than the standards, half street improvements along the project frontage shall include full-depth asphalt reconstruction in accordance with City standards.

Code Authority: RMC 12.08; RZC Appendix 2.A.8; Redmond Standard Specifications & Details

- c. **Street Frontage Improvements**

- i. The frontage along NE 124th Street, east of the project access Road A, must meet current City of Kirkland Standards to accommodate a 5-foot westbound bike lane, a 10.75-foot westbound through lane, a 10.5-foot westbound through lane, a 10.5-foot eastbound left-turn lane/two-way left-tune lane, a 10.5-foot eastbound through lane, a 10.75-foot eastbound through lane, a 5-foot eastbound bike lane, a 10.5-foot eastbound right turn lane, 0.5-foot standard vertical curb and gutter, a 16-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. Please refer to the City of Kirkland standards for the minimum pavement section.

Code Authority: City of Kirkland Standards and Specifications

- ii. The frontage along NE 124th Street, west of the project access Road A, 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. Please refer to the City of Kirkland standards for the minimum pavement section.

Code Authority: City of Kirkland Standards and Specifications

- 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 southbound bike lane from roadway centerline (double yellow) 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:

- Four-inches HMA Class ½-inch PG 64-22
- Five-inches HMA Class 1-inch PG 64-22

- Four-inches of 1-1/4-inch 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

Note: The new planter strips and sidewalks and a small portion of curb and gutter and storm drainage improvements south of the proposed Road B can be deferred to Phase 3 of this development as depicted on the approved plans. See Stormwater approval conditions section in 3.e.xiii below for more information.

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

- iv. The new Road A (Private) road section must meet current City Standards which include asphalt paving 2-14 foot lanes separated with a 10-foot wide planter island from face of curb to face of curb (starting at the NE 124th ST intersection) with standard taper transitions to reduce asphalt paving 28 feet (both directions) from face of curb to face of curb (ending at Road B (Private) intersection), type A-1 concrete curb and gutter, 5 feet wide planter strips (partial on both sides), 5 feet wide concrete sidewalks (both sides), 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:
- 4.5 inches HMA Class ½-inch PG 64-22
 - 4-inches of 1-1/4-inch 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)
 - 2 percent sloped to drain system (14 feet pavement section)
 - Street crown 2 percent sloped to drain system (28 feet pavement section)

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

- v. The new Road B (Private) road section, from approx. STA 43+00 to the Willows Road intersection, must meet current City Standards which include asphalt paving 24 feet from face of curb to face of curb with appropriate tapers, barrier curb (at higher grade) or type A-1 concrete curb and gutter (at lower grade), 5 feet wide planter strips (westbound only), 5 feet wide concrete sidewalks (westbound only), storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications.

The new Road B (Private) road section, from approx. STA 42+20 to STA 43+00, must meet current City Standards which include asphalt paving 32 feet (including 8 feet wide on-street parking) from face of curb to face of curb with appropriate tapers, barrier curb (at higher grade) or type A-1 concrete curb and gutter (at lower grade), 5-foot wide concrete sidewalks (westbound only), storm drainage, street lights, street signs and underground utilities including power and telecommunications.

The new Road B (Private) road section, from approx. STA 38+00 to STA 42+20, must meet current City Standards which include asphalt paving 24 feet from face of curb to face of curb with appropriate tapers, barrier curb (at higher grade) or type A-1 concrete curb and gutter (at lower grade), 5-foot wide planter strips (westbound only), 5-foot wide concrete sidewalks (westbound only), storm drainage, street lights, street signs and underground utilities including power and telecommunications.

The frontage along Road B (Private), from STA 33+72.67 (End of Phase 1 or Begin of Phase 3) to approx. STA 38+00, must meet current City Standards which include asphalt paving 28 feet (including 8 feet wide on-street parking) from face of curb to face of curb with appropriate tapers, barrier curb (at higher grade) or type A-1 concrete curb and gutter (at lower grade), 5-foot wide concrete sidewalks (westbound only), storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications.

The minimum pavement section for all Road B shall consist of:

- 4.5 inches HMA Class ½" PG 64-22
- 4-inches of 1-1/4-inch 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)
- 2% sloped to drain system

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

- vi. The new Road C (Private) road section, from STA 74+25.43 (End of Phase 1 or Begin of Phase 3) to Road B intersection, must meet current City Standards which include asphalt paving 28 feet from face of curb to fact of curb with appropriate tapers, barrier curb (at higher grade) or type A-1 concrete curb and gutter (at lower grade), 5 feet wide concrete sidewalks, storm drainage, street lights, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 4.5 inches HMA Class ½-inch PG 64-22

- 4-inches of 1-1/4-inch 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)
- 2% sloped to drain system

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

- vii. The new Alley No. 3,4,5,6,8, and 9 sections must meet current City Standards which include asphalt paving 20 feet from edge to edge with appropriate tapers within minimum 25.5 feet wide access and utility easements, storm drainage, street lights, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
- 4.5 inches] HMA Class ½" PG 64-22
 - 4-inches of 1-1/4-inches 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)
 - Invert crown 2% sloped to drain system

Note: Vehicle rated barriers per AASHTO standards for direct vehicle impacts must be installed at the dead-end alley(s) locations where are adjacent to the downhill slopes or retaining walls per plan to protect both pedestrian and/or drivers.

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

- viii. At the intersection of NE 124th ST and new Road A, a new 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. Prior to the certificate of occupancy of the first building permit, the subject new traffic signal shall be installed, approved, and operated in coordination with the City of Kirkland.

At the intersections of NE 124th ST and Willows Road and 134th CT NE, the existing traffic signal systems shall be connected to the new traffic signal at the intersection of NE 124th ST and new Road A with fiber optic communication cabling 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.

At the intersection of NE 124th ST and Willows Road, the existing traffic signal system shall be modified to accommodate the frontage improvements and proposed channelization on NE 124th ST and Willows Road 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 Standards and Specifications

ix. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the following intersections and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways.

- NE 124th ST and Willows Road (2 new ramps at the southwest corner)
- NE 124th ST and new Road A (4 new ramps on the project side and 4 new companion ramps on the opposite sides including 2 new ramps crossing the existing wide commercial driveway)
- Road A and B (2 new ramps crossing Road A)
- Road B near end of Phase 1 or begin of Phase 3 (1 raised crossing)
- Road B and Alley No.3 (1 raised crossing, 4 new ramps)
- Road C and Alley No.9 (2 new ramps)
- Road C and Alley No.8 (2 new ramps)
- Road B and Alley No.4 (2 new ramps and 1 raised crossing)
- Road B and Alley No.5 (2 new ramps)
- Road B and Alley No.6 (2 new ramps)
- Road B and Willows Road (2 new ramps)

Code Authority: RCW 35.68.075; RZC 21-A.21.a

x. A separate 20 or 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 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020; City of Kirkland

xi. Sidewalks or walk paths constructed to the City of Kirkland standards are required along the NE 124th ST project frontage to connect to the future Central Kirkland Connector Trail via crosswalks at the Road A access. This improvement can be deferred to Phase 3 of this development if the Central Kirkland Connector have

not completed prior to Phase 1 construction. A PUB permit from the City of Kirkland will be required for the subject improvements.

Code Authority: City of Kirkland Standards and Specifications

d. Access Improvements

i. Direct access from individual residential dwelling units and/or mixed-used 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 Appendix 2

ii. The following driveway is required to be improved as specified below:

- The existing commercial driveway on the opposite side of new Road A across NE 124th ST per plan.

Code Authority: City of Kirkland Standards and Specifications

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 Appendix 2 – A.11

f. Street Lighting. Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may 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) 556-2749 with questions. The street lighting on Willows Road along the project frontage and at the intersection of Willows Road and Road B shall be designed using the criteria found in the City's Illumination Design Manual unless otherwise agreed upon by City of Redmond's Traffic Operation and Safety staff.

The City's Illumination Design Manual can be accessed at: <http://www.redmond.gov/development/CodesAndRules/StandardizedDetails>

For streetlights on NE 124th ST along the project frontage, at the intersection of Willows Road NE and NE 124th ST, and at the intersection of NE 124th ST and Road A, please refer to the City of Kirkland standards.

Code Authority: RZC 21.52.030.F; RZC Appendix 2; City of Kirkland Standards and Specifications

- 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.

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.

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 Utility 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:
- The project will construct a water main intertie with the City of Kirkland in the Willows Road and 124th Avenue NE intersection. A 12-inch water main will be extended from the intertie, along Willows Road to the south edge of the project frontage. The City of Kirkland has agreed to allow the intertie provided that the City of Redmond commit to extending the 12-inch water main south from the south edge of the Proctor Willows frontage, approximately 1300 feet to connect with existing water main in Willows Road. To obtain Kirkland's permission for the intertie and to fund the water main extension, the City of Redmond is adopting an interlocal agreement with the City of Kirkland and establishing an Additional Connection Charge to fund this improvement. Proctor Willows Additional Connection Charge will be \$579,492 (and any associated interest), payable at the same time that its general connection charges are collected according to the City Council Resolution 1540, effective January 5, 2021.
 - Secure appropriate permits and approvals with the City of Kirkland for the intertie as directed by the City of Redmond.
 - Construct all 12-inch water main along neighborhood road, including Road A, a part of Road B and a part of Road C in all Phase I, Phase 2 area.

- The developer shall construct a water main connection to the existing 12-inch water main located at outside the western property line of this development to form a water system loop.
- Install all hydrants within Phase 1 and Phase 2 project areas. The location the fire hydrants must be approved by the City of Redmond Fire Department.
- Install all water services for Phase 1 construction. A cluster of the single, double and triple water meters shall be installed at the end of each townhome building, which will be easily accessible from the neighborhood road.
- Extend out residential water service line, commercial water service line, fire line for Phase 2 construction and cap the extensions behind the curb.

Code Authority: RZC 21.74.020.D, the City of Kirkland

b. Sewer Service. Sewer service will require a developer extension of the City of Redmond sewer system as follows:

- Phase 1 design shall include sufficient design detail in future phases to support phase 1 design including capacity, location, and provision of sufficient depth for gravity flow side sewers from all lots within all phases. All three-phase sanitary sewer main shall be designed in Phase 1 and approved by the City during Phase 1 review.
- Construct about 115 LF of 8-inch sewer main along the Willows Road to south and connect with the existing City sewer manhole 2C3SMH940.
- Construct all 8" sewer main along neighborhood road, including Road A, a part of Road B and a part of Road C in all Phase 1, Phase 2 area.
- With planning defined multifamily Structure/ condominium building for Proctor Willows development, each side sewer will serve one townhome building. Construct side sewers for the buildings in Phase 1 and Phase 2 area.
- All side sewers must be minimum 2% in slope. The side sewer at front of each building shall be deep enough in order to collect sewer from all units of the building.
- If the manhole was not within neighborhood road limit, a paved access road must be constructed allow the City's Vactor truck to reach per the City of Redmond Standard Detail DG-11.

Code Authority: RZC 21.74.020.D

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 review. All easements must be recorded prior to construction drawing approval.

Code Authority: RZC 21.74.020.C, Appendix 3

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

Code Authority: RMC 13.08.010, 13.12

- e. **Potholing.** All existing utilities at the location of the proposed water/sewer mains, storm and service line crossings shall be potholed prior to submittal of first Civil Plan Review.

Potholing in the City Right-of Way requires a permit, approved traffic control plans, and a performance bond before commencing work. The developer shall include in the Right-of-Way permit, a list of potholing numbers along with the potholing information for each number, such as utility name, type of facility and the reason for potholing.

The developer shall do the following during and after potholing:

1. Follow City of Redmond Detail 203 for pothole restoration.
2. Protect existing traffic loops.
3. Survey all potholing locations.

Based on the final survey, a modified design of sewer, water and storm facilities may be necessary to avoid conflict with existing utilities.

All potholing information shall be included in the plans and profiles of water, sewer and storm design in first submittal of CCR review. The developer shall add clearance information on the water/sewer/storm profiles at all crossings of existing and proposed utilities. Minimum clearance of one foot is required between the sewer/water mains and other utilities including storm sewer.

Code Authority: Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V. 3. K

3. **Development Engineering – Stormwater/Clearing and Grading**
Reviewer: Seethu Babu

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 privately maintained vaults.
- 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

b. Water Quality Control

- i. Enhanced water quality treatment shall be provided in privately maintained proprietary technology systems that is GULD approved by Ecology. Treatment is required for the 6-month, 24-hour return period storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.8

- c. Public Stormwater Easements.** Public 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. 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 to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded off-site easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

- 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. Inspection easements will be provided to the City for inspection as necessary. Prior to construction drawing approval, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

e. Clearing and Grading.

- i. Show existing critical areas including wetlands, streams, geologic hazard areas(40%slope) and critical fish and wildlife areas, together with their associated buffers
- ii. Location of any land to be reserved for use in common or dedicated for public facilities, such as critical areas and associated buffer areas, together with a notation of the use and square footage.
- iii. Show retaining walls and rockeries over 8 feet. Over 8-foot walls reflected on the approved SPE plans have received an engineering deviation from the Technical Committee.
- iv. Retaining walls over 4 feet must be designed by a structural or geotechnical engineer and is reviewed and permitted by the Building department.
- v. Rockeries and retaining walls shall have foundation drains (6 inches in diameter of approved materials)
- vi. Proposed grading no steeper than 3H:1V
- vii. Horizontal clearance of storm pipes shall be 5 feet from all other utilities and structures and 8 feet from trees.
- viii. Utility crossings-all crossings must be shown, label utility type, line size, invert of utility and storm lines and clearance between pipes (1-foot vertical clearance and perpendicular crossings)
- ix. The project is required to be constructed in alignment with the findings of WDFW, or any other mutually acceptable solutions with WDFW. The project must be in compliance as required by HPA per the letter dated Dec 3rd, 2020.
- x. As is noted in the Development Agreement, frontage improvements are required from NE 124th Street to the south property line along Willows Road. To construct those frontage improvements requires impacts to the stream that leaves the Proctor Willows property at the south property line. Improvements that affect the stream shall be constructed in compliance with WDFW permit requirements as described in the WDFW letter, dated December 3, 2020.
- xi. An alternative to Proctor Willows completing all of those improvements, that the City can support, includes a fee-in-lieu agreement that would allow the project to pay a fee to the City in exchange for the City completing some of those requirements. This fee-in-lieu agreement would be executed prior to acceptance of Phase 3 Site Plan Entitlement approval.
- xii. The project is required to be constructed in accordance with the findings of WDFW. A fee-in-lieu agreement would include the following: 1) The Project will complete road widening with back of curb and appropriate taper per as shown in Exhibit 2 by KPFF dated 08-17-2020. 2) The City will take responsibility for future construction of the sidewalk, planter strip, and associated wetland and stream impacts south of the Project's

new driveway on Willows Road. 3) Proctor Willows will make payment to the City prior to Phase 3 site construction permit issuance. 4) The City will be responsible for all permitting associated with these improvements to be constructed by the City.

- xiii. The negotiated fee for the City to construct improvements on behalf of Proctor Willows includes: 1) Sidewalk, planter, minor roadway widening, storm drain, retaining walls, handrails, and wetland impact mitigation. This work is estimated to cost \$328,000 and Proctor Willows has a 100% share of that cost. 2) Fish passable culvert and associated stream mitigation along the project frontage. This work has an estimated cost of \$500,000 and Proctor Willows has a 100% share of that cost for a contribution. The City will use those funds to construct the frontage improvements and to construct the fish passable culvert at this location or some other location as can be negotiated with WDFW by the City.

Code Authority: RZC 21.74.020.J; RMC 15.24.080

f. Temporary Erosion and Sediment Control (TESC).

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

Code Authority: RMC 15.24.080

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

- 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

- 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 -Citywide

- j. **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 Charles Lie and Theodore J. Schepper in their slope stability analysis dated June 4th, 2019. The top/bottom of the slope and slope setback shall be field surveyed and verified (located by bearing and distance) on the [subdivision] document.

Code Authority: RZC 21.64.060.B

4. Natural Resources

Reviewer: Angie Venturato, Environmental Scientist

Phone: 425-556-2466

Email: aventurato@redmond.gov

- a. **Streams and Wetlands.** Refer to Planning section regarding stream and wetlands critical areas conditions
- b. **Temporary Construction Dewatering.** If temporary construction dewatering is determined to be needed during the civil construction process or as part of a wet weather plan, documentation, including rate and duration, shall be provided in accordance with RMC 13.25 and the City's temporary construction dewatering operating policy.
<https://www.redmond.gov/DocumentCenter/View/8140/Temporary-Construction-Dewatering-Operating-Policy-PDF>
- c. **Discovery of Soil/Groundwater Contaminants.** Any contaminants found during construction shall be immediately reported to the City and remediated in accordance with the Washing State Model Toxics Control Act WAC 173-340.

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-2019-00585 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. Fire access roadways shall meet the requirements of RFDS 2.0 and RMC 15.06.

2. Required fire access not in a public way shall be recorded in an Emergency Vehicle Access Easement.
3. Required fire access roadways signage and striping shall be maintained by the property owner throughout the life of the project.
4. All roadways for Phase 1 shall remain fully open and not obstructed by operations in Phases 2 or 3.
5. Hydrant number and location shall be determined in the civil process according to RMC 15.06 and 2015 IFC.
6. Hydrants shall be in place and operational prior to combustibles moved on site and building construction.
7. All required fire access roadways shall be in place prior to building construction. Roadways shall be capable to support the weight of fire apparatus according to RFDS 2.0.

b. Fire Protection Plan

1. All townhomes permitted as an IRC townhome shall be equipped with an NFPA 13d single family residential sprinklers.
2. Hydrants in the residential area shall supply a minimum 1500 gpm flowing at no more than 10 feet per second per the RMC.

c. Fire Code Permit

1. A Redmond Fire Prevention sprinkler permit is required for each unit.

6. Planning Department

Reviewer: Ben Sticka, Senior Planner

Phone: 425-556-2470

Email: bsticka@redmond.gov

- a. Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090 and Standard Detail 907. The minimum size at installation is 2 ½ inch caliper with CU-Structural Soil.

Street	Species	Spacing
Willows Road NE	Norway Maple	30 feet on-center
NE 124 th Street (east of Road A)	American Hornbeam	30 feet on-center

Code Authority: RZC 21.32.090 & Standard Detail 907

- 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. A map of all retained trees shall be shown and recorded at the time of final plat.

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

- 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 I.

Mitigation is required for impacts to Wetland 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 0.061 credits for the 0.062 acres of wetland impact and 0.029 acres of buffer impact for this project. In the event that the Keller Farm Mitigation Bank is not certified before the project needs to purchase these credits, the applicant will purchase 0.061 credits from Habitat Bank, who will develop, maintain, monitor and protect an area equivalent to 0.061 credits as mitigation for this project as a “permittee implemented” option. 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

- 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 I development.

Code Authority: RZC 21.64.010.P

- 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.

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 or building permits if civil construction drawings are not required. All required on-site 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 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. **Noise Report.** A noise report prepared by a qualified acoustical consultant must be submitted and approved prior to civil drawing approval. The noise report shall comply with RMC 6.36 and provide sound attenuation measures.

Code Authority: RMC 6.36.060

- 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

- j. **Green Infrastructure Incentive Program.** The Proctor Willows project shall comply with Redmond Zoning Code (RZC 21.14.080.G), which requires the following: The purpose of the green development incentive 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 21.14.080.A may be achieved on a project-wide basis provided the development demonstrates

the ability to meet a minimum of LEED Gold, Built Green 4-Star, or an equivalent in 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, 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 opportunities to serve residential and/or non-residential tenants within the development.

Code Authority: RZC 21.67.050

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

k. Open Space. Proctor Willows shall comply with RZC 21.14.080.E, which requires a minimum residential usable open space. The minimum residential usable open space requirement establishes the minimum percentage of 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 space 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 and 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 21.08.170.L2.a

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: single-family and multi-family units classified as single-family and multi-family. 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 21.767.090.F
Condition Applies: Building Permit

n. **Affordable Housing.** The Proctor Willows project shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.060, which specifically speaks to new development in the 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, adjust 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& 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. Applicant shall initiate contract by contacting a member of the Housing and Human Services staff at 425-556-2438 and ilefcourte@remond.gov.

Code Authority: RZC 21.20.050
Condition Applies: Building Permit

o. **Archeological and Historical Preservation:** No further cultural resources oversight is needed for the proposed project and 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 and 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

- p. **Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-date and visible at all times. The assigned city planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

Code Authority: RZC 21.76.070.B.3.a.ii.A; Comprehensive Plan TR-19

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
RZC 21.76.020.G	Site Construction Drawing Review
RZC 21.76.020.G.3	Preconstruction Conference
RZC 21.76.090.F	Performance Assurance

RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, June 2017
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Kirkland	Standards and specifications as appropriate for improvements within the City of Kirkland’s jurisdiction

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 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Design Requirements: Water and Wastewater System Extensions - April 2019.

Stormwater/Clearing and Grading

RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	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 at the time of this approval letter issued)
City of Redmond	Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019
Department of Ecology	Stormwater Management Manual for Western Washington (amended December 2014)

Fire

RMC 15.06	Fire Code
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide
City of Redmond	Fire Department Standards

Planning

RZC 21.14	Commercial
RZC 21.14	Business Park, Manufacturing & Industry
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC 21.44	Signs
RZC Appendix 1	Critical Areas Reporting Requirements

Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code