

Conditions of Approval As Required Per the Technical Committee Report to the Hearing Examiner, Hopelink Essential Public Facility and Site Plan Entitlement LAND-2016-00271

X. Recommended 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
Full Plan Set (Pages 1-26)	12/01/2016	<i>and as conditioned herein.</i>
SEPA Checklist	12/01/2016	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 1/19/17.</i>
Design Review Board Approval/Plans	12/01/2016	<i>and as conditioned herein.</i>
Mitigation Plan	12/01/2016	<i>and as conditioned herein.</i>
Stormwater Report/ Design	12/01/2016	<i>and as conditioned herein.</i>
Geotech Report	12/01/2016	<i>and as conditioned herein.</i>
Traffic Studies (Phase I & II)	12/01/2016	<i>and as conditioned herein.</i>
Basin Analysis	12/01/2016	<i>and as conditioned herein.</i>
Critical Area Report	12/01/2016	<i>and as conditioned herein.</i>
Mitigation Report	12/01/2016	<i>and as conditioned herein.</i>

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

Development Engineering - Transportation and Engineering

Reviewer: Andy Chow, Senior Transportation Engineer

Phone: 425-556-2740

Email: kachow@redmond.gov

- a. **Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of Coordinated Civil Review (CCR) process and finalized for recording prior to the site construction Mylars approval. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

- i. Easements are required as follows:
 - (a) 10 feet wide utilities easement, granted to the City of Redmond, along the new right-of-way of 154th Ave NE.
 - (b) 25 feet and 9 inches (and to the edge of public walkway limits in front of the proposed building) wide sidewalk easement, granted to the City of Redmond, along the new right-of-way of 154th Ave NE.
 - (c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
- ii. Dedications for right-of-way are required as follows:
 - (a) New right-of-way lines joining at the intersection of 154th Ave NE and NE 90th ST shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.
 - (b) New right-of-way line from NE 90th ST joining at the existing east property line of the project parcel shall connect with a chord that is outside of the existing trail pavement. The area formed by this chord shall also be dedicated as right-of-way. The proposed right-of-way lines are approved as shown on the Hopelink transportation plan prepared by Third Place Design Co-Operative dated 10/20/2016.
 - (c) A strip of land 15 feet wide abutting the existing 154th Ave NE right-of- way.
 - (d) A strip of land from 52.1 to 52.5 feet wide abutting the existing NE 90th ST right-of- way.

(Code Authority: RZC 21.52.030 (G); RMC 12.12)

- b. **Construction Restoration.** In order to mitigate damage due to trenching and other work on 154th Ave NE and NE 90th ST, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Rob Crittenden at 425-556-2838.
(Code Authority: RMC 12.08; Redmond Standard Specifications & Details; RZC 21 Appendix 2-A.8.e)

c. Street Frontage Improvements

- i. The frontage along NE 90th ST must meet current City Standards which include asphalt paving 32 feet from centerline to face of curb, type A-1 concrete curb and gutter, minimum 5 feet 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:
 - 4 inches HMA Class ½” PG 64-22
 - 5 inches HMA Class 1” PG 64-22
 - 4 inches of 1-1/4 inch minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)

- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

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

ii. The frontage along 154th Ave NE must meet current City Standards which include asphalt paving 24 feet from centerline to face of curb, type A-1 concrete curb and gutter, minimum 5 feet wide planter strips, minimum 6 feet 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:

- 4 inches HMA Class ½” PG 64-22
- 5 inches HMA Class 1” PG 64-22
- 4 inches of 1-1/4 inch minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

This project has proposed wider planter strips and concrete sidewalks between the 154th Ave NE frontage and the new building area. Also this project has proposed a public plaza area in front of the new building entry along 154th Ave NE. All proposed softscapes and hardscapes along 154th Ave NE including but not limited to trees, landscaping, concrete sidewalks, and walk paths within the new right-of-way and public sidewalk easement are the tenant’s responsibility to install, repair, and maintain. An extended right-of-way use agreement shall be required for such improvements. Any non-standard sidewalk scoring and/or treatment designs with construction details shall be included in the transportation plan of the civil construction drawings set for approval. Please refer to the Hopelink transportation plan prepared by Third Place Design Co-Operative dated 10/20/2016 for details.

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

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

(Code Authority: RZC 21.52.030 (F); RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020)

iv. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways. All 4 existing ADA ramps at the intersection of NE 90th ST and 154th Ave NE are required to be removed and replaced.

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

d. Access Improvements

i. The type and location of the proposed site accesses are approved as shown on the Hopelink transportation plan prepared by Third Place Design Co-Operative dated 10/20/2016.

(Code Authority: RZC 21.52.030 (E); RZC 21 Appendix 2)

ii. Direct access to NE 90th ST 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 21 Appendix 2)

e. Underground Utilities. All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

(Code Authority: RZC 21.17.020; RZC 21 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 shall be required to illuminate the property frontage including the public pedestrian sidewalks and walk paths. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Transportation Operations at (425) 556-2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:

<http://www.redmond.gov/development/CodesAndRules/StandardizedDetails>

(Code Authority: RZC 21.52.030 (F); RZC 21 Appendix 2)

2. Development Engineering – Water and Sewer

Reviewer: Zheng Lu, Senior Utility Engineer

Phone: 425-556-2844

Email: zlu@redmond.gov

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

The proposed Hopelink development is surrounded by the existing city 12-inch and 8-inch ductile iron water mains and located immediately adjacent to the Sammamish River in the east. Upgrade and replacement of the existing water main is not required. New water meter, fire line and hydrant shall be connected with the existing water main and old meters, hydrant shall be abandoned in accordance with City of Redmond Design Requirements Water and Wastewater Extension.
(Code Authority: RZC 21.74.020(D), RZC 21.17.010, 21.54.010)

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

The new side sewer from the new building shall be extended from the existing manhole (3E4SMH688) as proposed the developer's engineer. The existing side sewer shall be abandoned from the main per City of Redmond requirements
(Code Authority: RZC 21.74.020(D), RZC 21.17.010, 21.54.010)

- c. Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Offsite easements must be recorded prior to construction drawing approval.
(Code Authority: RZC Appendix 3)

- d. Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All reimbursement fees shall be paid prior to sale of water and side sewer permits.
(Code Authority: RMC 13.08.010, 13.12)

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Jeff Dendy, Senior Engineer

Phone: 425-556-2890

Email: jdendy@redmond.gov

- a. Water Quantity Control:**

- i. The Hopelink proposed development is located immediately adjacent to the Sammamish River. The site is currently developed and discharges to a public pipe system leading to the river. The project hydrologic and hydraulic calculations support direct discharge to the Sammamish River without detention.
- ii. Provide for overflow routes through the site for the 100 year storm.
- iii. An analysis has been done of the potential groundwater recharge volume for the project site. A limited area of clean roof runoff will be infiltrated onsite.

This will be done to mitigation the pre- and post development groundwater recharge volumes.

(Code Authority: RMC 15.24.080)(2)(d)

b. Water Quality Control

i. Enhanced water quality treatment shall be provided in privately maintained bio-filtration cells. Treatment is required for the 6-month, 24 hour return period storm.

ii. The bio-filtration cells will have underdrains and overflow piping as needed.

(Code Authority: RMC 15.24.080(2)(c))

c. Easements. Easements will be required for any public stormwater conveyance systems on private property. No public easements are anticipated.

(Code Authority: RMC 15.24.080(2)(i))

d. Private Stormwater Easements. Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. No private easements are anticipated.

Code Authority: RZC 21.54.010(D), 21.74.020(C), 21.54.010(E), Appendix 3

Condition Applies: Civil Construction, Short Subdivision Document

e. Clearing and Grading. The project has graded the site so there will be no decrease in potential flood water storage,

(Code Authority: RMC 15.24.080)

f. Temporary Erosion and Sediment Control (TESC).

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

(Code Authority: RMC 15.24.080)

g. Floodplain Management. A portion of the project parcel lies within the FEMA designated 100-year flood zone. The project will provide compensatory storage so that there is no net loss of potential flood water storage on-site. The project will submit a City of Redmond Flood Control Zone Permit Application.

(Code Authority: RZC 21.64.010 and 21.64.040)

h. Landscaping. No deep rooted plantings in the proposed roof infiltration areas.

(Code Authority: RZC 21.32)

i. 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)

4. **Fire Department**

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for Hopelink LAND-2016-00271 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 – Access along the southern portion to the structure is through a recorded Emergency Vehicle Access Easement that is shared with the property to the south. This easement shall be a minimum of 20’ wide.
- b. Fire Protection Plan – The building will meet all IFC and NFPA 13 requirements for fire sprinkler protection. The building will meet all IFC and NFPA 72 requirements for fire alarm protection.
- c. Fire Code Permit – Depending on activities and usage of the building, other Fire Code permits may be required.
- d. Comment
(Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG)

5. **Planning Department**

Reviewer: Sarah K Pyle, Senior Planner

Phone: 425-556-2426

Email: svanags@redmond.gov

- a. **Street Trees.** Existing street trees to remain in place.
(Code Authority: RZC 21.32.090)
- b. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be shown on the face of the deed or similar document and shall be recorded with the King County Department of Records and Elections.
(Code Authority: RZC 21.72.060 (D) (2))

- c. Design Review Board Approval.** The Design Review Board approved the proposed project at their December 1, 2016 meeting. Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board's conditions of approval are:
- i. Where 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 at this meeting will prevail.
 - ii. If, after this 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 presentation boards and the 11 x 17" submitted drawings, the Design Review Board and Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement and Building Permits.
- d. Final Critical Areas Report and Enhancement Mitigation Plan.** A final Critical Areas Report must be submitted with the civil construction drawings or building permit if civil construction drawings are not required. All required enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report.
(Code Authority: RZC 21.63, Appendix 1)
- e. Critical Areas Recording.** The regulated critical area and its associated buffer(s) must be protected by an NGPE or placed in a separate tract where development is prohibited. Proof of recording must be submitted to the City prior to issuance of a Certificate of Occupancy on the site.
(Code Authority: RZC 21.64.010(L), 21.64.010(J); RMC 15.24.080(2)(i))
- f. Monitoring Program and Contingency Plan.** A monitoring program shall be prepared and implemented to determine the success of the mitigation project and any necessary corrective actions. A contingency plan shall be established for indemnity in the event that the mitigation project is inadequate or fails.
(Code Authority: RZC 21.64.010(P))
- g. Impact Fees.** For the Purpose of Impacts, the use(s) assigned for this project have been determined as the following: 139 units classified as Multifamily. The following total square footage of 8,560 classified as Single Family use may be credited for six current structures 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.

- h. Archeological and Historical Preservation:** An archaeological monitoring and inadvertent discovery plan (MIDP) shall be prepared and submitted to DAHP and the interested Tribes for review prior to ground disturbance. Report shall be submitted as part of the Civil Review Intake. A permit from DAHP is required under RCW 27.53 and the applicant is required to notify all tribes noticed as part of the Cultural Resources reporting prior to any ground disturbance.
- i. Building Permit:** Per the commitments made in in response to Decision Criteria item #8 of section VII of the report, the building permit shall demonstrate the following:
- Materials used for the building will be comprised of recycled content and bio-based ingredients.
 - The building will utilize ultra-low flow plumbing fixtures and toilets.
 - High efficient light fixtures throughout the building.
 - All construction materials will be recycled with a requirement of 75% diversion from landfills.
 - The project will obtain LEED Silver Certification following the specific measures as outlined within this report.

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
RMC 12.16:	Highway Access Management
RZC 21.76.100(F)(9)(c)	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G):	Site Construction Drawing Review
RZC 21.76.020(H)(6):	Preconstruction Conference
RZC 21.76.020(H)(7):	Performance Assurance
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, July 2015
City of Redmond:	Standard Specifications and Details (current edition)

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 21.17.010:	Adequate Public Facilities and Services Required
RZC Appendix 4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions - January 2012.

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC21.64.060 (C):	Planting Standards
RZC 21.64.010:	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)
City of Redmond:	Stormwater Technical Notebook, 2012
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

Fire

RMC 15.06:	Fire Code
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

Planning

RZC 21.14:	Commercial
RZC 21.14:	Business Park, Manufacturing & Industry
RZC 21.58-21.62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32, 21.72:	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
RCZ 21.64:	Critical Areas
RZC 21.44:	Signs

RZC 21.50

RZC Appendix 1:

Transition Area Overlay Areas

Critical Areas Reporting Requirements

Building

2012 International Building Codes (IBCs)

2012 Uniform Plumbing Code

2012 International Residential Code (IRC)