March 3, 2017

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HEARING EXAMINER
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TECHNICAL COMMITTEE REPORT
TO THE HEARING EXAMINER
Essential Public Facility and Site Plan Entitlement

Project Name: HOPELINK

Location: 15511 NE 90th Street, Redmond, WA 98052

Project File Number: PR-2013-00418

Project Description: 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.

File Numbers: LAND-2016-00271 – Essential Public Facility/ Site Plan Entitlement, Type IV
SEPA-2016-02054 – SEPA

Applicant: Third Place Design Co-operative
177 Western Avenue West
Suite 266
Seattle, WA 98119

Applicant's Representative: **Poppi Handy**
Third Place Design Co-operative
177 Western Avenue West
Suite 266
Seattle, WA 98119

Planner: Sarah K Pyle, Senior Planner

Decisions Included: Essential Public Facility/ Site Plan Entitlement, Type IV (RZC 21.76)

Recommendation: **Approval with Conditions**
Public Hearing Date: March 6, 2017

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).

ROBERT G. ODLE, DIRECTOR
Planning and Community Development Department

LINDA E. DE BOLDT, 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** provides responses, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Essential Public Facility, Type IV. And receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Hearing Examiner** will make a recommendation to approve, approve with conditions, or deny the Essential Public Facility, Type IV to the **City Council**. The **City Council** will hold a public meeting to discuss the project and make the final decision regarding the Essential Public Facility, Type IV.

Key Dates

Application/Completeness Date: 12/01/2016
Notice of Application: 12/15/2016
Date SEPA Determination Issued: 01/19/2017
SEPA Appeal Deadline: 02/03/2017
Public Hearing Date: 03/06/2017

Report Attachments

Attachment A: Notice of Application and Certificate of Posting
Attachment B: Notice of Application Public Comment Letter and Response
Attachment C: SEPA DNS Notice
Attachment D: SEPA Public Comment Letter and Correspondence
Attachment E: Notice of Public Hearing and Certificates of Posting
Attachment F: Environmental Checklist
Attachment G: Community Outreach Plan
Attachment H: Tree Health Assessment Report
Attachment I: Tree Preservation Plan
Attachment J: Critical Area Report
Attachment K: Mitigation Plan
Attachment L: Mitigation Report
Attachment M: September 2014 letter and Interpretation

Attachment N: Full Plan Set
Attachment O: Design Review Package
Attachment P: Stormwater Report
Attachment Q: Basin Analysis
Attachment R: Geotech Report
Attachment S: Traffic Study Phase I
Attachment T: Traffic Study Phase II TMP
Attachment U: Neighborhood Meeting Notice
Attachment V: Substantial Shoreline Development Report and Associated Exhibits

Technical Committee Analysis

I. Proposal Summary

To construct a single two story building on one parcel in the Manufacturing Park zone. The building would include a grocery store concept food bank, storage for the food bank, administrative offices, a green house and urban garden. As part of the proposal, the project would demolish two 30 year old warehouses and complete mitigation along the water front to restore the natural habitat, trail and Sammamish River buffer.

II. Site Description and Context

The project site is located in the Manufacturing Park Zone and is surrounded on all sides by light to moderate manufacturing uses and structures, with the exception of the east property-line which is adjacent to the Sammamish River.

Adjacent	Existing Land Use	Zone
North	Public Storage Facility	MP
South	Manufacturing	MP
East	Sammamish River	N/A
West	Manufacturing and Tech	MP

III. Site Requirements

The site is located within the MP zoning district. The site requirements listed in RZC 21.14.040 for this district are:

	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

**Setbacks reduced in compliance with Table 21.14.040B of the RZC MP zoning regulations section 21.14.040*

The proposal complies with all of the site requirements for the MP zone.

V. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on December 15, 2016. The notice was posted at City Hall, the Redmond Regional Library, and 2 notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment A, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received one written comment. Attachment B, Notice of Application Public Comment Letter and Response).

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

- Concerns regarding safety due to increase transients on Sammamish River Trail and nearby homes. Commenter shared that it would render the trail unusable in their opinion to their family.
- A better location would be Hopelink's current site.
- Not worth the money to construct on proposed site.

Notice of SEPA Threshold Determination: The Notice of Application for the Determination of Non-Significance (DNS) for this project was issued on January 19, 2017. This notice was posted at City Hall, the Redmond Regional Library, and on the property. The notice was also sent to state and local agencies, Parties of Record for the project and residents within 500 feet of the site (Attachment C, SEPA DNS Notice). One comment letter was filed during the DNS comment period requesting the Mitigation Plan. Upon receipt of the Mitigation Plan, the commenter responded that they had not additional comments and were satisfied. (Attachment D, SEPA Public Comment Letter and Correspondence).

Notice of Public Hearing: The Notice of Public Hearing for this project was posed on the site, at City Hall, and at the Redmond Regional Library on February 13, 2017. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was also included in a one-time newspaper publication (Attachment E, Notice of Public Hearing and Certificates of Posting).

IV. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment 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 January 19, 2017 (Attachment F, Environmental Checklist).

V. Community Outreach

Below is a summarization of the community outreach methods and timeline. Please see Attachment G, Community Outreach Plan, for narrative of all outreach completed, detailed plan, community meeting materials, visual/ graphic examples provided to community, community meeting feedback summaries and mailed meeting agendas.

Outreach Methods:

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.

Follow Through / Feedback Loop Methods:

Sign-in sheets were provided at all in-person meetings for attendees to provide contact information. Anyone who provided their information was provided follow-up e-mails and materials. Additionally, an inquiry e-mail account was setup to so that general inquires could be received at any time throughout all outreach and application review process. Attachment G, Community Outreach Plan outlines in detail all follow-up methods and follow-up communication.

Timeline of Outreach Completed

- **September 22, 2015**: Hopelink team met with Kelvin Lewis, Director of Furniture Operations for Microsoft. Hopelink reviewed the project, the dissemination of the early site plans as well as a question and answer discussion about Hopelink and the proposal. Mr. Lewis expressed his support of the project and committed to informing both CBRE and Microsoft of Hopelink's tentative plans and sahared with the Hopelink team about traffic patterns at the Microsoft furniture warehouse as well as on 154th Street.
- **December 2, 2015:** Hopelink held a Food Bank Client Visioning Charrette during regularly scheduled Food Bank hours of operation. Hopelink Staff, Third Place Design Cooperative and OAC Services were present at the current Redmond Hopelink location on Cleveland Street from 4:30 PM to 6:30 PM. Participation was voluntary and clients were offered the opportunity to vote on various images depicting aesthetic and architectural elements for each of the areas of the building including the Public Plaza, Lobby/Gallery, Food Bank Grocery, and Client Services Offices. The participants were given a discreet number of green and red dots to vote for their favorite images and their least favorite images for each area of the building. The votes were counted, recorded and implemented into a graphic summary to articulate the Clients' preferences and inform the design of the project. Attached is the Food Bank Client Visioning Charrette summary. There were 8 volunteers, 12 staff and 65 clients of all ages who participated in the Visioning Charrette.
- **January 11, 2016:** Public Meeting: An open house was held for all neighbors (residential and commercial within 500' radius of the project) as well as Hopelink constituents, participants and volunteers. Hopelink Staff, Third Place Design Cooperative and OAC Services were present at the current Redmond Hopelink location on Cleveland Street from 6:30 – 8:30 PM. Presentation boards were displayed with Color Renderings of the Building, the Site Plan, and the Building Plans. One community member, Marian LaBeck, attended, signed-in on the sign-in sheet and provided written feedback. This feedback was recorded and Hopelink followed-up with Marian LaBeck after the meeting and responded to her feedback. Attached is the Neighborhood Open House Summary.
- **January 12 – February 15, 2016:** Hopelink provided the opportunity for follow-up meetings with neighbors who were interested in the project and/or had concerns. There were not any neighbors or community members who reached out to Hopelink with feedback or to schedule a follow-up meeting during this time.
- **July 2016:** Creation of an email account for questions and inquiries. NewRedmondHopelink@hopelink.org. Any submitted inquiries were to be answered within 72 hours and a record of all inquiries to be maintained. Questions and answers were then

planned to be utilized to create and FAQ. All contacts were to have the opportunity to join a contact list for email updates.

- **August 2016:** Hopelink launched webpage with images, information and FAQ for the community to gain up-to-date information. The website was scheduled to be updated at least monthly.
- **August 2016:** A postcard announcing the design process of our new location was mailed out to addresses in a 500' radius from the site. The postcard invite inquired and announce the webpage. The postcard was hand delivered to the offices of the closest residential complexes as well as the West Park management office to offer community meetings at those locations to answer questions.
- **September 2016:** Hopelink staff and the Design Team offered drop-in hours at our current Redmond location for community members to come learn more and ask questions.
- **October 2016:** Hopelink Staff and the Design Team held an Open House at their current location on Cleveland Street for participants and volunteers to see the building design and to build excitement for the new facility. All community members were welcome.
- **September 20, 2016:** Hopelink launched a new website with the following information page for the new Hopelink Redmond: https://hopelink.org/take- action/capital-campaign/develop-redmond
- A postcard was mailed to 800 resident addresses on September 26, 2016. Addresses were provided on 9/8/2016. Hopelink did not received any responses to the postcard mailed on 9/26/16.
- **October 5, 2016:** Meghan Altimore with Hopelink, visited Public storage, Redmond Workshop and West Rock, all nearby businesses, to discuss the new Hopelink location, provide contact information and offer the opportunity for any questions.
- **October 7, 2016:** Meghan Altimore with Hopelink, visited Avalon apartment community discuss the new Hopelink location, provide contact information and offer the opportunity for any questions.
- **October 10, 2016:** Meghan Altimore with Hopelink, sent information to Marion LeBeck of the Redmond Library and resident of River Trails. Ms. Altimore requested a contact at River Trails to offer a presentation to residents about the new Hopelink Redmond as well as to invite Ms. LeBeck to the open Office Hours on 10/13/16.
- **October 13, 2016:** Hopelink staff as well as, staff from Third Place Design Cooperative and OAC Services were present at the current Redmond Hopelink location on Cleveland Street from 3:30 PM to 6:30 PM for Community Office Hours. The event was advertised on new Hopelink webpage website. Presentation boards were displayed with

Color Renderings of the Building, the Site Plan, and the Building Plans. No community members attended.

- **October 19, 2016:** An Open House was held for Hopelink participants, volunteers and staff. Hopelink Staff, Third Place Design Cooperative and OAC Services were present at the current Redmond Hopelink location on Cleveland Street from 6:00 PM to 7:30 PM. Approximately 60 community members including current Hopelink participants, several volunteers and staff from the three Hopelink Redmond locations attended, asked questions, gave input and shared positive feedback and support of the project. Presentation boards were displayed with Color Renderings of the Building, the Site Plan, and the Building Plans. There were notepads to gather input visibly placed throughout the open house. However, attendees opted to provide verbal feedback instead. The feedback was supportive, positive, and constructive. No concerns were shared at the Open House. Input ranged from suggesting interior design elements in the lobby and client spaces to outdoor elements in the plaza. Feedback was also given to the design of the Food Bank drop-off location. The feedback from Hopelink staff and community resulted in several design changes including providing a canopy cover over the food delivery area on the South end of the building to protect donors from the rain, a revised reception desk design that is more accessible to the public and an additional staff work room.

Responses to Mailings and E-mails Inquiries Received as part of Community Outreach

- Hopelink has not received any emails to NewRedmondHopelink@hopelink.org.
- Hopelink has not received any responses to the postcard mailed on 9/26/16.

VI. Compliance with Development Regulations

A. Tree Protection (RZC 21.72)

The Redmond Zoning Code (RZC 21.72) requires that all healthy landmark trees and 35 percent of all healthy significant trees be saved. Landmark trees are those trees that are greater than 30 inches in diameter at breast height. Significant trees are those trees that are between 6 inches and 30 inches in diameter at breast height. Tree health of the existing trees on the Hopelink site were assessed in an arborist's report prepared by Superior NW Enterprises dated October 12, 2016 (Attachment H, Tree Health Assessment Report).

Finding: The applicant is proposing to save eight of the eleven significant trees on the site. There are no landmark trees on this site. This results in a saved tree percentage of 72 percent (Attachment I, Tree Preservation Plan). Five of the trees to be preserved are located within the shoreline buffer, a protected open space area which cannot be subjected to any future development. No trees

classified as "retained" may be removed from the project site in the future unless due to health. Per the Redmond Zoning Code (RZC) 21.72.080 the project is required to plant no less than three trees in replacement of those proposed for removal, the applicant is proposing to plant 60 new trees throughout the development site as part of the project. The tree replacement proposal is 57 greater than that as required by the RZC 21.72.080. A health assessment of the trees has been performed by a certified arborist to assure that each retained tree is healthy.

B. Critical Areas (RZC 21.64)

Section 21.64 of the Redmond Zoning Code contains standards, guidelines, criteria, and requirements intended to identify, analyze, preserve, and mitigate potential impacts to the City's critical areas and to enhance and restore degraded resources such as wetlands, riparian stream corridors or habitat, where possible.

A Critical Area Report was prepared by PBS Engineering and Environmental, dated October 2016. The report states that there is a shoreline buffer on the property on the east side associated with the Sammamish River. The Shoreline designation on the Hopelink project property is High Intensity/Multi-Use. The Shoreline designation for the King County owned adjacent parcel to the east which directly abuts the river is Urban Conservancy and is shown within Attachment J, Critical Area Report, Attachment K, Mitigation Plan and Attachment L, Mitigation Report. The 200 foot shoreline zone extends approximately 87 to 90 feet into the subject property and covers nearly a quarter of the property. Under the existing condition, over 50 percent of the shoreline zone is occupied by one of the office buildings and 78% of the zone is in impervious surfaces, 11 percent of which is currently pollution generating surfaces (PGS). Stormwater runoff goes straight into the river with no treatment. According to the Shoreline Master Program, new structures, pavement, and other improvements are permitted within High Intensity/Multi-Use shoreline designation areas that are separated from the water by another parcel so long as incremental environmental benefit is provided and no net loss of shoreline ecological functions is demonstrated. Under the proposed project, there will be no buildings in the shoreline zone and impervious surfaces will be reduced to 51 percent. While most of the impervious surface under the proposed project will be parking lots, which increases the percent of PGS to 46 percent, stormwater from the PGS will be collected and filtered in a series of bio-retention cells prior to discharge. Native vegetation will increase from less than 20 percent to over 40 percent. Overall there should be no net loss of Shoreline ecological functions. The project is consistent with the shoreline designation and goals of the Shoreline Master Program. (Attachment J, Critical Area Report and Attachment, K Mitigation Plans).

Finding: Under 21.64.010Ce of the Redmond City Code, demolishing any structure that results in a disturbance of a critical area is a regulated activity and mitigation is required. The portion of the Fish and Wildlife Habitat Conservation area that was occupied by the office building and sidewalk will be restored by planting with native species, increasing the effective width of the stream buffer at this location by approximately 20 feet. The overall goal of the restoration plantings will be to provide an incremental increase in available habitat for species using the buffer along the river. A secondary goal is to improve water quality in the Sammamish River by reducing impervious surface near the river and treating runoff from pollution generating surfaces, which currently flows untreated into the river. The buffer restoration area measures approximately 4,400 square feet or 0.10 acre. The remaining 3,400 square feet of the buffer on the property will be enhanced through weed control and some plantings. The restored buffer area will be irrigated for at least 3 years to ensure plant survival and will be weeded at least three times a year. Monitoring will occur yearly for 5 years. Any mortality of planted stock will be replaced in kind or with an equivalent species approved by the qualified consultant. Other contingency measures may include adjustments to the watering regime, additional weed control, addition of mulch, replacement signage and fencing or trail maintenance. (Attachment J, Critical Area Report and Attachment K, Mitigation Plans). The Mitigation work for the buffer enhancements will be bonded for and monitored annually for no less than a period of five years, RZC 21.76.090.F.

C. Transportation

Phase I of Trip Generation Study and Phase II of Traffic Impact Analysis are required for this project. The existing Hopelink Administrative Offices is located at 10675 Willows Road NE and the Food Bank and Client/Emergency Service Center is located at 16725 Cleveland Street in Redmond. Both the Administrative Offices and Food Bank and Client/Emergency Service Center will be relocated to the proposed site with the additional of associated conference and meeting space and a Food Bank with Food Bank Storage area. Based on a site specific data, the project would generate approximately 45 net new PM peak hour trips with 25 trips inbound and 20 trips outbound while the Food Bank is in operation. Without the Food Bank in operation, the project would typically generated approximately 24 net new weekday PM peak hour trips with 10 trips inbound and 14 trips outbound. The study shows project traffic would represent about 1 to 2 percent of the 2018 PM peak hour traffic volumes at four study intersections, which is within the daily fluctuation of traffic. Two study intersections operate at LOS E or worse during the weekday PM peak hour under both future without and with-project conditions. The proposal is not anticipated to increase delay at these intersections. The resulting transportation-related impacts would not require implementation of project specific mitigation measures based on the City of Redmond standards. This project would be required to implement a Transportation Management Program for the site to manage site access, availability of parking for employees and visitors to the site,

and to reduce the level of traffic generation during weekday morning and afternoon peak travel hours. In addition, the proponent would be required to pay the City of Redmond transportation impact fees to mitigate general transportation-related project impacts throughout the City.

D. Stormwater

The project includes work within the FEMA 100-year floodplain. The project has met the requirements of FEMA for providing compensatory storage and elevating the proposed building at least one foot above the 100-year flood stage.

Stormwater quality treatment is provided on-site by routing pollution generating impervious surface runoff to bio-retention cells, an approved LID best management practice.

The project will discharge directly to the existing trunkline draining to the Sammamish River. The project site is in the immediate vicinity of the river. On-site detention was waived based on the project providing an approved engineering analysis of the off-site stormwater routing. The project will not negatively impact the downstream or upstream conveyance capacity.

The project will infiltrate clean roof runoff to the level permitted by the site plan and the on-site soils. An infiltration facility is proposed to percolate a portion of the roof. Full infiltration is not feasible due to poor infiltration rates in the soils and a high wet season ground water table.

VII. Essential Public Facility, Type IV Decision Criteria:

1. *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;*

   Response: Over the last four years, Hopelink has made multiple previous attempts to find a site in the City of Redmond for the Hopelink Redmond Integrated Service Center that have proven to be unsuccessful. The Cleveland Street site, located at 16725 Cleveland St, Redmond, WA 98052, where the current Hopelink Redmond Food Bank resides, was too small to meet the parking needs of the Hopelink Integrated Service Center and an underground garage was cost prohibitive. The second site was Park 180, Building D 7138-7172 180th Avenue, where an existing warehouse resides. Hopelink was under contract to purchase the building when the seller went with a higher bid. Many other sites have been reviewed and found to be too expensive.

Additionally, please refer to the letter from Larry Martin to Rob Odle, Planning Director, September 12, 2014 requesting a Zoning Code Interpretation and the attached Administrative Interpretation, dated 10/31/2014 (Attachment M, September 2014 letter and Interpretation).

2. *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;*

Response: In 2011, a panel of experts completed an analysis of what steps Hopelink needed to take in order to expand its food bank supply to better meet the needs of low income households in its service area of North and East King County. A key component of the strategies outlined in this report was a centralized warehouse large enough to hold staple and perishable food product to be distributed to all five Hopelink food banks located in Redmond, Bellevue, Kirkland, Shoreline and Snoqualmie Valley. This warehouse would allow Hopelink to receive and store large quantities of food when available and then distribute that food over time throughout the full food system.

~~Hopelink will implement this strategy by establishing its Combined Food Warehouse at the new Redmond Facility. The Combined Food Warehouse will be the warehousing and distribution hub for all Hopelink integrated service centers and food banks located in Redmond, Bellevue, Kirkland, Shoreline and Snoqualmie Valley.~~

The need for all services Hopelink provides is growing despite its best efforts, Hopelink is only able to serve a fraction of people in its service area who are in need of assistance. Hopelink's two current Redmond facilities are simply inadequate to meet demand for its services.

The new Hopelink Redmond Facility will support employees and volunteers who carry out Hopelink Community Services programs. Significant efficiencies and expanded service capacity will be achieved by integrating the larger building spaces needed to provide public services to more people. The new facility will serve ~~18,500~~ 5,000 people annually ~~3,960~~ through the Integrated Service Center and ~~14,540 through the distribution of food from the Centralized Food Warehouse.~~ The new Hopelink Redmond Facility is needed to provide these public services.

Additionally, please refer to the letter from Larry Martin to Rob Odle, Planning Director, September 12, 2014 requesting a Zoning Code Interpretation and the attached Administrative Interpretation, dated 10/31/2014 (Attachment M, September 2014 letter and Interpretation).

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

   Response: The current site is 74,923 square feet, comprised of 33,976 square feet of impervious parking lot and sidewalk and 34,170 square feet of impervious building foot print/roof area amounting to 91% of the site coverage in impervious surface.

   It is proposed that both buildings and the parking lot and walks will be demolished and replaced with a new building that has a roof area of 16,177 square feet, a new parking lot of 25,264 square feet, and plaza and sidewalks that are 11,325 square feet, reducing the impervious coverage to 70%.

   The area of the project within the 150' shoreline buffer is 7,956 square feet. Currently it is covered by a combined total of 3,720 square feet of impervious sidewalk and building/roof area, amounting to 47% of impervious surface coverage. The project proposes to remove all impervious surfaces in the 150' buffer and, additionally, to install 3,720 square feet of native plants and trees. This results in 100% pervious area in the buffer.

   Currently, catch basins that discharge directly to the Sammamish River with little or no treatment are the extent of the storm water conveyance and treatment system. The proposed project will convey all of the water from pollution generating impervious surfaces (the parking lot) into bio-retention areas (rain gardens) for treatment, discharging into the Sammamish River after treatment. Additionally, the roof run off will be discharged into underground infiltration galleries (trenches) to aid in recharging the aquifer.

4. *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;*

   Response: The area within the 150' Sammamish river buffer will be fully restored to native plants and trees to mitigate the current sites storm water and ecological impact on the adjacent shoreline. This mitigation also includes buffer screening that mitigates and screens the view of the parking lot and building from the river and its associated trail.

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

   Response: Removing the existing building from the stream buffer and restoring the site in the Fish and Wildlife Conservation Area by planting native species and widening the stream buffer in this area by approximately 20' is in itself an incentive. As part of this restoration a publicly accessible trail area will be created

and connected to the larger King County trail system that occurs along the banks of the Sammamish River.

In addition, Hopelink will designate a portion of the lot as a community garden and urban food production site. This urban food garden will provide on-site fresh vegetables and fruit to the food bank, augmenting their food program. The food grown in the garden will benefit those with poor access to quality, unprocessed, high nutrition food.

The plaza area on the east is proposed as a public gathering space and will be open to passive activities and organized events. Classes and volunteer activities associated with the garden area will be conducted and will be open to the public to attend. During the work week there will be open access to the public to utilize the plaza area and revitalized stream buffer area. It is anticipated that workers from the adjacent business will visit the plaza area for lunch time.

6. *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;*

Response: Hopelink's Redmond facility has been difficult to site in the past. Hopelink's administrative headquarters have been located in Redmond since 1991. When Hopelink outgrew its former Redmond location in the Together Center and needed to relocate, despite a thorough and time consuming search for a new location, Hopelink was unable to secure a suitable site within the City that would meet its building space needs. To stay in Redmond, Hopelink was forced to split functions· and programs and to move them to two separate locations-the administrative office location on Willows Road, and the integrated service center location on Cleveland Street. This division has been inefficient. Hopelink is committed to bringing these functions back together in Redmond to best serve the community.

Hopelink has searched for a suitable Redmond site for the new facility for nearly two years. Throughout this period a team of professionals with expertise in real estate, facility planning, architecture, engineering, finance, development project management and human services, led by Hopelink's CEO and its Director of Housing and Asset Building, has been unable to identify any suitable site in Redmond zoned to allow Hopelink's unique combination of land uses.
This effort has included:

- Analysis of current and proposed Redmond land use plans and zoning;
- Detailed architectural and financial analysis of a proposal to purchase and redevelop Hopelink's current leased integrated services center site;

- Extensive analysis of available commercial properties with assistance of commercial real estate brokerage professionals;
- Submission of a proposal to the Redmond Planning Commission for revisions to the Redmond Comprehensive Land Use Plan and Zoning Code;
- Negotiations with multiple property owners to purchase buildings and property for redevelopment;
- Loss of an opportunity to purchase a suitable building when the owner chose to lease to another user due to the long contingency period required for Hopelink to obtain a change in zoning.

Additionally, please refer to the letter from Larry Martin to Rob Odle, Planning Director, September 12, 2014 requesting a Zoning Code Interpretation and the attached Administrative Interpretation, dated 10/31/2014 (Attachment M, September 2014 letter and Interpretation).

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

Response: Service impacts to the City of Redmond from this proposal are expected to be very low with little or no additional need arising from the use of the building as these services are relocated from other Redmond locations.
Additionally, a large majority of Hopelink's operating revenue is derived from government funding and is expended in the performance of public services under contracts with governmental agencies. For example, as shown by the enclosed graphic and balance sheet summary titled "Financial Highlights" (Attachment M, September 2014 letter and Interpretation), in fiscal year 2012- 2013, of the roughly $55 million in Hopelink funding, 79.2 % was derived from fees and grants from government agencies. In this period, 68.6% of total revenue was expended to provide public transportation services under governmental contracts. 22.7% was used to provide community services, including services performed under governmental contracts and programs. Expenditures of funds awarded by the federal government are shown on the enclosed "Schedule of Expenditures of Federal Awards for the Year Ended June 30, 2013".
Government funding sources in 2013 included:

- Federal Government
- State of Washington
- King County
- Bellevue
- Bothell
- Issaquah
- Kenmore
- Kirkland
- Redmond

- Sammamish
- Shoreline
- Snoqualmie
- Woodinville

Locating this center within the City of Redmond will reduce the fiscal impacts to the City by servicing low income individuals and families.

8. *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;*

Response: The proposal supports the following Sections of Redmond's Comprehensive Plan:
Community Character:
CC-4: Reflect Redmond's heritage as a farming community: The proposal supports this by providing the Community Garden and the Urban Farming for food production.

CC-6: Preserve and develop informal community gathering places: The proposal supports this by providing an open public plaza for visitors and neighbors to gather for impromptu lunches or formal events.

CC-9: Incorporate & provide opportunities for art in and around public buildings and facilities: The proposal supports this by providing opportunities in the public plaza for art highlighting Hopelink's active presence in the community related to food, the donor community and their services. Hopelink plans to have a Public Call for Artists to incorporate a single or multiple art pieces into the lobby and/or plaza of the building.

CC-10: Provide links to public places to encourage their use: The proposal supports this by providing sidewalks to the building and public plaza from the right of way. The building is located on the northwest corner of the site, close to both major arterials, in order to provide visual connection from the right-of-way to the building, enlivening the pedestrian experience.

There is an existing King County Trail that occurs along the north edge of the site wrapping along the western edge of the Sammamish River. The project is proposing several connections along the north and east sides of the site to interact with the trail, providing continuity and connection. Additionally, the creation of a small trail and informal open space in the restored buffer area is proposed, linking into the primary King County trail, providing a place to relax, and stop and enjoy the newly restored buffer area.

CC-15: Encourage semi-public buildings to be located and design unique facilities to serve as community landmarks and to foster a sense of place: The proposal

supports this by providing a critical service link to the City of Redmond and North and East King County. The new public plaza and community garden will foster a sense of place and pride within the neighborhood.

CC-21: Ensure safe environments by requiring use of building and site design techniques consistent with CPTED guidelines: The proposal will embrace the use of CPTED guidelines in the design of the site and building spaces.

CC-24: Design and create trails, sidewalk, bikeway and paths to increase connectivity for people by providing safe, direct or convenient links: The proposal supports this by providing safe pedestrian access from the Rapid Ride transit stop on NE 90th St to the main building entry, and by providing safe access from 154th Ave. NE to the main building entry, community garden and the services Hopelink provides via biking, walking, riding transit or by car. The site also connects at multiple locations to the existing King County Trails to the north and east of the site (along the western Sammamish River frontage) with sidewalks and pathways. This connection allows the public and visitors to the new facility to enjoy the newly mitigated stream buffer area. By removing the existing buildings and siting the new building at the corner, it opens up the western section of the site, allowing more natural light and visibility to the existing King County Trail, making the connection of the trail to the Sammamish River more evident to the general public.

Natural Environment:
NE-4: Maintain and, where possible, improve air quality, water quality, soil quality, and ecosystem function to ensure the health and well-being of people, animals and plants. Planting and soils will be amended to meet Department of Ecology's best practices : The area with in the 150' Sammamish river buffer will be fully restored to include native plants and trees to mitigate the current site's storm water and ecological impact on the adjacent shoreline. This mitigation will expand the stream buffer area by 20', providing an incremental increase in the shoreline habitat for wildlife that use this area. Reducing the impervious surface of this area from 47% to 0% will reduce runoff and pollutants, increasing water quality. The additional native plants and trees will improve air quality and increase the diversity in the Sammamish River ecosystem. Installing new storm and conveyance systems that treat and retain water will improve the water quality by reducing runoff rates and reducing pollutants in the water that is outflowed to the river.

NE-6 Encourage the judicious use of renewable natural resources and conserve nonrenewable resources: The materials used for the building will be comprised of recycled content and bio-based ingredients.

NE-7: Minimize water use and optimally recycle material resources to protect natural systems by reducing resource extraction, greenhouse gas emissions, and

air and water pollution: The building will include ultra-low flow plumbing fixtures and lavatories. Locally sourced materials will be used to limit greenhouse gas emissions and pollution from transportation of those materials. The irrigation system will be a highly efficient drip irrigation system. High efficiency light fixtures will be used throughout.

NE-8: Reduce waste, reuse and recycle materials, and dispose of all wastes in a safe and responsible manner: Construction materials will be recycled with a goal of 90% diversion from landfills.

NE-12: Encourage environmentally friendly construction practices, such as Leadership in Energy and Environmental Design (LEED) : The project is anticipated to apply for LEED Silver Certification. Specific measures are as follows:

- Reducing pollution and land development impacts from automobile use by locating the project within 1/4-mile walking distance of 1 or more bus stops, providing secure bicycle racks and/or storage, providing shower and changing facilities in the building and providing preferred parking for low-emitting and fuel-efficient vehicles.
- Conserving existing natural areas and restore damaged areas to provide habitat and promote biodiversity by restoring or protecting a minimum of 50% of the site with native or adapted vegetation.
- Promoting biodiversity by providing a high ratio of open space to development footprint.
- Limiting disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, reducing or eliminating pollution from stormwater runoff and eliminating contaminants.
- Limiting disruption and pollution of natural water flows by managing stormwater runoff and implementing a stormwater management plan.
- Reducing heat islands to minimize impacts on microclimates and human and wildlife habitats by installing roofing materials with a high solar reflectance index (SRI).
- Minimizing light trespass from the building and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction and reduce development impact from lighting on nocturnal environments by lighting exterior areas only as required for safety and comfort.
- Limiting the use of potable water or other natural surface or subsurface water resources available on or near the project site for landscape irrigation by reducing potable water consumption for irrigation by 50%.
- Further increase water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems by employing strategies that, in aggregate, use less water than the water use baseline calculated for the building.

- Achieve increasing levels of energy performance beyond the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use by demonstrating a percentage improvement in the proposed building performance rating compared with the baseline building performance rating.
- Diverting construction and demolition debris from disposal in landfills and incineration facilities by recycling 75% of construction and demolition debris.
- Reducing impacts resulting from extraction and processing of virgin materials by using recycled content materials.
- Supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation by using building materials that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site.
- Providing capacity for ventilation system monitoring to help sustain occupant comfort and well-being by monitoring interior CO2 concentrations and providing a direct outdoor airflow measurement device to measure the minimum outdoor air intake flow.
- Improving occupant comfort, well-being and productivity by providing additional outdoor air ventilation to improve indoor air quality (IAQ).
- Reducing indoor air quality (IAQ) problems resulting from construction or renovation and promote the comfort and well-being of construction workers and building occupants by implementing an IAQ management plan for the construction and preoccupancy phases of the building and for after all finishes have been installed and the building has been completely cleaned before occupancy.
- Reducing the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants by using low-emitting adhesives, sealants, paints, coatings, flooring materials, wood and agrifiber materials with no added urea-formaldehyde for the interior of the building.
- Promote occupants' productivity, comfort and well-being by providing a high level of lighting system control and thermal comfort system control by individual occupants or groups.
- Providing a comfortable thermal environment that promotes occupant productivity and well-being by designing a heating, ventilating and air conditioning (HVAC) systems and the building envelope to meet the requirements of ASHRAE standard 55-2004.
-

Land Use:

LU-15 : Support equitable delivery of and access to human services by allowing the uses in suitable locations and encouraging their creation through incentives or bonuses and other innovative measures: This location for Hopelink services is adjacent to Rapid Ride Line B transit stops, close to the Downtown Redmond Shopping Area with good visibility and access from 154th Ave NE. The new

building will allow for multiple uses, from office to food storage and distribution to human and emergency services.

Economic Vitality:
EV-4 : Preserve and expand the current economic base and employment levels; use wisely the finite supply of urban land and the existing infrastructure in Redmond by supporting economic development to occur within existing retail, office, manufacturing and mixed-use areas : 57 employees will be located at this facility, including 3 newly created positions. The services provided will include English for Work to advance employment opportunities and employment services to connect Redmond low-income residents to wage ladder employment opportunities.

EV-7 : Support the retention and attraction of land uses using the following siting criteria : Focus additional employment in the Sammamish Valley Neighborhood : Locating this range of services will bring over 57 employees and volunteers plus clients visiting the site for human services, the food bank and administrative offices. This is an increase of 3 full time employment opportunities and 150 volunteers. The increase in the number of people served is projected to be up to 500 low income individuals and families.

Human Services:
HS-1: Support the provision of a continuum of human services, from preventive to remedial, focused on ensuring that residents are able to be self-sufficient, contributing members of the community: Hopelink provides services along this continuum and each of the services the agency provides will be provided at this facility, which include:

- emergency and supplemental food assistance
- home heating assistance
- emergency financial assistance
- case management
- employment services
- adult education classes

Hopelink's services are funded through several dozen governmental grants and contracts with local, state and federal government sources, leveraged with private philanthropic dollars. For example, Hopelink is the designated service provider for distribution of funds from the federal Low Income Heating and Assistance Program (LIHEAP) in North and East King County. Hopelink will provide public education at the Redmond Integrated Service Center including GED classes as well as English for Work classes. These educational programs are funded by the State Board of Community and Technical Colleges and are designed to help students who are not successful in traditional adult learning environments, such as community colleges, to succeed and achieve an educational credential. Both programs are "contextualized" for employment, which means that there is a dual

purpose of educational gains in conjunction with helping the adult student improve their employability and, therefore, increase their household income. Additionally, please refer to the letter from Larry Martin to Rob Odle, Planning Director, September 12, 2014 requesting a Zoning Code Interpretation.

HS-2: Encourage agencies serving Redmond residents to make their services as accessible as possible: The project is sited along a Rapid Ride Route with a bus stop just to the north of the main entrance along NE 90th Street. This provides easy access for residents traveling by transit. Parking on site is also provided for others driving to the site. The parking lot has been designed to allow for a drop off area in front of the main entry in the parking lot so the Access Vans can drop off and pick up residents visiting the site for services easily.

9. *The facility must comply with any applicable state siting and permitting requirements; and*

Response: The facility will comply with all mandatory codes and requirements in effect at the time of the application.

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

Response: Sites throughout the City of Redmond were reviewed for feasibility with the program, siting requirements and service requirements for Hopelink. All sites reviewed and considered were located within the City of Redmond and would have been within the same service area we are currently proposing. The proposed location serves all of the City of Redmond and is concurrent with the alternative sites considered. This proposed site complements Hopelink's diverse range of sites and services already in place in North and East King County and consolidates the administration and food bank/services from other locations in the City of Redmond.

Additionally, please refer to the letter from Larry Martin to Rob Odle, Planning Director, September 12, 2014 requesting a Zoning Code Interpretation (Attachment M, September 2014 letter and Interpretation).

VII. Code Deviations Granted

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

1. Parking Lot Landscaping: Approval to locate parking lot trees at a greater distance than every four parking stalls with the condition that the total number of parking lot landscape trees planned maintain 1:4 ratio (trees:stalls).

IX. Conclusions and Recommendations

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **recommend approval of the Hopelink Essential Public Facility, Type IV subject to conditions** listed in Section VII.

This Type IV Essential Public Facility is vested to the regulations in effect upon the submission of a complete building permit for the proposal unless the building permit is cancelled or expires (RZC 21.76.050B).

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	*and as conditioned herein.*
SEPA Checklist	12/01/2016	*and as conditioned herein and as conditioned by the SEPA threshold determination on 1/19/17.*
Design Review Board Approval/Plans	12/01/2016	*and as conditioned herein.*
Mitigation Plan	12/01/2016	*and as conditioned herein.*
Stormwater Report/ Design	12/01/2016	*and as conditioned herein.*
Geotech Report	12/01/2016	*and as conditioned herein.*
Traffic Studies (Phase I & II)	12/01/2016	*and as conditioned herein.*
Basin Analysis	12/01/2016	*and as conditioned herein.*
Critical Area Report	12/01/2016	*and as conditioned herein.*
Mitigation Report	12/01/2016	*and as conditioned herein.*

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)

iii. Alternative access location off of 154th may be adjacent to current site access shall be permitted upon submittal and review of updated design and analysis during the Civil Construction Review (CCR) process.

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 for 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. <u>Planning Department</u>
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.

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.

j. **Building Orientation and Design:** All future revisions that may be proposed regarding the configuration of the building footprint are permitted to be submitted and reviewed for approval with the Building Permit application and Civil

Construction Review Permit, including any associated revisions to layout of landscaping and parking design. This is with the additional condition that the orientation of the building remains to the northwest frontages of the proposed site and the building does not exceed the proposed square footage as shown within the attached Plan Set. Exterior design material and style shall remain consistent to that recommended for approval by the Design Review Board (DRB). Any modifications to exterior design materials or style would be required to be re-reviewed by the DRB per condition 5.c above.

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	Transition Area Overlay Areas
RZC Appendix 1:	Critical Areas Reporting Requirements

Building

2012 International Building Codes (IBCs)
2012 Uniform Plumbing Code
2012 International Residential Code (IRC)