



Technical Committee
Croquet Club Cottages Site Plan Entitlement Type II Notice of Decision
Transmittal Letter

May 25, 2021

Aaron Hollingbery
Toll Brothers, Inc
8815 122nd Avenue NE
Kirkland, WA 98033

Subject: Croquet Club Cottages, LAND-2019-00702, [PR -2018-02030]

Location: 13449 NE 104th Street and 10229 136th Avenue NE, Redmond, WA 98052, Parcel No. 1246700270 and 1246700280

Dear Mr. Hollingbery:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal to construct 33 cottage homes on a 4.24-acre site along with 50 parking spaces and an approximately 520-foot-long local connector trail running north-south. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section X) for this project.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received Site Plan Entitlement Type II approval from the Technical Committee. Before beginning construction of your project, 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 Heba Awad, Senior Utilities Engineer, at 425.556.2861 or hawad@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>.

City Hall

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

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

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

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

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

Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Andy Chow	Development Engineering Manager	425.556.2740	kachow@redmond.gov
Planning- Development Engineering/Water & Sewer	Heba Awad	Utility Engineer	425.556.2861	hawad@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Seethu Babu	Senior Stormwater Engineer	425.556.2472	sbabu@redmond.gov
Fire	Adam Mullinax	Deputy Fire Marshal	425.556.2245	amullinax@redmond.gov
Planning – Development Review	Cameron Zapata	Senior Planner	425.556.2411	czapata@redmond.gov

The City’s Development Review Staff are available to meet with you regarding the development review process. Please contact Cameron Zapata, Senior Planner at 425-556-2411 or czapata@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: Croquet Club Cottages, Site Plan Entitlement, Type II

Location: 13449 NE 104th Street and 10229 136th Avenue NE,
Redmond, WA 98052, Parcel No. 1246700270 and
1246700280

Project File Number: LAND-2019-00702 PR-2018-02030

Project Description: Proposed development of a 4.24-acre site to include 33 cottage homes ranging from 1,000 square feet to a maximum of 1,500 square feet. The site will include 50 parking spaces and an approximately 520-foot-long local connector trail running north-south.

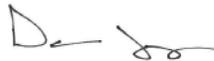
Technical Committee Decision
Approval with Conditions

Decision Date: May 25, 2021
Appeal Deadline: June 9, 2021

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at <https://www.redmond.gov/913/Request-for-Reconsideration-or-Appeal>. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Cameron Zapata, Senior Planner at 425 556-2411 or czapata@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-2019-00702 Site Plan Entitlement.

Key Dates

Neighborhood Meeting: September 26, 2019
 Application/Completeness Date: August 8, 2019
 Date SEPA Determination of Non-Significance Issued: November 20, 2020
 SEPA Appeal Deadline: December 7, 2020
 Technical Committee Decision: May 11, 2021

I. Proposal Summary

Croquet Club Cottages is located in the Residential Innovative (RIN) zone in the Willows/ Rose Hill neighborhood. It is the development of a 4.24-acre site, with 33 cottage homes clustered around three common open space areas. The cottages will be no larger than 1,500 square feet and includes one affordable unit and one low cost affordable unit.

II. Site Description and Context

The project site consists of two parcels on the south west corner of NE 104th Street and 136th Avenue NE. The project site is located at 13449 NE 104th Street and 10229 136th Avenue NE in the Willows/ Rose Hill neighborhood in the Residential Innovative (RIN) zone. The intent of the RIN zone is to promote single-family housing consisting of smaller dwelling units to respond to changing household sizes and ages by promoting diversity in size, type, and price of new single-family homes.

The project site is surrounded by single-family homes on all sides. The northern most parcel is 2.1 acres and contains one detached single-family home and an accessory structure, both to be demolished. The southernmost parcel is 2.1 acres in size and is also developed with a detached single-family home and accessory structure, both to be demolished. The project site is generally flat and covered with maintained lawn with small clusters of trees near the homes, access driveways and paved parking areas. Two Olympic Pipeline gas lines and Puget Sound Energy powerlines run north-south on the east side of the project site, approximately 105 feet from the east property line, which constrain the location of the development to the west side of the gas pipelines and powerlines.

Adjacent	Existing Land Use	Zone
North	Single-Family	Residential Innovative
South	Single-Family	Residential Innovative
East	Single-Family	Residential Innovative
West	Single-Family	Residential Innovative

III. Site Requirements

The site is located within the Residential Innovative (RIN). The intent of the RIN zone is to promote single-family housing consisting of smaller dwelling units to respond to changing household sizes and age. In addition, provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family homes. The site requirements listed in (RZC 21.08.070) for this district are:

Requirement	Requirement	Proposed
Average Lot Size:	4,000 square feet	N/A

Minimum Lot Width Circle:	35 feet	N/A
Minimum Lot Frontage:	20 feet	N/A
Front Setback:	15 feet	15 feet
Setbacks for all structures from adjacent property lines along the perimeter of the site:	10 feet	10 feet
Minimum Building Separation	10 feet	10 feet
Maximum Lot Coverage (for structures):	40 percent	21 percent
Maximum Impervious Surface Area:	60 percent	45.7 percent
Maximum Height of Structures:	25 feet	25 feet
Maximum Density w/ affordable and cottage housing	33 dwelling units	33 dwelling units
Parking	Minimum: 1.5 spaces per cottage (50 spaces) Maximum: 2 spaces per cottage (66 spaces)	50 spaces

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 26, 2019. The notice was posted at City Hall, the Redmond Regional Library, and three notice signs were 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 six written comments.

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

1. There are concerns with traffic impacts at the intersection of NE 100th street and 132nd Avenue NE and requests for a traffic signal.

Staff Response: The City understands the traffic impact concerns at the intersection of NE 100th Street and 132nd Avenue NE with the requests for a traffic signal. This intersection is owned and managed by the City of Kirkland. This project was required to provide a signal warrant analysis for the intersection as part of their traffic study which included all nearby projects from Redmond that are currently in review. According to the Manual on Uniform Traffic Control Devices (MUTCD) by US Department of Transportation’s Federal Highway Administration, a warrant is a threshold condition based upon average or normal conditions that, if found to be

satisfied as part of an engineering study, shall result in analysis of other traffic conditions or factors to determine whether a traffic control device or other improvement is justified. Based on the study results, no signal warrant is being met at this intersection per MUTCD. The Kirkland City Council subsequently adopted its 2021-2026 Capital Improvement Projects (CIP) on December 8, 2020 and it included project TRC 13800 – NE 100th ST /132nd Ave NE Intersection Improvements including a new signal. The City of Redmond has secured \$1,000,000 of traffic mitigation fees to contribute to Kirkland’s CIP project and will be collecting additional mitigation fees under its SEPA authority for future projects approved in this area.

2. The City of Kirkland is expecting Croquet Club Cottages to pay their pro-rata share toward the transportation improvements from the impacts of the Croquet Club Cottages at the intersection of 132nd Avenue NE and NE 100th Street.

Staff Response: When this comment was received, staff started working on a solution for the intersection of 132nd Avenue NE and 100th Street. Redmond has earmarked \$1,000,000 of mitigation fees to the construction of Kirkland’s intersection improvement project. A new pro-rata fee has been developed by Redmond staff for future projects in the area to contribute toward the transportation improvements at the intersection of 132nd Avenue NE and NE 100th Street as condition of environmental review conducted under SEPA. Croquet Club Cottages received its Determination of Nonsignificance under SEPA prior Kirkland’s adoption of the project into their CIP. As a result, the City lacks authority to require the Croquet Club Cottages to contribute to a pro-rata share of the proposed intersection project at this time.

B. Neighborhood Meeting:

One neighborhood meeting was held for the subject site. A neighborhood meeting was held on September 26, 2019 at Redmond City Hall. Where eight guests attended the meeting (Attachment A, Neighborhood Meeting Sign-In and Neighborhood Meeting Notes). Attendees expressed the following concerns or requests for consideration and staff has included responses below.

1. What are the parking requirements for the cottage development?

Staff Response: A minimum of one and one-half parking spaces per cottage and a maximum of two parking spaces per cottage is required. The project includes 33 cottages and requires a minimum of 50 parking spaces. Croquet Club Cottages includes 50 parking spaces.

2. Will off street parking be available?

Staff Response: There is limited availability of on-street parking along 136th Avenue NE, however the project does include guest parking within project site.

3. What is the location of the streetlights?

Staff Response: The exact placement of the lighting will be determined prior to construction and will be required to meet specific illumination standards. Recent developments adjacent to the project site have installed lighting similar to what can be expected for this project's frontage.

4. What traffic mitigation requirements are there?

Staff Response: A Phase One traffic study is provided with trip generation, trip distribution and assignment, and traffic volumes prediction. The Phase One traffic study, prepared by Curtis Chin, P.E. at TENW dated September 29, 2020, included a signal warrant analysis at NE 100th ST & 132nd Ave NE and NE 104th ST & 132nd Ave NE for the project that also included other projects that are currently under review in the City of Redmond. Based on the study results, no signal warrants are being met at the subject two intersections, and therefore no traffic mitigation will be required for this project. The Kirkland City Council has adopted the 2021-2026 CIP on December 8, 2020 and it included project TRC 13800 – NE 100th ST /132nd Ave NE Intersection Improvements including a new signal.

5. Will a traffic signal be installed?

Staff Response: The Phase One traffic study, prepared by Curtis Chin, P.E. at TENW dated September 29, 2020, included a signal warrant analysis at NE 100th ST & 132nd Ave NE and NE 104th ST & 132nd Ave NE for the project that also included other projects that are currently under review in the City of Redmond. Based on the study results, no signal warrants are being met at the subject two intersections, and therefore no traffic mitigation will be required for this project. The Kirkland City Council has adopted the 2021-2026 CIP on December 8, 2020 and it included project TRC 13800 – NE 100th ST /132nd Ave NE Intersection Improvements including a new signal.

6. How much traffic will the project generate?

Staff Response: This project is estimated to generate 356 net new weekday daily trips, with 27 net new trips occurring during the weekday AM peak hour (7 entering, 20 exiting) and 33 net new trips occurring during the weekday PM peak hour (21 entering, 12 exiting) per the traffic study, prepared by Curtis Chin, P.E. at TENW dated September 29, 2020.

7. Safety concerns with the corner of NE 104th Street and 136th Avenue NE.

Staff Response: This project will improve the southwest corner NE 104th ST and 136th Ave NE with a wider 30-foot curb radius and increase the pavement width from approximate 21 feet to 25 feet for better vehicle turning movements at this corner especially for larger vehicle size like UPS, FedEx truck, and other service (SU-30) vehicles. Sight distance triangles will also be required to provide at this corner and therefore better visibility for both driver and pedestrian will be created to ensure safety requirements are met.

8. Concerns with safe walk routes to school.

Staff Response: State Law and the Redmond Zoning Code requires subdivision developments to provide safe walk routes to nearby schools within a one-mile walking distance. This project is not a subdivision development and therefore the City is not able to require a safe walk route to be constructed as a component of this project. The applicant will be constructing new frontage improvements including concrete sidewalks along NE 104th Street and 136th Avenue NE frontages. In addition, the project includes a new trail going from NE 104th Street to the south property line within the high-transmission line areas, and a new public pedestrian access from 136th Avenue NE to the west property line for future non-motorized connectivity.

9. Where will the sewer be placed? How deep will it be?

Staff Response: The sewer will be placed along the frontage of the project site on NE 104th Street and 136th Avenue NE and will run down 136th Avenue NE. The sewer main's depth along NE 104th Street, will vary from 12 to 17 feet deep. The sewer main's depth along 136th Avenue NE, will vary from 14 to 16 feet deep.

10. With the sewer being extended, are neighbors required to hook up to the extension?

Staff Response: Existing homes have the option to hook up to the sewer, but it is not a requirement.

11. Will bioswales be required for this project?

Staff Response: A drainage swale is proposed along the frontage as part of the frontage improvements per the Stormwater Technical Notebook 8 Section 8.7.4.6 for drainage requirements.

12. Where will the stormwater drain to?

Staff Response: The stormwater will leave the site at the south eastern boundary and flow south on 136th Avenue NE until NE 100th Street and then easterly.

13. Where is the vault located?

Staff Response: The vault is proposed on the south east side of the site.

14. Will the bioswales limit the width of the street?

Staff Response: The bioswales will not impact the width of the street. The ultimate pavement widths on NE 104th ST and 136th Ave NE will be 30-feet and 28-feet respectively.

15. Mailboxes are located at 136th Avenue NE. Where will the mailboxes be located during and after construction?

Staff Response: At the Coordinated Civil Review (CCR) process, which follows the site plan entitlement process, Toll Brothers will work with neighbors and the post office to determine the ideal location for the new mailboxes.

16. Where will fences be installed?

Staff Response: Fences may be placed anywhere on the property and are limited to a maximum height of six feet.

17. Who maintains the landscaping?

Staff Response: The Homeowner's Association will maintain the landscaping.

18. Why are cottage homes being proposed rather than single-family homes?

Staff Response: The applicant has chosen to build cottage homes from the permitted uses options for the Residential Innovative (RIN) zone to provide a different type of housing option.

19. Why isn't a public hearing required for this development?

Staff Response: A public hearing is not required for a project of this size because the scope of work requires a Site Plan Entitlement, which is a Type II land use permit, where the Technical Committee is the decision maker for this permit type.

20. Will there be a stop sign at the exit of Croquet Club Cottages?

Staff Response: Yes, there will be a stop sign to be installed at the exit of this development.

V. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment that may occur as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) was issued for this project on November 20, 2020. The project did not receive any comments from residents or agencies. (Attachment B, SEPA Application Form DNS Certificate of Posting & Attachment C, SEPA Checklist).

One comment was received regarding the SEPA determination; however, the comment and appeal period deadline had passed. The comment can be found under the Notice of Application comments (section IV.A #2).

VI. Compliance with Development Regulations

A. Landscaping

The Redmond Zoning Code (RZC 21.08.180.F) requires that new residential developments provide a landscape transition area on the perimeter of the site to soften the transition from existing and new dwelling units. The landscaping must also meet the requirements of RZC 21.32 where the planting areas shall have a minimum planting width of five feet and shall be irrigated if the landscape area is over 500 square feet in size. The project must also achieve an ecological score of 20 points or more using specific landscape techniques to achieve the points per RZC 21.32.060.

Finding:

RZC 21.08.180 and RZC 21.32.060 have been satisfied. The landscape proposed satisfies the intent of RZC 21.08.180. The plantings proposed are native or northwest adaptive. The minimum five-foot wide perimeter landscaping is included to provide a transition from neighboring and existing dwelling units. The landscaped areas include native species such as native Oregon Grape, Western Sword Fern, and Red Flowing Currant. Landscaped areas which exceed 500 square feet include irrigation throughout the site. In summary, the requirements of RZC 21.08.180 have been met.

B. Tree Protection & Replacement

The Redmond Zoning Code (RZC 21.72) requires a minimum of 35-percent of significant trees on site to be retained. A significant tree is defined as (RZC 21.78) “any healthy tree six inches in diameter at breast height (DBH), or any tree four inches in diameter at breast height (DBH), after considering its age, height, value, or function, the tree or stand is determined to be significant.” A significant tree which has been approved for removal is required to be replaced. One replacement tree is required for one significant tree removed.

The construction limit of protected tree includes the dripline of the tree and the five-foot setback from the dripline. Sidewalks and utilities may be allowed within the dripline of the tree so long as the construction methods and materials used will result in minimal disruption of the trees roots and that the construction will not affect the long-term viability of the tree.

Finding:

RZC 21.72 has been satisfied. Croquet Club Cottages complies with the requirements of RZC 21.72. Trees on the project site were assessed and found that six of the trees met the definition of a significant tree “any healthy tree six inches DBH, or any tree four inches DBH, after considering its age, height, value, or function, the tree or stand is determined to be significant,” no landmark trees, “any healthy tree over thirty inches in diameter,” were observed.

The submitted Tree Health Assessment, prepared by Susan Prince, ISA Certified Arborist with Creative Landscape Solutions dated December 22, 2020, concluded that the project includes six significant trees and will retain three trees, or a total of fifty percent tree retention. The sidewalk is proposed within three feet of the required five-foot setback from the dripline of the tree. An exception was requested to allow construction limits within five feet of the dripline of the tree. Based on the tree health assessment, the critical root zone for tree #114 is four and a half feet from the trunk of the tree and six- and one-half feet from tree # 117. Construction of the sidewalk and franchise utility trench is unlikely to be encountered or impact the critical root zone.

Three replacement trees are required, and the applicant is including 108 trees to be installed and exceeds the required replacement trees amount by 105 trees. The proposal complies with the minimum tree retention, mitigation, and tree protection requirements of RZC 21.72.

C. Hazardous Liquid Pipeline

The Redmond Zoning Code includes setback requirements from the hazardous liquid pipeline (RZC 21.26). The hazardous liquid pipeline requires a minimum setback of 25 feet from the edge of the pipeline corridor. However, the Administrator may determine to measure from the pipeline when measuring from the corridor is not appropriate. In addition, the Administrator may reduce the setback due to site specific conditions and if the applicant demonstrates that the purpose of setback requirements are met; factors that may be considered include, but are not limited to, pipeline location and type of construction proposed. The setback shall be 30-feet from the nearest hazardous liquid pipeline. In addition, streets, utilities, trails, and similar uses are exempt from the hazardous liquid pipeline setback requirements.

Finding:

RZC 21.26 has been satisfied. The Croquet Club Cottages contains a hazardous liquid pipeline on the east side of the project site. A pedestrian trail is located within the setbacks of the pipeline, which is exempt from the hazardous liquid pipeline setback requirements. The stormwater detention vaults, utilities, and back in angled parking are located within the required setbacks, however, are exempt from the setback requirements. No structures are proposed within the 25-foot setback from the edge of the pipeline corridor. The project complies with the Hazardous Liquid Pipeline requirements per RZC 21.26.

D. Open Space

For cottage housing developments common open space and private open space is required (RZC 21.08.290.D.3). The common open space must be centrally located in the cottage development where at least 50 percent of the cottage units abut at least two sides of the common open space. The common open space must be a minimum of 400 square feet per cottage home. Each cottage home must also include a minimum of 300 square feet of contiguous usable private open space.

Finding:

RZC 21.08.290 has been satisfied. The Croquet Club Cottages includes 33 cottage homes, which requires 13,200 square feet of common open space. The project includes three common open space areas, the smallest space being 6,259 square feet. These areas are surrounded by cottage homes on at least two sides. The total common open space provided is 19,218 square feet. Each cottage home also includes a private open space adjacent to the home measuring at least 300 square feet in size. The cottage development and the individual cottage homes meet the open space requirements of RZC 21.08.290.D.3.

E. Affordable Housing

The Redmond Zoning Code (RZC 21.20.030.C) requires that housing developments with ten units or more are required to provide at least 10 percent of its units as affordable. Low cost affordable housing units is housing reserved for occupancy eligible households and affordable households whose annual income does not exceed 50 percent of Median Income, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. Each low-cost affordable unit provided counts as two affordable units.

Finding:

RZC 21.20.030.C has been satisfied. The Croquet Club Cottages includes 33 cottage dwelling units, which would require three affordable units. The project proposes one standard affordable unit (80% AMI) and one low cost affordable unit (50% AMI), which is equivalent to two standard affordable units.

F. Transportation

The City of Redmond's Rustic Street Standards per RZC Appendix 2.A, ADA regulations and standards, COR PARCC Plan, and the Rose Hill Neighborhood Connection Plan in the Comprehensive Plan and RZC 21.17.010 Redmond Standard Specifications and Details applies to this site and project.

Finding:

RZC Appendix 2.A ADA Regulations and standards, COR PARCC Plan, and the Rose Hill Neighborhood Connection Plan in the Comprehensive Plan and RZC 21.17.010 Redmond Standard Specifications and Details have been satisfied as conditioned. City of Redmond transportation requirements have been satisfied. Vehicular access to the site will be provided at NE 104th Street with no direct access to 136th Avenue NE. The proposed project is estimated to generate 356 net new weekday daily trips, with 27 net new trips occurring during the weekday AM peak hour (7 entering, 20 exiting) and 33 net new trips occurring during the weekday PM peak hour (21 entering, 12 exiting).

This development will widen half of the street frontages including ribbon curbs, drainage swales, and concrete sidewalks with ADA ramps on NE 104th Street and 136th Avenue NE meeting the COR's Rustic Street Standards per RZC Appendix 2.A in Table 3 and ADA regulations and standards. Private driveways will be served within this development, and a new hard-surface trail will be built along the east property and within the Puget Sound Energy (PSE) and British Petroleum easement areas per the COR

PARCC Plan and trail standards. New public pedestrian access with paved sidewalks will be constructed through this development from east to west of the property connecting the new trail per Rose Hill Neighborhood Connection Plan in the Comprehensive Plan, RZC 21.17.010, Redmond Standard Specifications and Details, and ADA regulations and standards.

G. Stormwater

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.

Finding:

RMC 15.24 and the 2019 Stormwater Technical Notebook have been satisfied. The project is required to follow all minimum requirements per the Stormwater Technical Notebook (STN). This project will provide detention vaults for flow control and modular wetlands for enhanced water quality on site. In summary, the proposed stormwater design meets the requirements per the STN and RMC 15.24.

H. Utilities

This development will be required to meet RZC 21.74.020.D, Water, Sewer, and Storm Drainage Systems.

Finding:

RZC 21.74.020.D, Water, Sewer, and Storm Drainage Systems have been satisfied. City of Redmond water and sewer requirements have been satisfied. The developer will install an eight-inch water and sewer mains within the development limits, as well as, along NE 104th Street and along 136th Avenue NE to serve the development.

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 Croquet Club Cottages is a cottage development with 33 cottage homes, which is an allowed use in the RIN zone. The number of cottages allowed is calculated based on the number of cottages allowed in place of each standard single-family home allowed by the density of the zone. For cottages 1,000 square feet or less,

one single family home may be replaced with 1.75 cottage homes. For cottages 1,001 square feet to 1,200 square feet, one single family home may be replaced with 1.5 cottages. For cottages between 1,201 square feet and 1,500 square feet, one single family home may be replaced with 1.25 cottage homes. With the use of cottage development standards and affordable housing bonuses, 33 cottage homes are allowed on this site. Infrastructure is available and applicable improvements will be installed by the project as required. The character of the proposed development is consistent with City design standards and development standards or has sought and received deviations allowed by Code.

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: Technical Review staff have reviewed the proposed project and have determined that it complies with the Comprehensive Plan, Redmond Zoning Code, Redmond Municipal Code, SEPA Policies. The review procedures per RZC Article VI, Review Procedures for a Site Plan Entitlement have been followed.

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

Comp Plan Policy	<i>How the project complies, supports, or aligns.</i>
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 site.	<i>The project is proposing 33 detached cottage housing units in the RIN zone. The RIN zone would allow 21 single family homes on this 4.21-acre site; however, the zone allows the for additional density with the development of cottages.</i>
N-WR-A-3: Ensure that new residential development blends with and helps maintain the existing character in each neighborhood subarea, including sense of	<i>The cottage homes are moderate in size, ranging from 1,000 sf to 1,500 sf which fits in with some of the existing homes in the area. The design of the homes provides three varieties of styles of contemporary,</i>

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<p>community, variety in lot sizes and house styles, small to moderately sized homes, abundance of trees and greenery, nearness to open space and wildlife, and feeling of spaciousness throughout the neighborhood.</p>	<p><i>modern farmhouse and modern. To provide a sense of openness, the cottages are clustered around open space and offers sense of spaciousness and a place to gather for the community.</i></p>
<p>N-WR-D-3: A minimum of 25 percent of the required open space for residential developments for 30 dwelling units or more should be centrally located as common open space and should be designed to provide visual relief from the massing of development, to serve the recreational needs of residents of the development, to enable children’s play areas to be visible from residences in the development and to provide habitat for wildlife. The common open space shall be usable for passive or active recreation such as picnic tables, benches, viewing areas, children’s play equipment, or sports courts. When common open space is provided in residential developments of 10 dwelling units or more, it should be located to achieve the intent of this policy.</p>	<p><i>Croquet Club Cottages proposes three common open space areas, all of which have cottage homes clustered around them. The open spaces range in size from approximately 6,700 sf to 7,600 sf. The three open space areas help to break up the cottages and provide a sense of openness and visual relief. Pedestrian paths are shown throughout all the open space areas for passive recreation, along with landscaping to provide visual interest and wildlife habitat for the community.</i></p>
<p>HO-12: Create opportunities for ownership housing in a variety of settings, styles, sizes and affordability levels throughout Redmond.</p>	<p><i>The project includes the development of 33 for sale cottage homes, ranging in size from 1,000 to 1,500 square feet. The project includes four different cottage types, each with three different exterior elevations. The smaller housing type contributes to filling the missing middle housing gap within the City.</i></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, landscape requirements, building design guidelines and affordability.</p>	<p><i>The project is consistent with citywide and neighborhood goals as analyzed in this section. The development is consistent with the requirements set forth in the Redmond Zoning Code and is further analyzed in this decision.</i></p>
<p>FW-29: Designate allowed residential densities and housing types to provide for a housing stock that includes a range of choices to meet all economic segments and household types, including those with special needs related to age, health or disability.</p>	<p><i>Croquet Club Cottages includes the development of 33 cottage homes, ranging in sizes between 1,000 square feet to 1,500 square feet which are smaller housing types that are typically seen in new construction subdivisions. The smaller housing type adds to the variety of housing choices in the area.</i></p>

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 been reviewed for compliance with the Redmond Zoning Code and Redmond Municipal Code. The SEPA checklist was also reviewed against the Washington Administrative Code (WAC) and a Determination of Nonsignificance was issued on November 20, 2020,

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

Staff Response: The existing on-site structures are not a historic landmark and the Landmark and Heritage Commission does not have authority over this project.

IX. Vesting/Approval Expiration

This decision is not vested to the development regulations in effect until a complete building permit application is submitted. The approval of this project shall expire two years from the date of this decision unless an approval extension is granted. Extensions can be requested on a yearly basis 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 prior to the approval expiration date.

X. 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, [pages 1-41]	3/1/2021	<i>and as conditioned herein.</i>
SEPA Checklist	10/6/2020	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 11/20/2020.</i>
Architectural Elevations	10/21/2020	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	10/21/2020	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	3/1/2021	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	3/1/2021	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	3/1/2021	<i>and as conditioned herein.</i>
Stormwater Design	3/1/2021	<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

Note: Prior to the Coordinated Civil Review (CCR) approval of this project, the applicant shall provide the final approval letters from Puget Sound Energy (PSE) and British Petroleum (BP) stating that all proposed constructions and improvements within their easement areas are acceptable.

- 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, with the exception of the existing PSE and BP Transmission line easements.
- i. Easements are required as follows:
- (a) A 10-foot wide sidewalk and utility easement, granted to the City of Redmond, abutting NE 104th Street and 136th Avenue NE right-of- way.
 - (b) An eight-foot wide public pedestrian access easement including a liability insurance coverage limit not less than \$3,000,000, granted to the City of Redmond, as shown in the Croquet Club site plan prepared by D.R. Strong Consulting Engineers dated February 4, 2021.
 - (c) A minimum 12-foot trail easement within the combined existing British Petroleum (BP) pipelines and Puget Sound Energy (PSE) 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.
 - (d) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
- ii. Dedications for right-of-way are required as follows:
- (a) New right-of-way lines joining at the intersection of NE 104th Street and 136th Avenue NE shall connect with a 30-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.

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 work on NE 104th ST and 136th Ave NE, the asphalt street shall be planed, overlaid, and/or patched, per City of Redmond Standard Detail (COR SD) 202 or 203. If the Pavement Condition Index (PCI) of the existing pavement is below 70 (as determined by the City's bi-annual pavement survey), the development shall be required to plane and overlay the entire half street along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751. Also, if the existing pavement thickness is less than seven inches of hot mixed asphalt (HMA) per COR

SD 301 for public local access road, half-street roadway reconstruction shall be required to meet current standards.

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

c. Street Frontage Improvements

i. The frontage along NE 104th ST must meet current City of Redmond Rustic Street Standards which include asphalt paving 15 feet from R/W centerline to edge of pavements (including three feet concrete shiner) with appropriate tapers, ten feet wide drainage swale, five foot wide concrete sidewalks, 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 hot mixed asphalt (HMA) Class half inch PG 64-22
- Four inches of 1-1/4 inch minus crushed rock base course per WSDOT standard spec 9-03.9(3).
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown two percent sloped to drain system

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

ii. The frontage along 136th Avenue NE must meet current City of Redmond Rustic Street Standards which include asphalt paving 14 feet from R/W centerline to edge of pavements (including three feet concrete shiner) with appropriate tapers, ten feet wide drainage swale, five foot wide concrete sidewalk, 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 hot mixed asphalt (HMA) Class ½ inch PG 64-22
- Four inches of 1-1/4 inch minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown two percent sloped to drain system

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

iii. Private Driveway “A”, as shown in the Croquet Club transportation plan prepared by D.R. Strong Consulting Engineers, dated February 4, 2021, must meet current City Standards, which include a minimum 20 or 22-foot pavement (including asphalt and 18-inch concrete ribbon curbs on both sides), and 5 feet at-grade concrete sidewalks partial on one side (from the main entrance to Unit No.15) and in between from Unit No. 12-13 to Unit No.19-20. The minimum pavement section for the driveways shall consist of:

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- three inches HMA Class ½" 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)
- Inverted crown max. two percent sloped to drain system

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

- iv. A meandering hard-surface trail along the east property within the Puget Sound Energy (PSE) and BP easement areas shall include, but is not limited to, a minimum five foot wide concrete sidewalk with ADA complaint, minimum two foot wide shoulder or clear zone on both sides, and minimum 12 foot vertical clearance. Retaining walls or slopes must be placed outside of the clear zone if necessary.

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

Condition Applies: Civil Construction

- v. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersection of NE 104th Street and 136th 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 Appendix 2.A.21, ADA Regulations and Standards

- v. A separate 20 or 40-scale channelization plan shall be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual.

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

d. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the Croquet Club site plan prepared by D.R. Strong Consulting Engineers dated February 4, 2021.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- ii. Direct access to 136th Avenue NE will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- iii. The following driveways are required to be improved as specified below:

- Two new driveways serving for the proposed north storm vault
- Two new driveways serving for the propose south storm vault

Code Authority: RZC Appendix 2, COR Standard Details DG 11

- e. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development except for the hi-voltage power transmission lines. All new utilities serving the development shall be placed underground.

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

- f. **Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Andrew Scales, Transportation Operations at (425) 556-2882 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at: <https://www.redmond.gov/862/Transportation-Documentation-Library>

Code Authority: RZC 21.52.030.F, RZC Appendix 2

2. Development Engineering – Water and Sewer

Reviewer: Heba Awad, Senior Utility Engineer

Phone: 425-556-2861

Email: hawad@redmond.gov

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:

The developer will install eight-inch Ductile Iron water main to service all thirty-three lots within the development. The eight-inch Ductile Iron water main will loop around Driveway A within the development to provide redundancy and fire protection for the whole development. In addition, the development to install 8-inch Ductile Iron water main to be connected to NE 104th St., and an eight-inch C-900 PVC water main to be connected to 136th

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Ave NE to provide required looping and redundancy within the development. Each lot within the development will be served by its own water meter.

The developer shall comply with all requirements provided by the listed utilities for installing, maintaining, and accessing water mains within the limit of easements:

1. Olympic Pipeline easements
2. PSE overhead power easement

The developer needs to clearly show the existing water services along NE 104th St. and 136th Ave NE in the Coordinated Civil Review utility plans. Conflict locations must be identified and necessary potholing locations to be added.

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 developer will install seven hundred fifty-seven feet of eight-inch Polyvinyl Chloride “PVC” sewer mains to serve all thirty-three units within the development. The eight-inch sewer mains will be within Driveway A along with four new manholes to provide sewer service for the whole development.

The developer will also install offsite sewer main extension from existing manhole SSMH 2D3SMH574 at the intersection of 136th Ave NE and N.E. 100th Street, north along 136th Ave NE to the intersection with NE 104th St, then west along NE 104th St to the west edge of the Croquet frontage. The offsite sewer design will be based on the “Minor Comprehensive Sewer Amendment-N.E. 100th Street Basin,” issued by the City of Redmond on December 21, 2020.

Another developer “Rosewood Court” has also proposed to install an offsite sewer main along NE 104th St. and 136th Ave NE, to be part of their Site Plan Entitlement permit. The first submittal of Coordinated Civil Review Plans of Croquet Club Cottages shall be coordinated with sewer design of the future Rosewood Court development plans along NE 104th St and along 136th Ave NE.

The developer needs to define the location of necessary new sewer services on the Coordinated Civil Review utility plans for each lot along NE 104th ST and 136th Ave NE. The developer needs to add the sewer stubs on the Coordinated Civil Review plans utility plans and profiles for all properties along NE 104th St. and 136th Ave NE. The City of Redmond will work with the developer to define the locations of the sewer stubs necessary for future side sewers.

The developer needs to clearly show the existing other utilities along NE 104th St. and 136th Ave NE in the Coordinated Civil Review utility plans. Utility conflict locations must be identified and necessary potholing locations to be added to the utility plans and profiles. The

developer needs to clearly identify utilities to be relocated or protected in place including water services.

The applicant is required to re-arrange the Coordinated Civil Review utility plan of the offsite improvement along NE 104th St. and 136th Ave NE to include the associated profile on the same plan view sheet.

Code Authority: RZC 21.74.020.D

- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing review. All easements must be recorded prior to construction drawing approval.

Fire hydrants within the development shall be surrounded by 10-foot utility easements. Fire hydrant's easements to be include in the first submittal of Coordinated Civil Review plans.

Code Authority: RZC 21.74.020.C, RZC Appendix 3

- d. **Reimbursement Agreement.** Portions of this extension may benefit other properties and meet the criteria to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must have received a completed reimbursement agreement application prior to approval of civil drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.

Code Authority: RMC 13.12

- 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. All reimbursement fees shall be paid prior to issuance of water and side sewer permits.

Code Authority: RMC 13.08.010, 13.12

- f. **Reimbursement Fees:** Reimbursement fees for connection of water and/or sewer are required. These fees are due prior to issuance of Site Permit or other city permits, which allows connection to any sewer or water facility.

Before signing the Mylars, the developer shall pay the ten thousand one hundred seventy-four dollars and eight cents "\$ 10,174.08", associated with Kirkmond reimbursement agreement for the two parcels 1246700280 and 1246700270

Code Authority: RMC 13.12.120

Potholing

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

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

The developer shall do the following during and after potholing:

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

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

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

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

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Seethu Babu, Senior Stormwater Engineer

Phone: 425-556-2472

Email: sbabu@redmond.gov

a. Water Quantity Control:

- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50-percent of the two-year peak flow up to the full 50-year flow. Detention shall be provided in two privately maintained vaults.
- ii. Provide for overflow routes through the site for the 100-year storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.9

- b. Water Quality Control.** Enhanced water quality treatment shall be provided in two privately maintained Modular Wetlands. 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 (except for the PSE and Olympic Pipeline Transmission line easements) or rights to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded offsite 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. All storm sewer conveyance pipe material shall be PVC or Polypropylene.
 - ii. Show vertical clearances at all utility crossings
 - iii. Show vertical clearance at crossing with Pipeline

Code Authority: RZC 21.74.020.J; RMC 15.24.080

- f. **Temporary Erosion and Sediment Control (TESC).** Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.

Code Authority: RMC 15.24.080

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

Code Authority: RZC 21.32

- h. **Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: www.ecy.wa.gov/pubs/0710044.pdf.

Code Authority: Department of Ecology Rule

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

Code Authority: RMC 13.20.040

4. **Fire Department**

Reviewer: Adam Mullinax, DFM

Phone: 425-556-2245

Email: amullinax@redmond.gov

The current submittal is generally adequate for Site Plan Entitlement 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 Conditions:**

Include details on compliance for all items listed below on the fire plan:

- Required fire access not on a public way shall be recorded as an Emergency Vehicle Access Easement (EVAE).
- Provide easement language and exhibits for review as part of the civil review process. Easements will be reviewed and must be recorded prior to completing the civil review process.
- Determination of adequate fire flow as per Redmond Fire Department Standards (RFDS) 3.0 and the location and number of required fire hydrants will be established.
- Addresses will be assigned during the civil review process. Addressing will be assigned as per Redmond Fire Department Standards (RFDS) 2.0 and the address will be based on the street used for access to each building.
- Show Redmond Fire Department Standards (RFDS) 2.0 compliant access to each structure from the address side.
- Show load/unload area not in a fire lane to ensure loading and unloading will not occur in the fire lane.
- Address monuments and signage indicating the location of cottages
- Redmond Fire Department Standards (RFDS) 2.0 compliant fire lane access and markings will be determined at CCR. This will include compliant fire lane markings, fire access, turning radius, angles of approach and departure and point loading requirements.
- Demolition of existing structures shall require a permit. Tank removal requires a separate fire permit.
- IBC structures, such as common amenity buildings must meet IFC requirements, including fire alarm and full National Fire Protection Association (NFPA) 13 sprinkler coverage.

b. **Fire Protection Plan Conditions:**

- All International Residential Code (IRC) single family homes required to have National Fire Protection Association (NFPA) 13D sprinkler coverage
- Domestic water supply line shall be at least one-inch with a one-inch meter, but adequate fire flow for the National Fire Protection Association (NFPA) 13D sprinkler system will be required and recommend a one and one-half or two-inch water supply lines to ensure adequate flow.

c. Fire Code Permits:
Additional fire permits required as per International Fire Code (IFC) 105, RMC/WAC amendments and Redmond Fire Department Standards (RFDS), including fire permits for solar installations and gates.

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

6. Planning Department

Reviewer: Cameron Zapata, Senior Planner

Phone: 425-556-2411

Email: czapata@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
NE 104 th Street (West of Olympic Pipeline Transmission easement)	Emerald Queen Norway Maple (Acer platanoides 'Emerald Queen')	30' O.C.

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. **Setbacks.** Setback classifications (e.g. front, side, side street, rear) shall be noted corresponding to the appropriate location for each setback. The setback dimensions shall not be included.

Code Authority: RZC 21.08.290.D

Condition Applies: Building Permits

- e. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

Code Authority: RZC 21.32.080

- f. **Ecological Score.** The ecological score shall total at least 20 points and shall use the following techniques or other techniques listed in RZC 21.32.060:
- A minimum of 25 percent of plants installed are to be Northwest Adaptive and 25 percent are to be native.
 - A minimum of 25 percent of proposed trees are to be evergreen trees.
 - A minimum of 25 percent of the evergreen trees are to be ten feet high at installation.
 - A minimum of 25 percent of deciduous trees are to have a three-inch caliper at installation.

Code Authority: RZC 21.32.060

- g. **Open Space.** The proposal includes calculations to meet the open space requirements for cottage developments. Centrally located focal areas shall be provided and for each cottage a minimum of 400 square feet of common open space shall be provided. Each cottage shall contain a minimum of 300 square feet of private usable open space.

Code Authority: RZC 21.08.290.D.3

Condition Applies: Building Permits

- h. **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 and Community Development Department prior to approval any associated building permit.

Code Authority: RZC 21.38.020.F

Condition Applies: Building Permit

- i. **Impact Fees.** For the Purpose of Impact Fees, the use assigned for this project have been determined as the following: 33 units classified as single-family residential. The existing homes classified as single-family homes may be credited for two current structure to be demolished at time impact fee calculation during building permit review. 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

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

Code Authority: RZC 21.76.090.F

- k. **Building Permit Submittal.** The Design Review Board approved the proposed project at their November 5, 2020 meeting. Elevations depicted on the building permits shall be consistent with the elevations approval issued by the Design Review Board. Where any inconsistencies between the floor plans and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board will prevail. If, after the Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presented materials and any following submitted plans, the Design Review Board and Redmond Planning staff will review and determine which design version will be followed for building permits.

- l. **Affordable Housing.** The Croquet Club Cottages shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050 by providing one affordable unit (80% AMI) and one low cost affordable unit (50% AMI). 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, Ian Lefcourte at 425-556-2438 and ilefcourte@remond.gov.

Code Authority: RZC 21.20.050

Condition Applies: Building Permit

- m. **Archeological and Historical Preservation:** A laminated copy of the City of Redmond Inadvertent Discovery Plan shall be required to be maintained at the project location at all times during respective construction. All project proponents and contractors will be made aware of the plan's location, purpose, and relevance,

consistent with Federal and State laws regarding the protection, preservation, and response to cultural resources.

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

- o. **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

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 21.76.100.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

Croquet Club Cottages Site Plan Entitlement Type II
LAND-2019-00702

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 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
RZC 21.08.290	Cottage Housing Developments
RMC 3.10	Impact Fees

RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.40	Parking Standards
RZC 21.44	Signs
RZC 21.26	Hazardous Liquid Pipelines

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