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CITY OF REDMOND
MAR 06 2017
HEARING EX...
EX 2 FILE

EPF/SPE/SSDP

HOPELINK

LAND-2016-00271/273

Process

- Essential Public Facility (Type IV Application)
 - Hearing before Hearing Examiner → Council Decision
- Site Plan Entitlement (Type II Application → Type IV)
- Substantial Shoreline Development Permit (Type II Application → Type IV)

The City shall not deny or condition an essential public facility in such a manner as to preclude the siting or expansion of any state or regional essential public facility in the City. In the event that a state or regional essential public facility cannot, by the imposition of reasonable conditions of approval, be made to meet the decision criteria in subsection M.5 above, the City shall approve the siting or expansion of the state or regional essential public facility with such reasonable conditions of approval as may allow the essential public facility to meet the decision criteria to the maximum extent practicable.

Proposal

- Essential Public Facility/ Site Plan Entitlement:

Construction of a two-story building on one existing lot to include a Food Bank Grocery, Food Bank Storage, Client Service Center, Administration Offices and Urban Garden.

- Substantial Shoreline Development Permit:

A portion of paved parking area which is proposed to be located within the High-Intensity Use Sammamish River Shoreline buffer and associated mitigation.

Proposal includes demolition of current building in buffer and removal of most of the impervious material. The area not associated with parking will be restored to native habitat.

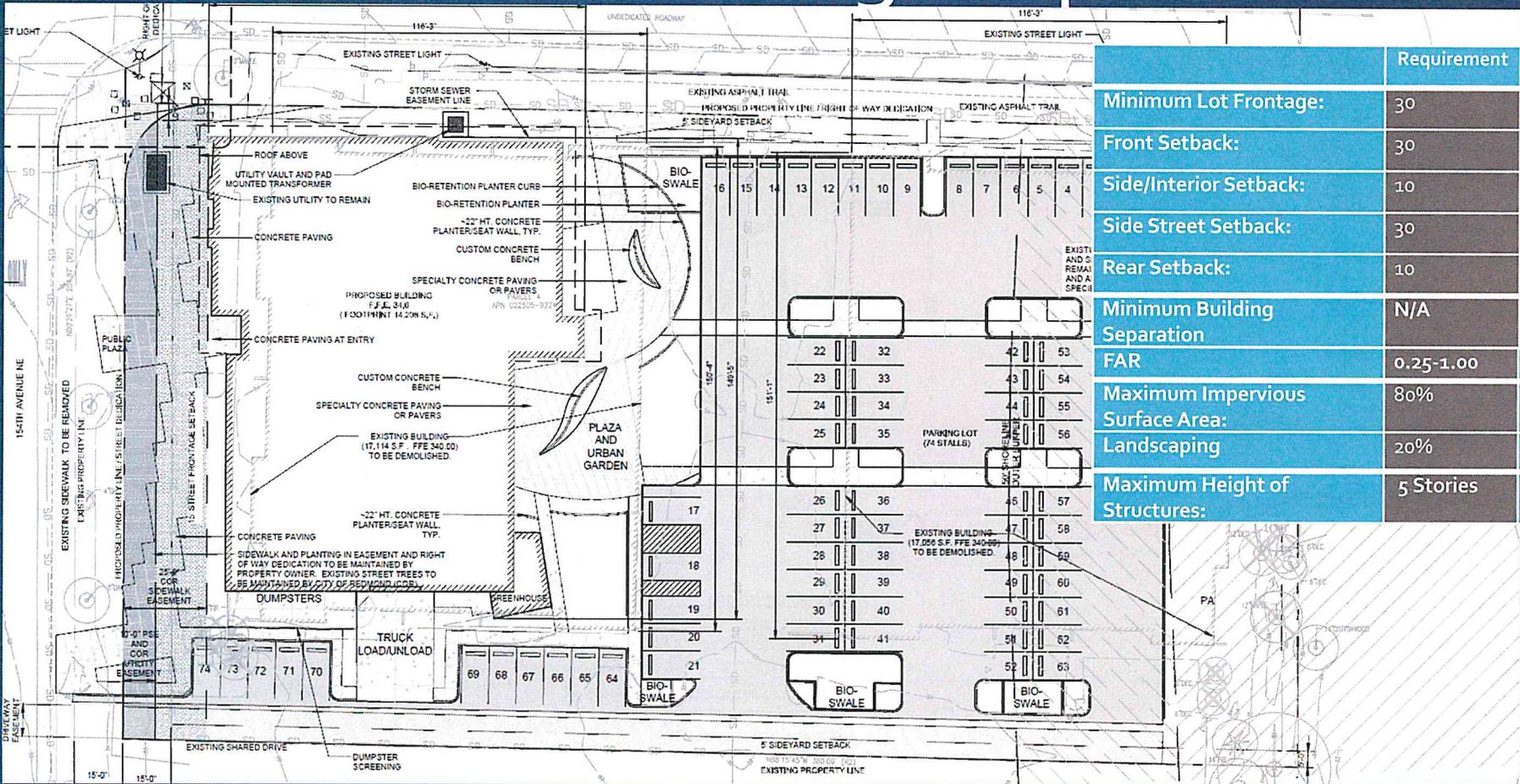
Vicinity Map



Important Dates

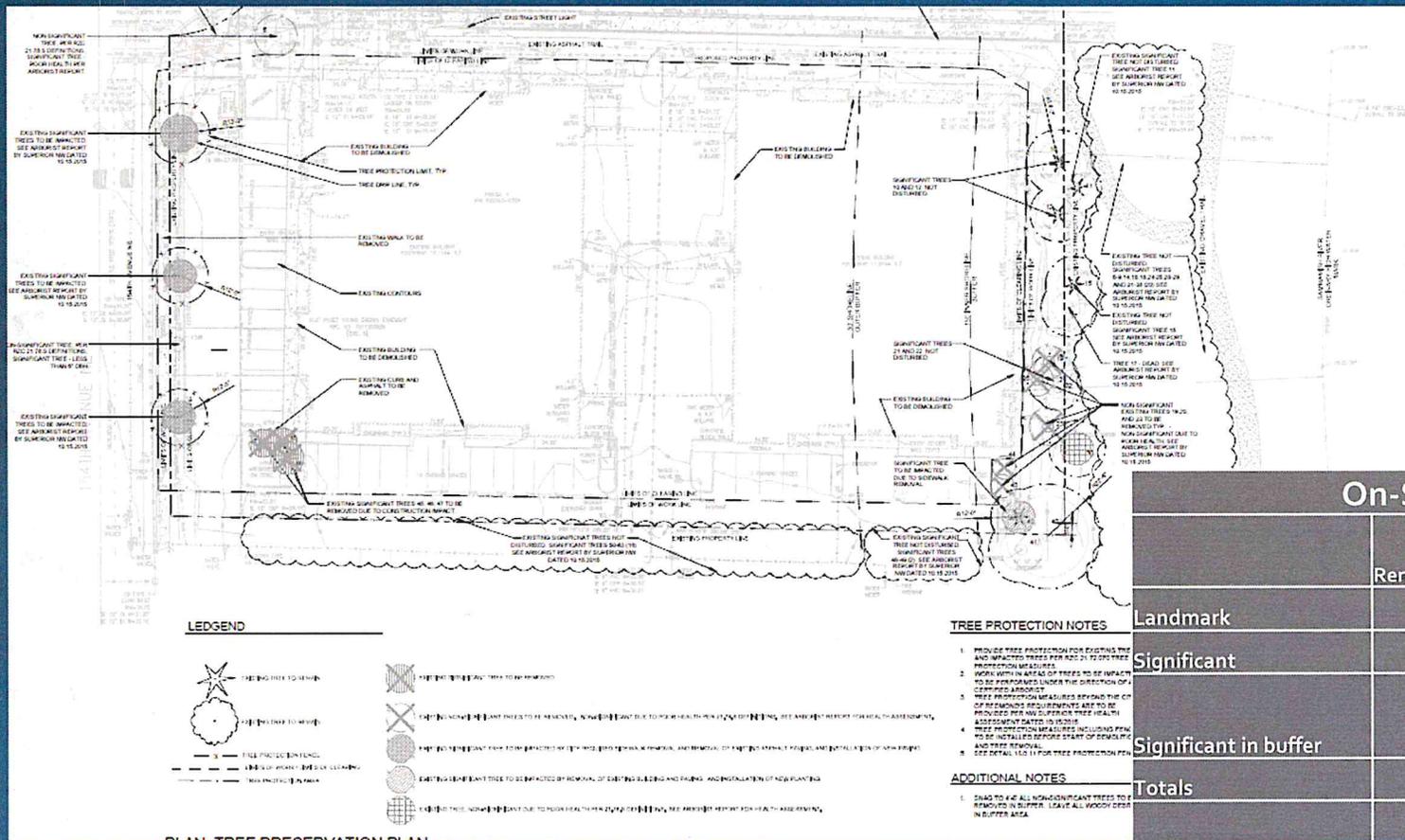
- Pre Application Meeting(s):
- PREP Application: 2/16/2016
- Outreach: 09/22/2015-10/19/2016
- Formal Application Date: 12/01/2016
- Notice of Application: 12/15/2016
- SEPA DNS Issuance: 01/19/2017
- Design Review Board:12/01/2016
- Hearing Date: March 6, 2017
- Tentative Council Decision: April 18, 2017

Site Plan and Zoning Requirements



	Requirement	Proposed
Minimum Lot Frontage:	30	30
Front Setback:	30	15*
Side/Interior Setback:	10	5*
Side Street Setback:	30	15*
Rear Setback:	10	10
Minimum Building Separation	N/A	N/A
FAR	0.25-1.00	0.38
Maximum Impervious Surface Area:	80%	80%
Landscaping	20%	20%
Maximum Height of Structures:	5 Stories	2 Stories

Tree Preservation Plan

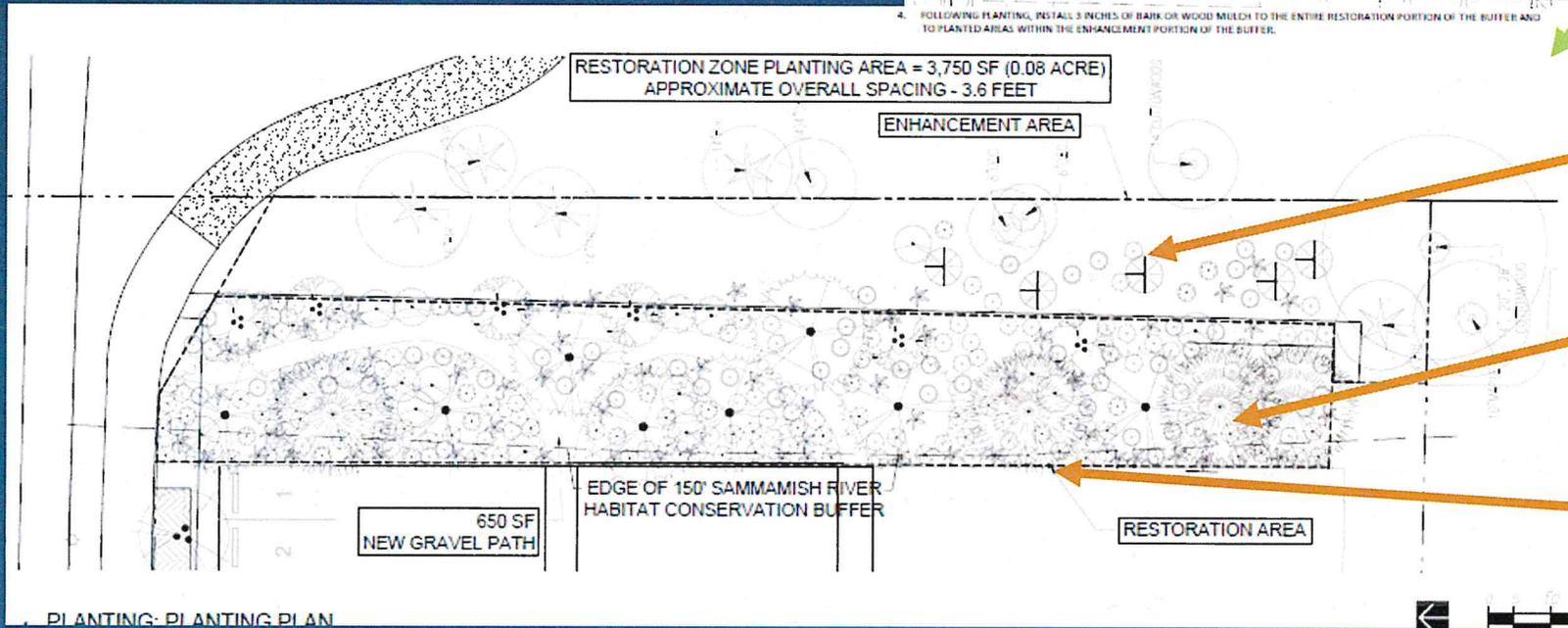
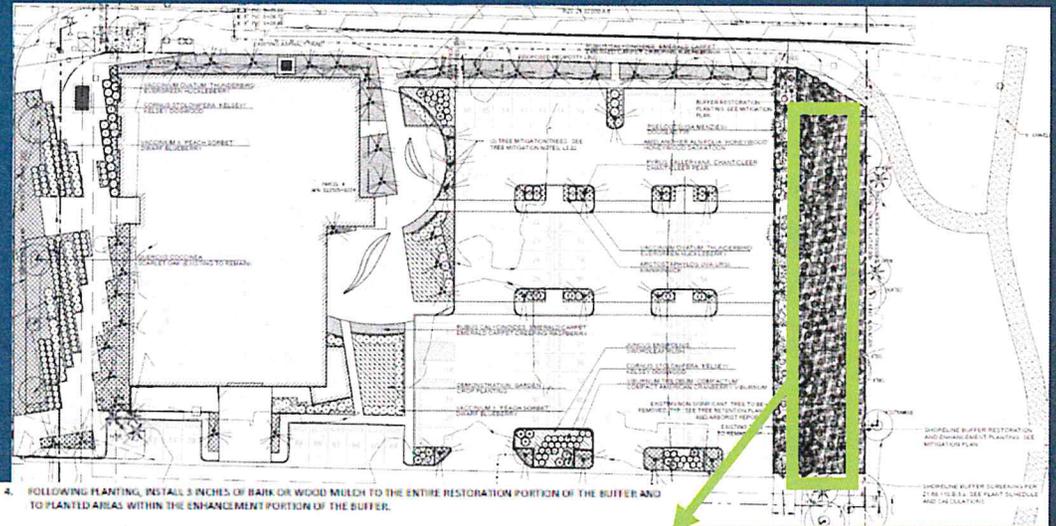


- Notes:
- 1) Trees #1, #3, #4, #45, #46, and #47 are the significant trees with in property lines, but not in buffer.
 - 2) Trees #10, #12, #21, #22, and #42 are the significant trees with in the property lines and in the buffer.
 - 3) Significant trees are 6" or greater in good health per RZC 21.78.5 Definitions
 - 4) Tree #42 is impacted due to removal of existing sidewalk and building in buffer area. Sidewalk and building will be replaced with native plantings.
 - 5) Replacement trees are a 1:1 ratio for trees to be removed not in buffer.
 - 6) No significant trees to be removed in buffer.

On-Site Tree Retention

	Removing	Impacted	Impacted **	Retained	Totals
Landmark	0	0	0	0	0
Significant	3	0	3	3	6
Significant in buffer	0	1	0	5	5
Totals			1	3	8
72% retention					

Mitigation Plan



- Additional enhancement area 3,400
- Total area of disturbance from removal of building 3,720 SF
- Primary Restoration Area 4,556 SF

Outreach

- Outreached methods included printed material, electronic materials and in-person events.
- All materials provided were also made available in translated form for multi-lingual/cultural groups.
- Attachment G, Community Outreach Plan outlines in detail each Outreach Method in addition to feedback received and meeting agendas.

Decision Criteria

- a. Except where the facility is a state or regional facility for which a siting decision has already been made, alternative sites covering the service area of the proposed facility must be considered, and the site proposed must be the most appropriate site taking into consideration the requirements of the facility and the impacts on surrounding uses and the environment;
- b. A determination must be made that there is a public need for the facility, unless the facility is a state or regional facility for which need has already been established;

Decision Criteria

c. The impact of the facility on the surrounding uses and environment, the City, and the region must be minimized;

d. Conditions and/or mitigation measures relative to the design and/or operation of the facility must be identified and imposed to make the facility compatible with the surrounding uses and the environment to the extent practicable;

Decision Criteria

e. A package of incentives must be developed that would make siting the facility within the community more acceptable;

f. A determination must be made as to whether the factors that make the facility difficult to site can be modified to increase the range of available sites or to minimize impacts on affected areas and the environment, except where the facility is a state or regional facility for which a siting decision has already been made;

Decision Criteria

g. The proposal shall comply with any applicable mitigation measures identified in the financial impact analysis;

h. The proposed facility must be consistent with the Redmond Comprehensive Plan, unless the Comprehensive Plan would preclude the location of such facilities anywhere within the City;

Decision Criteria

- i. The facility must comply with any applicable state siting and permitting requirements; and

- j. Alternative sites shall cover the service area of the proposed facility. This criteria is not applicable to Secure Community Transition Facilities.

Addressing any newly submitted comments

- March 3, 2017 Letter of Testimony Submitted by Yen Lam.
 - Neighbor to the south stating they oppose the project due to traffic concerns
 - Will not permit current access to the site for newly proposed use
- Staff response:
 - Traffic has been thoroughly studied and project meets all compliance for traffic and transportation thresholds and improvements.
 - While current access would be ideal, staff has reviewed the project for alternative access options from 154th. The project site is entitled to a legal access point and may modify curb cut location during Civil Construction. Shared access is not required for approval.
 - **As conditioned in staff report:** Alternative access location off of 154th adjacent to current site access shall be permitted upon submittal and review of updated design and analysis during the Civil Construction Review (CCR) process.

Recommendation from Staff and Technical Committee to Hearing Examiner

- **Approve with conditions** as noted within Staff Reports.

