



Technical Committee
Proctor Willows Phase 2/Site Plan Entitlement/Type II/ Notice of Decision
Transmittal Letter

April 29, 2021

Mr. Kevin Sokoloski
Group Architects
1735 Westlake Avenue North
Seattle, WA 98109

Subject: Proctor Willows Phase 2 – Mixed-Use Building, LAND-2019-01194, PR-2019-01187

Location: 12241 Willows Road NE, Redmond, WA 98052, Parcel No. 27266059026

Dear Mr. Sokoloski:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for a Site Plan Entitlement to allow Proctor Willows Phase 2, a proposed 195-unit mixed-use building with 22,000 square feet of retail space located on a portion of a 15.6-acre site at 12241 Willows Road NE. 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 (LAND-2019-00585)	87 of the 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 (Future Application)	Restoration of streams and wetlands Infrastructure improvements
Phase 2 (LAND-2019-01194)	195-unit mixed-use building with 22,000 square feet of commercial space
Phase 3 (Future Application)	87 of the 174 townhomes (34) two-bedroom units (34) three-bedroom units (19) 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 approval from the Technical Committee. Before beginning construction of your project, there are other review processes that 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 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>

Proctor Willows Phase 2 – Mixed-Use Building/Site Plan Entitlement/Type II
 LAND-2019-01194/PR-2019-01187

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.

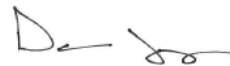
Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Andy Chow	Development Engineering Manager	425.556.2740	kachow@redmond.gov
Planning- Development Engineering/Water & Sewer	Zheng Lu	Senior Utility Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Andrew Steele	Senior Stormwater/Utili ty Engineer	425.556.2706	asteele@redmond.gov
Fire	Scott Turner	Assistant Fire Marshall	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 2, Mixed-Use Building/Site Plan Entitlement/Type II

Location: 12241 Willows Road NE, Redmond, WA 98052

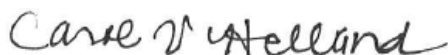
Project File Number: LAND-2019-01194 & PR-2019-01187

Project Description: The subject Site Plan Entitlement is only for Phase 2 of the approved Master Plan for Proctor Willows. Phase 2 includes the following: a 195-unit, six-story mixed-use apartment building with 22,000 square feet of commercial space on a portion of a 15.6-acre undeveloped site, located in the Willows – Rose Hill neighborhood in the Northwest Design District (NWDD) zone.

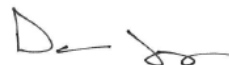
Technical Committee Decision
Approval with Conditions

Decision Date: April 29, 2021
Appeal Deadline: May 13, 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 http://www.redmond.gov/Government/HearingExaminer/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.



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** make the final decision to approve, approve with conditions, or deny the application: LAND-2019-01194, Site Plan Entitlement, Type II.

Key Dates

Neighborhood Meeting(s): N/A

Application/Completeness Date: September 14, 2020

Date SEPA Determination of Non-Significance Issued: August 28, 2019

SEPA Appeal Deadline: September 24, 2019

Technical Committee Recommendation: April 28, 2021

I. Proposal Summary

A proposal for a Site Plan Entitlement to entitle Phase 2 of the Proctor Willows development, which includes; a 195-unit mixed-use building with 22,000 square feet of commercial space, located on the northwest portion of the Proctor Willows site on approximately 15.6-acres at 12241 Willows Road NE. Proctor Willows Phase 1 was recently approved by the Technical Committee on February 24, 2021, which included 87 of the 174 townhome units. 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 (LAND-2019-00585)	87 of the 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 (Future Application)	Restoration of streams and wetlands Infrastructure improvements
Phase 2 (LAND-2019-01194)	195-unit mixed-use building with 22,000 square feet of commercial space
Phase 3 (Future Application)	87 of the 174 townhomes (34) two-bedroom units (34) three-bedroom units (19) four-bedroom units A portion of the 3.21 acres of usable open space and associated infrastructure improvements.

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 2020 and 2023.

A Critical Areas Plan was drafted by Wetland Resources Environmental Consulting on August 19, 2019 and re-certified on January 30, 2020 and signed by Meryl Kamowski, Senior Ecologist, which showed all critical areas on-site including the following: steep slopes greater than 40 percent, ten (10) Category IV wetlands and two (2) Class IV streams.

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 subject site. Following the adoption of the (NWDD), the applicant filed their formal application for a Master Plan and Development Agreement, which was approved by Council in 2019.

Adjacent	Existing Land Use	Zone
North	Automobile Dealership	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 Northwest Design District (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. 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 as follows:

Requirement	Requirement	Proposed
Setback: NE 124 th Street	15 feet; stories 4 and higher shall be setback a minimum of 20 feet	20 feet
Setback: All other property lines	20 feet	20 feet
Landscape Area:	20 percent (135,036 sf)	20 percent (135,036 sf)
Impervious surface area:	60 percent (405,108 sf)	54 percent (369,825 sf)
Residential usable open space:	20 percent of gross site area (135,907 sf)	24 percent of gross site area (168,408 sf)

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 June 16, 2020. 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. The SEPA for the original Master Plan and Development Agreement, SEPA-2019-00807 issued on August 28, 2019, was adopted for this project as the environmental impacts of this phase were identified in that document. (Attachment, SEPA DNS, Certificate of Posting & SEPA Checklist).

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 or park areas.

Finding: RZC 21.08.180 has been satisfied. The proposal includes landscaping, along the perimeter of the site which varies from 20 to 25 feet in width, which is adjacent to NWDD (Northwest Design District) zoned property located to the east and south. The existing right-of-way (NE 124th Street) is located to the north and BP (Business Park) zoned property is located west of the subject 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 included a total of 294 trees, which includes all Phases and will retain 45% or 132 of the total 294 trees on-site. Therefore, the proposed project exceeds minimum tree retention standards by 10%.

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.

Finding: RZC 21.64 has been satisfied. The Critical Areas Plan drafted by Wetland Resources Environmental Consulting on August 19, 2019 and re-certified on January 30, 2020 and signed by Meryl Kamowski, Senior Ecologist 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 2: Phase 2 work will include the construction of a proposed mixed-use building in the northwestern corner of the Proctor Willows site. Additional roadway will be constructed during Phase 1, in-order to provide access to the proposed mixed-use building. Utilities will include basic services to the apartment building (water, sewer, etc.) and stormwater management. The interim recreation area built on the proposed stormwater vault will be rebuilt in its permanent form. The trail system built during Phase 1 will be expanded adjacent to the mixed-use building along the western portion of the site. Phase 2 will not impact any work proposed in conjunction with Phase 1B, which includes the restoration of streams and wetlands and associated infrastructure improvements. Phase 2 will, however, fill the entire Wetland “A”, which is 1,934 square feet. The applicant received approval to fill Wetland “A” from the Department of the Army Corps of Engineers on September 25, 2020. Wetland “A” is not a part of the restoration work associated with Phase 1B, but is needed in-order to construct Phase 2.

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

Access to the site will be provided by a new intersection off of Northeast 124th Street approximately 760 feet west of the intersection of Northeast 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 Phase 2 project will impact one wetland on-site, known as “Wetland A”. The filling of approximately 1,900 square feet of “Wetland A” is necessary due to grading and its adjacency to the east access point.

Impacts to Wetland “A” were identified during the Master Plan process and were included in the Technical Committee report to the City Council on page 8 of that report. Phase 2 will not impact any work proposed in conjunction with Phase 1B, which includes the restoration of streams and wetlands and associated infrastructure improvements. Phase 2 will, however, fill the entire Wetland “A”, which is 1,934 square and is not considered “restoration of streams and wetland” identified through Phase 1B. Furthermore, the applicant received approval to fill

Wetland “A” from the Department of the Army Corps of Engineers on September 25, 2020. Again, Wetland “A” is not a part of the restoration work associated with Phase 1B, but is necessary to be filled, as a part of Phase 2.

Per the Critical Area Report Wetland “A” is classified as a Category IV Wetland. The applicant has substantiated within the report, using best science available, that Wetland “A” provides low to moderate value for habitat. The filling of Wetland “A” is permitted pursuant to Redmond Zoning Code (RZC 21.64.030.C).

D. Open Space

The NWDD zoning designation requires 20% or 135,907 square feet of landscape area, which is based off of the total 15.6-acre site, which is 679,536 square feet in size.

Finding: RZC 21.14.080.E has been satisfied. The total Proctor Willows development is proposing a minimum of 3.21 acres of open space, approximately 24 percent (168,408 square feet), which is four percent greater than the adopted 20 percent minimum requirement, thereby demonstrating compliance with the open space requirement. Specifically, the common open 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 a variety of active sport options, dog park, 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. The site overall will be heavily landscaped and exact plantings and designs will be defined during CCR review. Again, the proposal includes four percent more open space or 32,501 square feet beyond what is required in the NWDD, thereby exceeding minimum code requirements found in RZC 21.14.080.E.

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.

Finding: RZC 21.20.060 has been satisfied. The total Proctor Willows project will construct 37 affordable housing units, 17 for-sale townhomes, which is based on a total of 174 townhomes (Phase 1 & 3) and 20 for-lease apartments, which is based on a total of 195 unit apartment building (Phase 2). In addition to the affordable units, the project will provide additional housing stock options at

various price-points. 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. This will be assured through an agreement with ARCH (A Regional Coalition for Housing), which will provide the required 10 percent affordable requirement, or 20 units associated with Phase 2.

F. Transportation

The proposed project will comply with the following: RZC 21.52.030.E&G; RMC 12.12, COR PARCC Plan, RZC 21.17.010, RZC Appendix 2, Redmond standard specifications & details, ADA regulations and standards, and the City of Kirkland standards and specifications, which require this project to provide frontage improvements and to grant an easement to the City of Redmond.

Finding: RZC 21.17.010, RZC 21.52.030.E&G, COR PARCC Plan, RZC Appendix 2 and RMC 12.12 have been satisfied. The mixed-use development is the second Phase of the overall Proctor Willows development. The frontage improvements adjacent to NE 124th ST and all internal private roads are included as a part of Phase 1 of this development, which was recently approved by the Technical Committee on February 10, 2021. Phase 2 will construct the access driveways to the new private roads associated to Phase 1, and will construct a meandering hard-surface trail along the west property line pursuant to COR PARCC Plan, RZC 21.17.010, Redmond standard specifications and details, and ADA regulations and standards, and RZC Appendix 2.

G. Stormwater

Redmond Municipal Code (RMC) 15.24, RZC 21.64, RZC 21.74, and the Redmond Stormwater Technical Notebook require the project to ensure adequate conveyance and treatment of site stormwater runoff, protect critical areas from harm, and provide erosion and sediment control measures during construction. Phase 2 of the Proctor Willows development will connect to the Phase 1 storm system via new private storm sewer services; Phase 1 was designed to provide the required stormwater flow control and runoff treatment for Phase 2. A portion of Phase 3 will be treated by a vault constructed during Phase 3.

Finding: RMC 15.24, RZC 21.64, RZC 21.74, and the Redmond Stormwater Technical Notebook have been satisfied. Phase 2 of the Proctor Willows development will connect to the Phase 1 storm system via new private storm sewer services; Phase 1 was designed to provide the required stormwater flow control and runoff treatment for Phase 2. A portion of Phase 3 will be treated by a vault constructed during Phase 3. As proposed (and conditioned below), this project will meet Stormwater/Clearing & Grading requirements established by

RMC 15.24, RZC 21.64, RZC 21.74, and the Redmond Stormwater Technical Notebook.

H. Utilities

The proposed Phase 2 project will be required to comply with RZC 21.17.010.D and the City of Redmond Design Requirements.

Finding: RZC 21.17.010.D and COR Design requirements have been satisfied. This project includes constructing a residential water meter, commercial water meter, irrigation meter, fire line, and fire hydrant for the new mixed-use building. Proctor Willows Phase 1 project is responsible for constructing the water main and sewer main along Road A and Road B, located in the frontage of Phase 2.

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.

Finding: City of Redmond 2020 Standard Specifications has been satisfied. As conditioned, the proposed project shall comply with Potholing requirements.

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 as shown 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: Phase 2 includes a 195-unit mixed-use building with 22,000 square feet of commercial space. Phase 2 is consistent with the land use and density envisioned for and allowed in the Northwest Design District (NWDD) zone and the accompanying Master Plan and Development Agreement. The purpose of the NWDD is to encourage residential uses within a variety of housing types, while also providing neighborhood-scaled commercial services that meet the daily needs of nearby residents and employees working within the Willows employment corridor. NWDD will provide an opportunity for coordinated development through a master plan that recognizes the unique context and natural features of the site. Phase 2 will demonstrate compliance with infrastructure, frontage improvements along both Northeast 124th Street and Willows Road that were included as a part of Phase 1, which was approved by the Technical Committee on February 10, 2021.

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 and 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: Phase 2 includes a 195-unit mixed-use building with 22,000 square feet of commercial space and meets each of the criteria above and has been reviewed against the Site Development Plan review decision criteria. Phase 2 was reviewed for consistency with the Comprehensive Plan to confirm that 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 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. Therefore, 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 (Phase 2) 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 (Phase 1 & 3) as well as rental opportunities in the proposed mixed-use building (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	Proctor Willows (Phase 2) will include 195 for-lease units in the mixed-use building. This project advances this Policy by supporting the diverse needs of Redmond residents by providing variety in housing options. Phase 1, which was approved by the Technical

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<p>changes in age, family size and various life changes.</p>	<p>Committee on February 10, 2021 included the first half or 87 of the total 174 townhomes. The second half of the 87 townhomes will be included in (Phase 3), which will be submitted at a future date.</p>
<p>HO-12: Create opportunities for ownership housing in a variety of settings, styles, sizes and affordability levels throughout Redmond.</p>	<p>New development in the Northwest Design District 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 total project will construct 37 Affordable Housing units, 17 for-sale townhomes (Phase 1 & 3) and 20 for-lease apartments (Phase 2).</p>
<p>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.</p>	<p>The purpose of the Northwest Design District (NWDD) is to encourage residential uses within a variety of housing types, while also providing neighborhood-scaled commercial services that meet the daily needs of nearby residents and employees working within the Willows employment corridor. The overall Proctor Willows development will also include affordable housing units including 17 for-sale townhomes (Phase 1 & 3) and 20 for-lease apartments (Phase 2).</p>
<p>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).</p> <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 	<p>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. The proposed project is consistent with CC-20 as the City of Redmond Design Review Board recommended approval of Phase 2 on September 7, 2020. CC-22 is consistent as the applicant is minimizing impacts on the wetlands, streams and steep slopes located on the subject site. The entire Proctor Willows project includes wetland buffer mitigation and tree replacement, as well as stream and buffer restoration.</p>

<p>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>	
<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 Critical Areas Report includes the following: steep slopes greater than 40 percent, ten (10) Category IV wetlands and two (2) Class IV streams. The entire Proctor Willows 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 (approximately 800 square feet) due to its location, next to the required Willows Road frontage improvements, but will be included in Phase 3. 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.</p>
<p>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.</p>	<p>The overall Proctor Willows proposed project will be located on a 15.6-acre site, which will include 3.21 acres of open space. The site will provide a variety of housing options include a total of 174 townhomes (Phase 1 & 3) and a 195 for-lease apartment units located in a mixed-use building (Phase 2). Thereby, providing a diverse residential neighborhood with a variety of housing choices.</p>

VIII. Site Plan Entitlement Decision Criteria:

The purpose of this section is to ensure that site plans reviewed individually or collectively by the Technical Committee, Design Review Board, Landmarks and Heritage Commission, and Code Administrator achieve the following purposes:

- a. Compliance with the provisions of the RZC and all other applicable law;

- b. Coordination, as is reasonable and appropriate, with other known or anticipated development on private properties in the area and with known or anticipated right-of-way and other public projects within the area;
- c. The encouragement of proposals that embody good design principles that will result in high-quality development on the subject property;
- d. The adequacy of streets and utilities in the area of the subject property to serve the anticipated demand of the proposal;
- e. Determination that the proposed access to the subject property is the optimal location and configuration for access.

Staff Response: The project is in compliance with the provisions of the RZC and all other applicable laws as demonstrated within this report. The project was coordinated reasonably and appropriately with other known anticipated development within the area with known or anticipated ROW projects within the area. The project was brought before and recommended for approval by the Design Review Board to ensure that the project embodied good design principles that will result in a high-quality development. Concurrency was employed to ensure the adequacy of streets and utilities in the area of the subject property to serve the anticipated demand of the proposal as demonstrated in this report. Finally, the proposed access to the subject property is the optimal location and configuration for access as demonstrated within this report and within the Master Plan.

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 195-unit mixed-use building has demonstrated compliance with all Article I Zone Based Regulations applicable for the NWDD zone and those adopted in Article II, Citywide Regulations, and the State Environmental Policy Act as presented in this staff report.

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

Staff Response: The use of the City's standard Inadvertent Discovery Plan will be required during all ground disturbing activities in-order for the project proponents to follow federal, state, and local laws in the event of any inadvertent discoveries of archaeological resources. There are no historic structures on the subject site, therefore, the Landmark Commission shall not be required to 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 21 replacement trees for the removal of the seven landmark trees for a ratio of 3:1. These trees will be planted on-site.

Code Authority: RZC 21.72.090

Deviation: A Deviation to allow 304 parking spaces where 367 are required was approved by the Technical Committee at their March 17, 2021 meeting. The applicant demonstrated compliance with both decision criteria letter A & B of RZC 21.40.010.F.1. Failure to comply with the approved parking reduction will result in revisiting the Transportation Management Plan on a yearly basis as shown in the conditions of approval below.

Code Authority: RZC 21.40.010.F.1

X. Vesting/Approval Expiration

Pursuant to the Development 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.*

The Development Agreement also states: *Owner may request to be bound by future amendments to the Redmond Zoning Code, the Redmond Municipal Code, or other regulations, policies, or guidelines against which Owner is vested under this agreement.*

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</i>

		<i>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>
Conceptual Wildlife 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

- a. **Easements.** Easements shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements including the existing right-of-way shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
 - i. Easements are required as follows:
 - (a) A 25-foot wide trail easement including a liability insurance coverage limit not less than \$3,000,000, granted to the City of Redmond, abutting the west property line.
 - (b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

Code Authority: RZC 21.52.030.G; RMC 12.12

b. **Street Frontage Improvements**

- i. An approximate 250 feet long meandering hard-surface trails along the west property line within the new 25-foot trail easement area shall include, but not be

limited to a minimum six-foot concrete sidewalk with ADA complaint, minimum one-foot shoulder and minimum two-foot vegetation clear zone on both sides, and minimum 12-foot vertical clearance. Retaining walls or slopes must be placed outside of the vegetation clear zone.

Code Authority: COR PARCC Plan; RZC 21.17.010; RZC Appendix 2; Redmond Standard Specifications & Details; ADA Regulations and Standards

c. Access Improvements

i. The type and location of the proposed site accesses are approved as shown on the Proctor Willows Phase 2 transportation plan prepared by The Blueline Group on August 28, 2020.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

ii. Direct access to NE 124th Street 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

d. 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

e. 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.0

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 Proctor Willows Phase 1 project will be responsible to extend residential water service, commercial water service, irrigation water service, fire line from the City water main on Road A to the back of curb facing to the Proctor Willows Phase 2 project site. The Phase 2 project will connect these extensions to related water meters and bring the fire line into the building.

The Proctor Willows Phase 1 project will also responsible to extend a six-inch fire hydrant line from the city water main on Road B to the back of the curb facing to the Proctor Willows Phase 2 project site. The Phase 2 project will connect this six-inch pipe to a new fire hydrant.

Code Authority: RZC 21.74.020.D

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

The Proctor Willows Phase 1 project will also responsible to extend a six-inch side sewer from the city sewer main on Road B to the back of the curb facing to the Proctor Willows Phase 2 project site. The Phase 2 project will connect the six-inch side sewer to the new building.

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. Additional water easements around water components, such as the water meter and fire hydrant may be required, and they 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, RZC Appendix 3

- d. **Potholing.** All potholing information shall be included in the plans and profiles of water and sewer design in first submittal of CCR review. A condition shall be added to this decision that the developer shall add clearance information on the water/sewer/storm profiles at all crossings of existing and proposed utilities. Minimum vertical clearances of one foot is required between the sewer/water mains and other utilities including storm sewer.

Code Authority: City of Redmond Design Requirements Water & Wastewater System Extension, Section IV.3.m and Section V.3.k

- e. **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.

Code Authority: RMC 13.08.010, 13.12

3. **Development Engineering – Stormwater/Clearing and Grading**

Reviewer: Andrew Steele, Senior Engineer

Phone: 425-556-2706

Email: asteele@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 two-year peak flow up to the full 50-year flow. Detention shall be provided in a vault to be constructed as part of the Phase 1 development activity.
 - 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. Water quality treatment shall be provided in facilities which are to be constructed as part of the Phase 1 development. 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. **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

- d. **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 Rules

4. Natural Resources

Reviewer: Angie Venturato, Environmental Scientist

Phone: 425-556-2466

Email: aventurato@redmond.gov

- a. **Decommissioning and Reports for Monitoring Wells.** Any monitoring wells on-site shall be properly decommissioned in accordance with state regulations and a copy of the decommissioning reports shall be sent to the City of Redmond (see contact information above).

Code Authority: RMC 15.24.095

- b. **Temporary Construction Dewatering.** Any temporary construction dewatering shall be conducted at a rate less than 500 gallons per minute as stated in the temporary construction dewatering memo included in the site plan entitlement. Civil plan profiles shall depict seasonal high-water level elevation on profiles for all underground elements, including crane footing, parking and mechanical parking foundations, elevator pits, and stormwater infiltration facilities. Any change during the coordinated civil review process or during actual construction shall be submitted for review and approval by the City and will be subject to additional requirements and administrative fees.

Code Authority: RMC 13.25

- c. **Discovery of Soil Contaminants during Construction.** Report any contaminants to the City during project construction and remediate in accordance with the Washington State Model Toxics Control Act (WAC 173-340).

Code Authority: RMC 15.24.095

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-2019-01194 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

- Required Fire Access to the building shall comply with IFC Chapter 5 and RFDS 2.0 and be consistent with the Fire Plan submittal for LAND-2019-01194
- EMS access shall be provided per RMC 15.06.
- Direct exterior access to the sprinkler riser room shall be provided.
- Firefighter pedestrian access shall be provided along NE 124th Street via sidewalk and stairs.
- Firefighter pedestrian access shall be provided on the west side of the building via pedestrian trail.
- Roadways capable of supporting the weight of fire apparatus (77,000 pounds and point load (45,000 pounds over a 2' X 2' area) shall be in place prior to construction.
- Hydrants shall be in place and operational prior to combustibles on site.
- All portions of the required fire access shall be maintained in an approved and recorded Emergency Vehicle Access Easement.

b. Fire Protection Plan Requirements:

- An NFPA 13 compliant sprinkler and standpipe system.
- An NFPA 72 compliant fire alarm system.
- The building shall comply with the IFC and RFDS 18 requirements for Emergency Responder Radio Systems.
- Primary and secondary Fire Department Connections.
- Hydrant number and spacing per RFDS 3.0 Fire Flow standards.

c. Change or Modification

- Fire walls have been constructed to separate the building into two separate areas. For the purpose of determining the height of the structure, the lowest level of fire department access will be measured separately for each building area separated by fire walls.

- The roof top deck shall only be placed in that portion of the building where the height from the lowest level of fire department access to the floor level is less than 75 feet.

d. **Fire Code Permit – Permits may include but are not limited to:**

- Fire Sprinkler/Standpipe Permit
- Fire Alarm Permit
- Emergency Responder Radio System
- Flammable/Combustible Liquids
- Smoke Control/Shaft Pressurization
- Place of Assembly
- Other permits depending on business and usage of the commercial space

Code Authority: RMC 15.06; RZC Appendix 2, RFD Standards, RFDD&CG

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	Big Leaf Maple	30 feet on-center
NE 124 th Street	Norway Maple	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.

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. **Parking Deviation.** A parking reduction was approved by the Technical Committee on March 17, 2021 to allow 304 parking spaces where 367 are

required by meeting criteria A & B of RZC 21.40.010.F1. Language shall be included in the leases for all future residents and commercial tenants to state: *In the lease agreement and posted on-site that no off-site parking is allowed by guests or residents.* Non-compliance of parking reduction shall result in revisiting the TMP on an annual basis.

- e. **Transportation Management Program.** As a condition of approval for Proctor Willows Mixed-Use Building, a Transportation Management Program (TMP) shall be submitted and approved by the City’s Transportation Demand Management Division. The TMP agreement shall be recorded on the property deed. Applicant shall begin finalizing the TMP immediately upon receiving this Approval document.
- f. **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

- g. **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

Condition Applies: Civil Construction

- h. **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

- i. **Open Space.** The Proctor Willows shall comply with RZC 21.14.080.E, which requires a minimum residential usable open space requirement. The applicant is exceeding minimum open space required by providing 24 percent (168,408 sf) where 20 percent (135,907 sf) is the minimum required. General Requirement. 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

- j. **Impact Fees.** For the Purpose of Impacts, the uses assigned for this project have been determined as the following: 195 units classified as multi-family housing and 22,000 sf of commercial/retail. There are no existing structures on the subject site. 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

- k. **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

- I. **Affordable Housing.** The entire 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 Recorder’s Office 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

- m. **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

- n. **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, February 2021

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 13.25 Temporary Construction Dewatering
 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 21.32	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