



February 25, 2021

Mr. Aaron Hollingbery  
Toll Bros., Inc.  
8815 122<sup>nd</sup> Avenue NE, Suite 200  
Kirkland, WA 98033

**Subject: Rose Hill Cottages, LAND-2017-00727, PR-2013-00639**

**Location:** Northeast corner of 132<sup>nd</sup> Avenue NE and Northeast 112<sup>th</sup> Place, Parcel No. 3426059071

Dear Mr. Hollingbery:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for a 26-unit cottage housing development. 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 the next steps in the approval process now that your project has received Site Plan Entitlement/Type II approval from the Technical Committee. Before beginning the 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, a 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 Development Service's applicable divisions. 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 Seethu Babu, Senior Stormwater Engineer, at 425.556.2472 or [sbabu@redmond.gov](mailto:sbabu@redmond.gov).

**City Hall**

15670 NE 85th Street  
PO Box 97010  
Redmond, WA  
98073-9710

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 before 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 necessary 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 the 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 Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Emily Flanagan	Senior Engineer	425.556.2890	eflanagan@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:** Rose Hill Cottages/Site Plan Entitlement/Type II

**Location:** Northeast corner of 132<sup>nd</sup> Avenue NE and Northeast 112<sup>th</sup> Place, Redmond, WA 98052

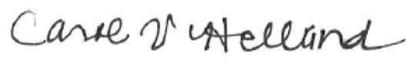
**Project File Number:** LAND-2017-00727 & PR-2013-00639

**Project Description:** A proposed 26-unit cottage housing development on approximately 10.85 acres, located in the Willows – Rose Hill neighborhood in both a split zoned parcel both: R-1 (Single-Family Constrained Residential) and R-4 (Single-Family Urban Residential) zones. The project will also include the construction of five garage buildings, driveways, retaining walls, and landscape areas. Stormwater infiltration vaults will also be located on the northern and southern sides of the site.

**Technical Committee Decision**  
Approval with Conditions

**Decision Date:** February 25, 2021  
**Appeal Deadline:** March 11, 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 this decision's date. 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 425-556-2470 or [bsticka@redmond.gov](mailto: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** comprises 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-2017-00727, PR-2013-00639, Site Plan Entitlement, Type II.

### **Key Dates**

Neighborhood Meeting(s): September 20, 2017

Application/Completeness Date: August 3, 2017

Notice of Application: August 9, 2017

Design Review Board Approval: January 3, 2019

Date SEPA Determination of Non-Significance Issued: October 26, 2018

SEPA Appeal Deadline: November 26, 2018

SEPA Appeal Filing Date: November 26, 2018

Technical Committee Recommendation: February 17, 2021

## **I. Proposal Summary**

This is a proposal for a 26-unit cottage housing development on approximately 10.85 acres of undeveloped land located near the intersection of NE 112th Place and 132nd Avenue NE and will be mapped as a condominium development. Access to the cottages will be provided from NE 112<sup>th</sup> Place and will include new private driveways, labeled as both driveways' "A" and "B." The project will also include the construction of five garage buildings, driveways, retaining walls, and landscape areas. Stormwater infiltration vaults will also be located on the northern and southern sides of the site.

## **II. Site Description and Context**

The subject parcel is approximately 10.85 acres in size and is generally undeveloped, containing one gravel access drive into the center of the property. Topographically, the north-central and south-central portions of the property are relatively flat and situated atop two ridges. A steep ravine is situated between the two ridges, and both ridges slope steeply downhill towards a powerline and natural gas utility corridor at the east side of the property. The ravine's soil is mapped as Alderwood gravelly sandy loam with 15 to 30 percent slopes.

A Critical Areas Report was drafted on April 20, 2020, by Stephen Siebert, P.E. and Kurt Merriman, P.E. with Associated Earth Sciences, Inc. The site also contains a Class IV Stream, located on the southern boundary of the subject site. Pursuant to RZC 21.64.020.B Stream Buffers, a Class IV stream requires a 36-foot buffer for perennial and a 25-foot buffer for intermittent streams. The site also contains a Category III

Wetland, located on the southern boundary. Pursuant to RZC 21.64.030 Wetlands, a Category III Wetland is defined as a wetland that provides a moderate level of functions, which requires a 150-foot buffer. The project will not be located in the Class IV Stream, Category III Wetland, or their associated buffers.

The site also contains landslide hazard areas, which are also identified in the Critical Areas Report. The northwestern portion of the site is rolling to the south and east, where the slope becomes steep. The southwestern portion of the site is rolling to the south, north, and east, where the site also becomes steep. The site's ravine slopes, and portions of the site's eastern ends were inclined over 40 percent. Some areas of the site have slopes inclined between 15 and 40 percent and have the potential of being classified as a Landslide Hazard area.

Adjacent	Existing Land Use	Zone
North	Single-Family and Open Space	R-1 (Single-Family Constrained Residential), R-4 (Single-Family Urban Residential) and Open Space
South	Single-Family	R-1 (Single-Family Constrained Residential) and R-4 (Single-Family Urban Residential)
East	Manufacturing and wholesale trade	BP (Business Park)
West	Single Family/City of Kirkland	City of Kirkland/Low Density Residential

### III. Site Requirements

The site is located in the Willows – Rose Hill neighborhood, and is split zoned both R-1 (Single-Family Constrained Residential) and R-4 (Single-Family Urban Residential) zoning. Where a single parcel is split between two zones and a portion of the parcel is zoned R-1 and contains critical areas, the outermost boundary of the critical area buffer shall be considered the boundary between the two zones. Refer to RZC 21.04.020.B.7.

The intent of the R-1 zone provides for low-density residential at a base density of one dwelling per acre on lands inappropriate for more intense urban development due to significant environmentally critical areas, extreme costs, or difficulty in extending public facilities or the presence of natural features Redmond is seeking to retain. The intent of the R-4 zone is to provide for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of four dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities to complement the primary residential nature of these zones, some nonresidential uses are allowed.

The site requirements listed in (RZC 21.08.030 & 060) for this district are:

Requirement	Requirement	Proposed
Front Setback:	15 feet	15 feet
Perimeter Setback:	10 feet	10 feet
Minimum Building Separation	10 feet	10 feet
Maximum Lot Coverage (for structures):	40% (189,101 square feet)	7.5% (35,279 square feet)
Maximum Impervious Surface Area:	60% (283,651 square feet)	23% (108,321 square feet)
Minimum Open Space:	11,200 SF (400 square feet per Cottage)	15,329 square feet
Maximum Height of Structures:	25 feet	25 feet
Parking (1.5-unit min, 2.0-unit max)	Minimum of 42 spaces, maximum of 56 spaces	43 spaces

Zoning Summary		
Zones	Total Area per Zone Designation per Zoning Map	Total Area per Zone adjusting for Critical Areas (RZC 21.04.020.B.7)
R-1 (Single-Family Constrained Residential)	8.37 acres	6.57 acres
R-4 (Single-Family Urban Residential)	2.48 acres	4.28 acres
Total R-1 and R-4	10.85 acres	10.85 acres

Maximum density when split zoning is present on-site
R-1 = 286,125 SF/43,560 SF = 6.57 AC X 1 DU/AC = 6.57 DU or 7 DU after rounding
R-4 = 186,627 SF/43,560 SF = 4.28 AC X 4 DU/AC = 17.41 DU or 17 DU after rounding
Total Base Density: 24 dwelling units based on split zoning (7 + 17)
Critical Area Bonus: 3 dwelling units
Affordable Bonus: 2 dwelling units
Cottage Bonus: 6 dwelling units
Total Max Density with Bonuses: 35 dwelling units

#### IV. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

##### A. Notice of Application:

The Notice of Application for this proposal was published on August 9, 2017. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. A notice was also mailed to property owners within 500 feet of the site.

Public Input: During the Notice of Application public comment period and throughout the project review, the City received four written comments.

The comments expressed the following concerns or requests for consideration and staff has included responses below:

1. On August 29, 2017, Ms. Janelle Bader submitted a letter indicating her concerns with the proposed density, character and environmental “wildlife” impacts related to the project.

**Staff Response:** On September 1, 2017, staff replied to Ms. Bader and shared that the project is a “cottage style” development limiting the homes to 1,500 square feet; the biologist hired by the applicant would address concerns about the wildlife impacts. Staff confirmed through the Critical Areas Report drafted by the Watershed Company addressed both wildlife habitats and impacts. On February 11, 2021 staff emailed Ms. Bader to inform her that the project page on the City’s website includes all final plans and studies.

2. On September 15, 2017, Ms. Stephanie Chow submitted an email indicating concerns with traffic in the Rose Hill neighborhood and concerns about the proposed development.

**Staff Response:** On September 20, 2017, staff replied to Ms. Chow, indicating that the project is currently being reviewed by City transportation engineering staff. Staff is coordinating with the City of Kirkland transportation engineering staff, as the project borders the City of Kirkland. The project as conditioned complies with all transportation requirements for both City of Redmond and City of Kirkland. On February 11, 2021 staff emailed Ms. Chow to inform her that the project page on the City’s website includes all final plans and studies.

3. On September 20, 2017, Ms. Teresa Wojdalski submitted an email indicating concerns about the proposed project’s affordability.

**Staff Response:** On September 21, 2017, staff replied to Ms. Wojdalski that 10 percent of the homes would be affordable and managed by ARCH (A Regional Coalition for Housing). The cottage homes will provide affordable housing as well as diversity in the housing supply and those at market rates will be a lower price point due to their size by providing additional housing ownership opportunities for the greater Redmond community. On February 11, 2021 staff emailed Ms. Wojdalski to inform her that the project page on the City's website includes all final plans and studies.

4. On October 2, 2017, Mr. David Busse emailed City staff stating that he was in support of the proposed project.

**Staff Response:** On October 3, 2017, Staff replied to Mr. Busse, thanking him for his email and interest in the proposed project. On February 11, 2021 staff emailed Mr. Busse to inform him that the project page on the City's website includes all final plans and studies.

**B. Neighborhood Meeting:**

One required neighborhood meeting was held for the subject site. A neighborhood meeting was held on September 20, 2017, at Redmond City Hall. There were approximately 14 members of the public who attended the neighborhood meeting.

**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 SEPA (SEPA-2017-00736) Determination of Non-Significance (DNS) was issued for this project on October 26, 2018.

Comments were submitted during the comment period of the SEPA DNS and were included as a part of the appeal. The SEPA DNS was appealed on November 26, 2018 by the appellant Mrs. Laura Chan. The Hearing Examiner will consolidate any appeals on this Type II application and hear the SEPA appeal (LAND-2018-01365) concurrently at a future date. The appellant asserts the following items as the basis for their appeal:

1. The proposed roadway into the project will cause a dramatic rise in traffic.

2. The DNS did not include a “final decision” or recommendation on the project.
3. The DNS was issued in violation of RZC 21.76.060.B.2 as the Technical Committee has yet to respond to comments on the DNS.
4. The final DNS was issued in violation of RZC 21.76.060.B.2 as no final decision was made after public comments were received.
5. The comment period was after the DNS was made.
6. The Technical Committee did not independently evaluate the SEPA Checklist and relied on staff’s presentation.
7. Reports submitted by the applicant were outdated.
8. The arborist report was outdated.
9. The 2015 traffic study was outdated.
10. The Critical Areas report included a different plan map that was different than what is currently proposed.
11. The Critical Areas report did not include a proper evaluation of the steep slopes on-site.
12. The DNS was not “reasonably sufficient” as required by WAC-197-11-335.
13. The DNS was issued in error as the project will have probable significant adverse impacts.
14. Extensive tree removal was requested and should’ve been part of the consideration not to issue a DNS.
15. Steep slope buffers identified are inconsistent with RZC 21.64.060.B.2.
16. The density of the project is inconsistent with the City’s zoning map.
17. The split zoning on the site is not correctly applied to the subject site.
18. A DNS was issued in violation of WAC-197-11-158 and RCW 3.21.C.240.
19. The proposed project is not in keeping with the “character of the neighborhood”.
20. Appellants assertions are also contained in their comment letter.

Subsequent to the SEPA DNS and appeal, the applicant submitted additional studies, which are included in the project file and are included as exhibits, all of which support the issuance of the Determination of Non-Significance was appropriate.

## **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 dwellings are adjacent to lots within existing dwellings or the dwellings can be viewed from public streets.

**Finding: RZC 21.08.180 has been satisfied.** The proposal includes retention of existing landscaping and the installation of new landscaping along the perimeter of the site and adjacent to the new cottage homes, which is adjacent to R-1 (Single-Family Constrained Residential) zone and is split zoned R-1 zone and R-4 zoned properties to the north; R-4 zoned property and City of Kirkland to the west; BP (Business Park) is east of the site and R-1 zone and split zoned R-1 zone and R-4 zoned property to the south. The project will provide the required transition landscaping and therefore complies with the requirements of 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. Significant trees are those trees that are between six-inches and 30-inches in diameter at breast height. Significant trees are that are greater than 30-inches measured in diameter at breast height are classified as Landmark trees.

**Finding: RZC 21.72 has been satisfied.** There are 540 significant trees and 65 landmark trees currently on-site for a total of 605 trees. The proposal includes the removal of 313 trees, 32 landmark, and 281 significant trees. On January 18, 2019, the applicant submitted tree exception requests to remove 32 landmark trees on-site as required per RZC 21.72.090. The tree removal is necessary, as the trees are located within the developable portions of the proposed cottage housing development including the buildable areas of the right-of-way, proposed building footprints, proposed circulation (Driveway "A"), proposed utility corridor, associated grading required to construct the roadway and utilities, proposed pedestrian circulation for the western cottages, proposed circulation (Driveway "B") and the proposed utilities. The Administrator issued an approval for the removal of 32 landmark trees on February 1, 2021 and the landmark tree removal was incorporated into the Technical Committee decision on February 17, 2021.

The applicant is required to replace the 32 landmark trees at a ratio of three to one, which will total 96 trees and the 281 significant trees at a ratio of one to one per RZC 21.72.090.B.2. A total of 377 replacement trees are proposed to be planted on-site. The applicant is retaining 48.3 percent of the total trees on-site, which exceeds the required 35 percent tree retention requirement thereby, complying with minimum tree retention requirements.

### C. Critical Areas

Redmond Zoning Code (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.

The purpose of the Critical Areas Regulations is as follows: 1) Preserve the City's important environmental features while allowing development to occur if compatible with and in consideration of these critical areas; 2) Assure the conservation and protection of critical areas from loss or degradation by classifying and designating the same and to restrict land uses and development which are incompatible with environmentally critical areas; 3) Achieve no net loss of core preservation areas within fish and wildlife habitat conservation areas, which includes riparian corridors, and minimize impact to and retain character of quality habitat areas, and protect species of concern, priority species, and species of local importance; 4) Avoid wetland impacts and achieve a goal of no net loss of wetland function, value, and acreage; and where possible enhance and restore wetlands; 5) Achieve no net loss of structure, value, and functions of natural systems within frequently flooded areas and to employ no net impact floodplain management in order to avoid impacts to upstream and downstream properties and substantial risk and damage to public and private property and loss and life; 6) Protect critical aquifer recharge areas by avoiding land use activities that pose potential contamination, and minimize impacts to recharge areas through the application of strict performance standards; 7) Avoid impacts to critical areas and preserve the functions of critical areas. In appropriate circumstances, impacts to specified critical areas resulting from regulated activities may be minimized, rectified, reduced, and/or compensated for, consistent with the requirements of this chapter.

Two different Critical Area Reports were prepared for the proposed Rose Hill Cottages project. The first report was prepared by The Watershed Company on November 18, 2020 by Ryan Kahlo, PWS, Senior Ecologist which studied the wetlands, streams, and habitat. The second report was prepared by Associated Earth Sciences, Inc. on April 20, 2020 by Stephen Sibert, P.E. and Kurt Merriman, P.E. which studied the landslide hazard areas on-site.

The site also contains a Class IV Stream, located on the southern boundary of the subject site that was drafted on November 18, 2020 by Ryan Kahlo, PWS, Senior Ecologist with The Watershed Company. Pursuant to RZC 21.64.020.B Stream Buffers, a Class IV stream requires a 36-foot buffer for perennial and a 25-foot buffer for intermittent streams. The site also contains a Category III Wetland, located on the southern boundary. Pursuant to RZC 21.64.030 Wetlands, a

Category III Wetland is defined as a wetland that provides a moderate level of functions, which requires a 150-foot buffer. The project will not be located in the Class IV Stream, Category III Wetland, or their associated buffers. The applicant has demonstrated compliance with Redmond Zoning Code (RZC 21.64.010).

The site also contains landslide hazard areas, which are also identified in the Critical Areas Report that was drafted on April 20, 2020 by Stephan Siebert, P.E. and Kurt Merriman, P.E. with Associated Earth Sciences, Inc. The northwestern portion of the site is rolling to the south and east, where the slope becomes steep. The southwestern portion of the site is rolling to the south, north, and east, where the site also becomes steep. The site's ravine slopes, and portions of the site's eastern ends were inclined over 40 percent. Some areas of the site have slopes inclined between 15 and 40 percent and have the potential of being classified as a Landslide Hazard area. Topographically, the north-central and south-central portions of the property are relatively flat and situated atop two ridges. A steep ravine is situated between the two ridges, and both ridges slope steeply downhill towards a powerline and natural gas utility corridor at the east side of the property. The site is mapped as Alderwood gravelly sandy loam, 15 to 30 percent slopes. The applicant has demonstrated compliance with Redmond Zoning Code (RZC 21.64.010).

**Finding: RZC 21.64 has been satisfied.** Two different Critical Area Reports were prepared for the proposed Rose Hill Cottages project. The first report was prepared by The Watershed Company on November 18, 2020 by Ryan Kahlo, PWS, Senior Ecologist which studied the wetlands, streams, and habitat. The second report was prepared by Associated Earth Sciences, Inc. on April 20, 2020 by Stephen Sibert, P.E. and Kurt Merriman, P.E. which studied the landslide hazard areas on-site.

#### D. Open Space

Open space is required for Cottage developments in the following ways: 1) Common Open Space which is described in RZC 21.08.290.3.b.i requires a minimum of 400 sf of common open space per cottage; 2) RZC 21.08.290.3.b.ii requires that Cottages be located within 60 feet walking distance of the common open space; 3) RZC 21.08.290.3.b.iii Private Open space requires a minimum of 300 sf of private, contiguous, usable open space adjacent to each dwelling unit and 4) RZC 21.08.290.3.b.iii.B Private Open Space requires each dwelling unit to have a roofed porch at least 80 sf in size with a minimum dimension of eight feet on any side. Finally, the proposed project meets the common open space requirement by providing a minimum of 400 sf of common open space per cottage by proposing 15,329 sf of open space where 10,400 sf is the minimum required (400 x 26 cottages).

**Finding: RZC 21.08.290.E has been satisfied.** The proposal complies with required open space requirements pursuant RZC 21.08.290.3.b.i,3.b.ii and 3.b.iii. The table below demonstrates compliance with all open space requirements.

<b>Open Space Compliance per RZC 21.08.290.3.b.i, 3.b.ii and 3.b.iii</b>			
<b>Unit</b>	<b>Private Open Space (sf)</b>	<b>Distance to Common Open Space (ft)</b>	<b>Private Covered Porch (SF)</b>
1.	300 sf	8 ft	98 sf
2.	300 sf	8 ft	101 sf
3.	300 sf	8 ft	98 sf
4.	300 sf	8 ft	98 sf
5.	306 sf	8 ft	140 sf
6.	300 sf	9 ft	140 sf
7.	300 sf	8 ft	140 sf
8.	300 sf	26 ft	140 sf
9.	300 sf	23 ft	228 sf
10.	300 sf	8 ft	228 sf
11.	300 sf	8 ft	98 sf
12.	300 sf	48 ft	140 sf
13.	300 sf	8 ft	228 sf
14.	300 sf	9 ft	228 sf
15.	300 sf	8 ft	140 sf
16.	300 sf	8 ft	98 sf
17.	300 sf	8 ft	98 sf
18.	300 sf	8 ft	140 sf
19.	300 sf	8 ft	140 sf
20.	300 sf	9 ft	101 sf
21.	300 sf	9 ft	98 sf
22.	304 sf	48 ft	140 sf
23.	344 sf	9.5 ft	228 sf
24.	309 sf	9 ft	228 sf
25.	300 sf	10 ft	228 sf
26.	466 sf	10 ft	228 sf
<b>Minimum Private Open Space Required</b>		300 sf per unit	Complies
<b>Maximum Distance to Common Open Space</b>		60 linear feet to each unit	Complies
<b>Minimum Private Covered Porch Unit</b>		80 sf per unit	Complies

<b>Minimum Common Open Space</b>	400 sf of common open space per cottages	Complies at 15,329 sf where 10,400 sf is the minimum required (400 x 26 cottages)
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**E. Affordable Housing**

The Affordable Housing requirements are outlined in RZC 21.20.030.C. Letter C. states the following: *At least 10 percent of the units in new housing development in those areas specified in RZC 21.20.020, Applicability, of 10 units or greater must be affordable housing units.*

**Finding: RZC 21.20.060 has been satisfied.** The proposed project has a base density of 24 cottage homes. Affordable housing is calculated off of base density. Ten percent of 24 is 2.4, which requires two affordable housing units. Redmond Zoning (RZC 21.20.030.E) allows each low-cost affordable housing unit provided to count as two affordable housing units to satisfy the affordable unit requirement under subsection RZC 21.20.030.C. The applicant is proposing one, low-cost affordable cottage home on the subject site, thereby demonstrating compliance with the affordable housing requirement. A Low-Cost Affordable Housing Unit is defined in RZC 21.78 as housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 50 percent of the Median Income, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses.

**F. Transportation**

The project would include the development of 26 single-family cottages on a currently vacant site. Vehicular access to the site would be provided to 132<sup>nd</sup> Avenue NE via the existing NE 112<sup>th</sup> Place residential street. Regarding trip generation, the proposed project is estimated to generate 326 net new weekday daily trips, with 29 net new trips occurring during the weekday AM peak hour (7 entering, 22 exiting) and 33 net new trips occurring during the weekday PM peak hour (21 entering, 12 exiting). The project will also be required to comply with all City of Kirkland standards.

**Finding: City of Redmond transportation requirements have been satisfied.** This development will reconstruct the existing private drive on NE 112th Place, serving seven dwelling units into a public local access street meeting the City of Redmond (COR) roadway standards per RZC Appendix 2 in Table 2. Private driveways will be served within this development, and a new soft-surface trail will be built along the east property and within the Puget Sound Energy (PSE) easement area per the

COR trail standards. Public pedestrian access with paved sidewalks will be constructed on-site and the private driveways will connect with the new public sidewalks on NE 112th Place from 132nd Avenue NE to the new trail location per RZC Appendix 2 in Table 2 and Redmond Standard Specifications and Details.

#### G. Stormwater

The project proposes detention and enhanced water quality treatment as determined by the minimum requirements. Flow control will be obtained through two infiltration vaults; a northern vault that will be privately owned and maintained and a southern vault that will be publicly owned and maintained. These vaults are designed to infiltrate up to the 100-year storm event. Enhanced water quality is provided upstream of both the infiltration vaults. A small portion of the site was developed downstream from the vaults. This area will be treated for enhanced water quality and discharged through a dispersion trench.

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

#### H. Utilities

This applicant shall be responsible for extending the water main along NE 112th Street to the development site to provide water service and fire protection. The applicant shall be responsible for installation of the sewer main from 132nd Avenue NE along NE 112th Street, Driveway "A" and Driveway "B" to connect with the existing City manhole 2D4SMH562.

**Finding: RZC 21.17.010.D has been satisfied.** The City of Redmond Design Requirements Water and Wastewater System Extension and City of Redmond Zoning Code 21.17.010.D applies to this project.

### 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 26-unit cottage housing development is consistent with the split zoned property on the subject site, which is zoned: R-1 and R-4 and will be adequately served by the existing rights-of-way (132nd Avenue NE and NE 112th Place). The development is conditioned to be constructed and is consistent with the adopted design standards and will be required to demonstrate full compliance with all decision criteria for a Site Plan Entitlement as enumerated in Section XI of this staff report below.

- 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 Plan Entitlement decision criteria. The proposed Rose Hill Cottages 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 a split zoned R-1 and R-4 zoned site and those adopted in Article II, Citywide Regulations. Compliance is demonstrated in Section III of the subject staff report in the “Site Requirements” section above.

Compliance with all provisions of RMC Title 15, is required at the time of Building Permit review and issuance for all structures associated with the project. All required internal technical review and public notice for the project has been completed and confirmed to comply with Article VI, Review Procedures and was heard by the Technical Committee as the final step of the application review process. The Technical Committee has recommended conditions of approval (Section XI), reducing adverse impacts on the other properties and ensuring consistency with the Comprehensive Plan's policies.

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

Comp Plan Policy	<i>How the project complies, supports, or aligns.</i>
<p><b>FW-16: Create opportunities for the market to provide a diversity of housing types, sizes and densities and prices in Redmond to serve all economic segments and household types, including those with special needs related to age, health or disability.</b></p>	<p><i>The proposed 26-unit cottage housing development will create a project that provides diversity in housing types, sizes, densities, and prices in Redmond. The project will provide an opportunity to purchase a single-family detached cottage home that is generally more affordable than a full-sized single-family home. Cottage homes are limited to no more than 1,500 square feet in size thereby creating an opportunity for both diversity in housing types and price points in the City.</i></p>
<p><b>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.</b></p>	<p><i>The proposed 26-unit cottage housing development is being developed as single-family detached housing, which is a low-density project. The project will be mapped as a condominium. The project will be compatible with existing single-family homes in the Willows/Rose Hill neighborhood and add to the diversity of housing types that are available.</i></p>
<p><b>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 Planning Policies for creating residences that are affordable to low and moderate-income households.</b></p>	<p><i>The proposed 26-unit cottage development promotes a variety of new single-family residential units in the City. The proposed Cottage development is also required to provide two affordable housing units. The proposed project has a base density of 24 cottage homes. Ten percent of 24 is 2.4, which requires two affordable housing units. Redmond Zoning (RZC 21.20.030.D) allows each low-cost affordable housing unit provided to count as two affordable housing units to satisfy the affordable unit requirement under subsection RZC 21.20.030.C. The applicant is proposing one, low-cost affordable cottage home on the subject site, thereby demonstrating compliance with the affordable housing requirement. Both the addition of the market rate and affordable unit furthers King County Planning Policies</i></p>

	<i>by creating new housing opportunities at a variety of price points.</i>
<b>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.</b>	<i>The proposed 26-unit cottage housing development provides variety of housing types, sizes and densities. As cottage housing is not commonly found in Redmond, the development will provide people with another choice when looking for housing in the City that is not commonly available.</i>
<b>HO-12: Create opportunities for ownership housing in a variety of settings, styles, and affordability levels throughout Redmond.</b>	<i>The proposed 26-unit cottage housing development will provide an opportunity for a new for-sale housing option in the City as well as the Willows/Rose Hill neighborhood. The cottage homes help to add to the supply of ownership housing available in the City.</i>
<b>N-WR-E-1: Cottages shall be allowed in the Willows/Rose Hill Neighborhood. The allowed density on a proposed cottage housing site may exceed the allowed density for a standard detached single-family development on the site.</b>	<i>The proposed 26-unit cottage housing development is proposing a density of units that does not exceed what could be developed on-site. The maximum allowed number of units on site with bonuses is 35 units. The cottages do not exceed the allowed density for detached single-family development on the site.</i>
<b>N-WR-E-6: New single-family developments of 10 units or more in the Willows/Rose Hill Neighborhood shall contain a portion of affordable housing, as provided in RZC 21.20 – Affordable housing. The City shall provide incentives and bonuses intended to minimize development costs associated with this requirement.</b>	<i>The proposed 26-unit cottage housing development complies with RZC 21.20 Affordable Housing by providing one low cost affordable housing unit. The applicant is not utilizing all of the available bonuses that are available to them. The maximum allowed number of units on site with bonuses is 35 units.</i>

**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 project has demonstrated compliance with all Article I Zone-Based Regulations applicable for the split zoned: R-1 and R-4 zoned site and those adopted in Article II, Citywide Regulations, and the State Environmental Policy Act. Compliance is demonstrated in the above following sections of the subject report: Section III “Site Requirements”, Section V “State Environmental Policy Act”, Section VI “Compliance with Development Regulations” and Section VII “Criteria Applicable to all Land Use Permits”.

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 will not review the proposal.

**IX. Code Deviations Granted**

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

1. **Deviation:** Landmark Tree Removal: An exception to remove thirty-two landmark trees was granted to by the Administrator on February 8, 2021 and incorporated into the final decision by the Technical Committee on February 17, 2021. The project is required to plant 96 replacement trees for the removal of the 32 landmark trees at a ratio of three to one. These trees will be planted on-site.

**Code Authority:** RZC 21.72.090

2. **Deviation:** A Deviation Request (DEVREQ-2018-01305) was approved by the Deviation Review Team on February 6, 2019 to allow a maintenance access road design at a slope up to 15-percent and transition to 10-percent near the infiltration vault and 3.5-percent at the vault itself. The standard access road slope is 10-percent.

**Code Authority:** 2017 City of Redmond Stormwater Technical Notebook

3. **Deviation:** A Deviation Request (DEVREQ-2018-01306) was approved by the Technical Committee on May 15, 2019, to allow a deviation from the requirements of Section 15.24.082.1.b of the Redmond Municipal Code (Topographic Change) cut and fill limits. The project design proposal contains fills up to 16 feet in the areas that Code limits to eight feet of the grade change, which will allow for greater tree retention as a part of the proposed project.

**Code Authority:** RMC 15.24.0802 Topographic Change (cut and fill) limits

**X. Vesting/Approval Expiration**

This decision is not vested to the development regulations in effect until a complete building permit application is submitted. This project's approval shall expire two years from the date of this decision unless an approval extension is granted. Extensions can be requested yearly if proper justification is demonstrated (see RZC 21.76.090.C.2). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days before the approval expiration date.

**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.

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Plan Set	November 12, 2020	<i>and as conditioned herein.</i>
SEPA Checklist	October 19, 2018	<i>Pursuant to the DNS, there are no significant adverse impacts.</i>
Architectural Elevations	January 3, 2019	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	January 3, 2019	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	November 12, 2020	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	November 12, 2020	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	November 12, 2020	<i>and as conditioned herein.</i>
Stormwater Design	November 12, 2020	<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**

- 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) A 10-foot wide sidewalk and utility easement, granted to the City of Redmond, abutting the new right-of-way at the Cul-de-Sac of Northeast 112th Place. No off-site easement is required.
  - (b) A 5-foot-wide pedestrian access easement including a liability insurance coverage limit not less than \$3,000,000, granted to the City of Redmond,

abutting the south side of the new Driveway “A” and the westside/southside of the new Driveway “B” as shown in the Rose Hill Cottages site plan prepared by the Blueline Group dated November 12, 2020.

- (c) A trail easement with the same widths of the combined existing British Petroleum and Puget Sound Energy Overhead Transmission Line easements including a liability insurance coverage limit not less than \$3,000,000, granted to the City of Redmond, abutting the east property line.
- (c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

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

- (a) A strip of land 60 feet wide including a partial Cul-de-Sac with a 50.5-foot radius showing as NE 112<sup>th</sup> Place, a public local access street in the Rose Hill Cottages site plan prepared by The Blueline Group dated November 12, 2020.

**Code Authority:** RZC 21.52.030.G; RMC 12.12

- b. Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other works on 132<sup>nd</sup> Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per Kirkland’s standards if required by the City of Kirkland.

**Code Authority:** City of Kirkland Standards

**c. Street Frontage Improvements**

i. The frontage along the new NE 112<sup>th</sup> Place, as shown in the Rose Hill Cottages Transportation Plan prepared by The Blueline Group dated November 12, 2020, must meet current City Standards which include asphalt paving 28 feet from curb to curb, type A-1 concrete curb and gutter, five-foot wide planter strips, five feet wide concrete sidewalks (all northside, partial southside, and including cul-de-sac), 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:

- Seven-inches of HMA Class 1/2-inch PG 64-22
- Four-inches of 1-1/4” minus crushed rock base course per WSDOT standard spec 9-03.9(3).
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

**Note:** If the south parcel numbers (3426059078, 3426059066, and 3426059070) provide access rights and easements to the developer prior to the 1<sup>st</sup> CCR submittal, full frontage improvements including five-foot wide planter strips and five-foot wide

sidewalks shall be provided by the developer in front of those parcels that have granted access rights and easements.

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

ii. Private driveways (Driveway “A” and Driveway “B”), as shown in the Rose Hill Cottages Transportation Plan prepared by The Blueline Group, dated November 12, 2020, must meet current City Standards, which include (a) asphalt paving 20 feet including; 18-inch concrete ribbon curbs on one side and five feet at-grade concrete sidewalks on other side, (b) asphalt paving 20 feet including 18-inch concrete ribbon curbs on one side and additional five feet at-grade concrete sidewalks on the other side except where sidewalk not shown on the plan, or (c) concrete paving 20 feet including five feet at grade concrete sidewalks on one side where road grades exceed 10%. The minimum pavement section for the driveways shall consist of:

- Four and a half-inches HMA Class ½” PG 64-22
- Or six-inches concrete (including ribbon curbs and sidewalks)
- Four-inch of 1-1/4” minus crushed rock base course per WSDOT standard spec 9-03.9(3).
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Inverted crown with 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

iii. Soft-surface trails within the PSE and BP easements shall include, but not limited to minimum eight feet trail way with minimum four feet crush rock or hog fuel (to be designed at CCR) walking surface, two feet clear zone and maximum 3:1 slope on both sides, and a minimum eight feet vertical clearance. Traffic control features such as stop signs, flashing crosswalk lights, and/or speed humps shall be designed and installed at the trail and Driveway “B” crossing. These traffic controls shall be maintained and repaired by the HOA of this development.

**Code Authority:** COR PARCC Plan

iv. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersection of new NE 112<sup>th</sup> Place and 132 Avenue NE and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways.

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

- v. A separate 20 or 40-scale channelization plan may 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 Manuel and City of Kirkland Standards for 132<sup>nd</sup> Avenue NE.

**Code Authority:** RZC 21.52.030.F, RZC Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

- vi. Sidewalks constructed to City standards are required at the following locations:

- NE 112<sup>th</sup> Place
- Driveway “A” and “B”
- 132<sup>nd</sup> Avenue NE at the transition of ADA ramps only (City of Kirkland Standards)

**Code Authority:** RZC 21.10.150, RZC 21.17.010; RZC 21.52.050; RMC 12.12

**d. Access Improvements**

- i. The type and location of the proposed site accesses are approved as shown in the Rose Hill Cottages Transportation Plan prepared by The Blueline Group dated November 12, 2020.

**Code Authority:** RZC 21.52.030.E; RZC Appendix 2

- ii. The following driveways are required to be improved as specified below as shown in the Rose Hill Cottages Transportation Plan prepared by The Blueline Group dated November 12, 2020:

- 1130 132<sup>nd</sup> Avenue NE or Parcel No. 3426059082
- 13300 NE 112<sup>th</sup> Place or Parcel No. 3426059084
- Parcel No. 3426059097
- 11260 132<sup>nd</sup> Avenue NE or Parcel No. 3426059089
- 11202 132<sup>nd</sup> Avenue NE or Parcel No. 3426059070
- 13305 NE 112<sup>th</sup> Place or Parcel No. 3426059066
- 13313 NE 112<sup>th</sup> Place or Parcel No. 3426059078
- 13319 NE 112<sup>th</sup> Place of Parcel No. 3426059080

**Code Authority:** RZC 21.52.030.E; RZC Appendix 2

- e. Underground Utilities.** All existing aerial utilities including the existing service lines to individual lots as described in Access Improvements Section d.ii above shall be

converted to underground paid by Toll Brothers, Inc. or developer along the new NE 112<sup>th</sup> Place ROW and within the development except for the utility pole and service lines servicing the following properties to be remained unless the developer obtains access right to underground the service lines to their homes. All new utilities serving the development shall be placed underground.

- 13305 NE 112<sup>th</sup> Place or Parcel No. 3426059066
- 11202 132<sup>nd</sup> Avenue Northeast or Parcel No. 3426059070
- 13313 Northeast 112<sup>th</sup> Place or Parcel No. 3426059078

**Code Authority:** RZC 21.17.020; RZC Appendix 2 – A.11

- f. **Street Lighting.** Streetlights shall be required to illuminate the new NE 112<sup>th</sup> Place local access street. 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 shall be designed using the criteria found in the City’s Illumination Design Manual which can be accessed at: <http://www.redmond.gov/development/CodesAndRules/StandardizedDetails>. Streetlight poles shall be located from existing and proposed trees per the City’s Illumination

**Code Authority:** RZC 21.52.030.F, RZC Appendix 2

## 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:

An eight-inch ductile iron water main shall be extended from the existing 16-inch water main on 132<sup>nd</sup> Avenue NE to the new development through NE 112<sup>th</sup> Place, Driveway “A” and Driveway “B”. Three fire hydrants shall be installed along the water main. New water services extended from new water main shall be installed connecting to all existing and new homes.

**Code Authority:** RZC 21.74.020.D, RZC 21.17.010

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

- An eight-inch main shall be installed from 132<sup>nd</sup> Avenue NE along the entire NE 112<sup>th</sup> Place to the east, then the sewer main will be extended into Driveway “A” and Driveway “B.” At the downstream of Driveway “B,” the proposed eight-inch sewer main will connect to the existing city manhole 2D4SMH562.
- The City of Kirkland is currently working on rerouting its sewer to connect to the City of Redmond sewer system at the intersection of 132<sup>nd</sup> Avenue NE and NE 112<sup>th</sup> Place. If the City of Kirkland will make a decision to connect The City of Redmond sewer before Rose Hill Cottages site entitlement is approved, the developer shall be responsible to work with the City of Kirkland and possibly adjust the sewer profile design along NE 112<sup>th</sup> Place.
- Re-gravel the off-site sewer maintenance road within the existing City of Redmond sewer easement between the manhole #2D4SMH562 and the manhole #2D4SMH564 with 1 ¼” gravel surfacing and 6” in depth by the developer per Olsson Sewer Main Extension Hearing Examiner Decision dated on July 23, 2012. This will allow the City to access the both manholes, which are currently not in use and will be used and maintained after Rose Hill Cottage project is completed.

**Code Authority:** RZC 21.74.020.D, RZC 21.17.010

- 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.
- A 20-foot wide water main easement, granted to the City of Redmond, through NE 112<sup>th</sup> Place and Driveway “A” and Driveway “B.”
  - A 20-foot wide sewer main easement, granted to the City of Redmond, through NE 112<sup>th</sup> Place and Driveway “A” and Driveway “B.”

**Code Authority:** RZC 21.74.020.C, RZC 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.** 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.

**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: Emily Flanagan, Senior Surface Water Engineer**

**Phone: 425-556-2707**

**Email: eflanagan@redmond.gov**

- a. **Water Quantity Control:**
- i. The developed stormwater discharge duration shall not exceed the predeveloped duration for the range of predeveloped discharge rates from 50-percent of the 2-year peak flow up to the full 50-year flow.
  - ii. Stormwater runoff will be collected and routed to two infiltration facilities. The northern infiltration vault will be privately owned and maintained. The southern infiltration vault will be publicly owned and maintained. These infiltration vaults will infiltrate the full 100-year storm runoff rate.
  - iii. Provide for overflow routes through the site for the 100-year storm.

- iv. No stormwater will be discharged to the top of a steep slope.

**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 three different proprietary technology systems that are GULD approved by Ecology. The northern Filterra treatment system will be privately maintained, the southern Filterra treatment system will be publicly maintained. A third Filterra treatment system treating the maintenance access road will be privately owned and maintained. Enhanced water quality treatment is required for the six-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. 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 percent 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 eight feet. Walls greater than eight feet will require adjustment from Technical Committee. This condition only applies to retaining walls and rockeries above 8 feet that have not already been approved by the Technical Committee.
- iv. Retaining walls over four 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 (six inches in diameter of approved materials)
- vi. Proposed grading no steeper than 3H:1V
- vii. Horizontal clearance of storm pipes shall be five feet from all other utilities and structures and eight feet from trees.
- viii. Show vertical clearances at all utility crossings.
- ix. Utility crossings-all crossings must be shown, label utility type, line size, invert of utility and storm lies and clearance between pipes (one-foot vertical clearance and perpendicular crossings)

**Code Authority:** RZC 21.74.020.J; RMC 15.24.080

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

- i. Rainy season work permitted October 1<sup>st</sup> through April 30<sup>th</sup> with an approved Wet Weather Plan. Draining the construction site during the rainy season, where no positive discharge is available besides the infiltration vaults, will be difficult.
- ii. The infiltration vaults cannot be used for turbid construction runoff.

**Code Authority:** RMC 15.24.080

**g. Floodplain Management.** The project does not lie within a FEMA designated special flood control zone.

**Code Authority:** RZC 21.64.010; RZC 21.64.040

**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](http://www.ecy.wa.gov/pubs/0710044.pdf).

**Code Authority:** Department of Ecology Rule

**i. Critical Landslide Hazard Areas.** To mitigate potential impacts to critical landslide hazard areas, inhabited buildings 4-7 and 18-22 and garage P4 shall be setback from the top/bottom of steep slope areas a minimum distance of 30 feet. These 30 feet

are a combined 25-foot steep slope buffer and a five-foot building setback. The 25-foot steep slope buffer will be fenced and protected from a disturbance. All other buildings will have a 15-foot steep slope buffer. 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.**

**5. Fire Department**

**Reviewer: Scott Turner, Assistant Fire Marshal**

**Phone: 425-556-2273**

**Email: [sturner@redmond.gov](mailto:sturner@redmond.gov)**

The current submittal is generally adequate for LAND-2017-00727 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**
  - All roadways shall meet the requirements of RFDS 2.0 Access
  - All required fire access roadways not in the public right-of-way shall be recorded as an Emergency Vehicle Access easement.
  - Required turnarounds shall be provided as shown in the plan and meet Redmond Standard Specifications and Details.
  - All portions of each units shall be located within 150 feet of fire apparatus access.
  - All areas designated as fire apparatus access shall support the weight of fire apparatus as described in RFDS 2.0. This includes vault lids, access points and other structures within the required fire access roadway.
  
- b. **Fire Protection Plan**
  - All residential units shall be equipped with an NFPA 13d compliant sprinkler system.
  
- c. **Fire Code Permit**
  - Single family residential sprinkler permits are required for each unit.

**Code Authority: RMC 15.06; RZC Appendix 2, Redmond Fire Department Standards and Redmond Standard Specifications and Details**

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
Northeast 112 <sup>th</sup> Place	Norway Maple	30 feet on-center

**Code Authority:** RZC 21.32.090 & Standard Detail 907

- b. **Landmark Tree Exception.** A Tree Exemption Request for removing or impacting 32 landmark trees, is approved as a part of the subject Site Plan Entitlement. There are 20 trees that are proposed to be removed and 12 are impacted, but may be removed. The landmark tree exemption meets the criteria pursuant to RZC 21.72.090.B, and the project is proposing replacement trees as required by RZC 21.72.080.

**Code Authority:** RZC 21.72.0909.B; RZC 21.72.080

- c. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development and must be provided with the civil construction drawings. A map of all retained trees shall be shown and recorded at the time of the final plat.

**Code Authority:** RZC 21.72.060.D

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

**Code Authority:** RZC 21.32

- e. **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.

**Code Authority:** RZC Appendix 1

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

**Code Authority:** RZC 21.64.010.P

- g. **Critical Areas Recording.** The regulated critical area and its associated buffers 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

- h. **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 enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland, or stream enhancement, etc., that is required in the report. If the report is greater than two years old at time of the CCRs, an updated report shall be submitted.

**Code Authority:** RZC Appendix 1, Section G.2

**Condition Applies:** Building Permits and Final Plat documents

- i. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of eight feet from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least four feet of clearance from the center of all fire hydrants/connections.

**Code Authority:** RZC 21.32.080

- j. **Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval. An approval letter from Waste Management must be submitted to the Planning Department prior to approval any associated building permit.

**Code Authority:** RZC 21.38.020.F

**Condition Applies:** Building Permit

- k. **Impact Fees.** For the Purpose of Impacts, the use assigned for this project have been determined as the following: 26-units classified as single-family. No structures existing on-site, therefore, no credits will be provided for the proposed project. 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

- l. **Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement and Mitigation shall be provided no less than five 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

- m. **Affordable Housing.** The Rose Hill Cottages development shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050 by providing one low cost affordable unit. An agreement in a form approved by the City must be recorded with the King County Recorder's Office to stipulate conditions under which required affordable housing units will remain affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the applicant's assigns, heirs, and successors. Prior to any building permit issuance, the owner shall sign any necessary agreements with the City to implement these requirements. The applicant shall initiate the contract by contacting a member of the Housing and Human Services staff Ian Lefcourte at 425-556-2438 and ilefcourte@remond.gov

**Code Authority:** RZC 21.20.050

**Condition Applies:** Building Permit

- n. **Archeological and Historical Preservation:** Portions of the site are steep though a majority of the site has not been disturbed in the post-contact period. An Inadvertent Discovery Plan shall be employed during all ground-disturbing activities including demolition of existing structures, clearing, and grading. The Inadvertent Discovery Plan, including example images of common cultural resources shall be laminated and posted in a commonly

accessible portion of the project site. Project proponents and contractors shall be made aware of the Inadvertent Discovery Plan and example images as well as to the Inadvertent Discovery Plan's purpose.

**Code Authority:** RZC 21.30.070.D

**Condition Applies:** Civil Construction & Building Permit

- o. **Building Permit.** All building permits currently under review or issued for the project known as Rose Hill Cottages shall be updated to show current approved Floor Area Ratio, Gross Floor Area and show/ note the additional parking stalls as approved by this Site Plan Entitlement.

**Code Authority:** RZC 21.76.020

**Condition Applies:** 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

- q. **Coordinated Civil Review.** Parking is not allowed on the sidewalks, planter strips and in the private access and utility tracts, and no vehicle parked in any driveway may extend into the street or sidewalks or otherwise inhibit vehicular or pedestrian traffic or access to any home. All parking restrictions shall be strictly enforced by the Association, which enforcement may include, but is not limited to, impounding vehicles in violation of the parking restrictions and the imposition of fines against owners and tenants of any unit violating these restrictions.

**Code Authority:** RZC 21.76.020.G

**Condition Applies:** Civil Construction

**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**

RZC 21.10.150	Downtown Pedestrian System
RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010.E	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RMC 12.16	Highway Access Management
RZC 21.76.100.F.9.C	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020.G	Site Construction Drawing Review
RZC 21.76.020.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)

**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 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.08.290	Cottage Housing Development
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