



Technical Committee
The Cove Short Plat: LAND-2022-00182 Type II Notice of Decision
Transmittal Letter

November 1, 2023

Gina Estep
14410 Bel-Red Road, Suite 200
Bellevue, WA 98007
ginae@murrayfranklyn.com

Subject: The Cove Short Plat, LAND-2022-00182, PR-2022-00741

Location: 18636 NE 53rd St, Parcel No. 1825069058

Dear Gina Estep:

The Notices of Decision previously dated October 30 and 31, 2023 were issued in error. Please accept this as your formal Notice of Decision. The comment and appeal date have been adjusted accordingly.

The City of Redmond Technical Committee has reviewed and approved the above-referenced proposal for a short plat of a single parcel into four parcels with a stormwater/open space tract. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval for this project. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval for this project.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received Type II Short Plat approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Review and the Building Permit Review processes.

Coordinated Civil Review Process. This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees. Construction drawings must be submitted per the ***Civil Drawing Checklist*** and the Notice of Decision Conditions of Approval; the drawings must be reviewed and approved by all applicable divisions of Development Services. The ***Civil Drawing Checklist*** can be found on the City's website. A

City Hall

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

Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Tom Sage at 425.556.2488 at 425.556.2488 or tsage@redmond.gov.

Additional information regarding the Coordinated Civil Review process and Record Drawings can be found at <https://www.redmond.gov/944/Coordinated-Civil-Review>.

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

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

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


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

Department-Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Min Luo	Senior Transportation Engineer	425.556.2881	mluo@redmond.gov
Planning- Development Engineering/Water & Sewer	Zheng Lu	Senior Utility Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Tom Sage	Senior Stormwater Engineer	425.556.2488	tsage@redmond.gov
Environmental & Utility Services	Cindy Wellborn	Senior Engineer, Natural Resources	425.556.2495	cwellborn@redmond.gov
Fire	Scott Turner	Assistant Fire Marshall	425.556.2273	sturner@redmond.gov

Planning – Development Review	Mason McGonagall	Senior Planner	425.556.2475	mmcgonagall@redmond.gov
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The City’s Development Review Staff are available to meet with you regarding the development review process. Please contact Mason McGonagall, Senior Planner at 425-556-2475 or mmcgonagall@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Carol V. Helland, Director
Department of Planning and
Community Development



Aaron Bert, Director
Public Works Department

Technical Committee Short Plat Type II
Notice of Decision

Project Name: The Cove Short Plat

Location: 18636 NE 53rd St, Parcel No. 1825069058

Project File Number: LAND-2022-00182, PR-2022-00741

Project Description: The short subdivision of a single parcel into four parcels with associated site improvements. The existing single-family home will be demolished.

Technical Committee Decision
Approval with Conditions

Decision Date: November 1, 2023
Appeal Deadline: November 15, 2023

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at <https://www.redmond.gov/913/Request-for-Reconsideration-or-Appeal>. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Mason McGonagall, Senior Planner at 425 556-2475 or mmcgonagall@redmond.gov.



Carol V. Helland, Director
Department of Planning and
Community Development



Aaron Bert, Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, the **Technical Committee** make the final decision to approve, approve with conditions, or deny the application: LAND-2022-00182, Short Plat.

Key Dates

Neighborhood Meeting: January 11, 2022
 Application/Completeness Date: October 8, 2022
 Date SEPA Determination: Exempt, August 17, 2023
 Technical Committee Recommendation: August 30, 2023

I. Proposal Summary

The project includes the subdivision of a 1.38-acre parcel with an existing single-family home. The parcel will be subdivided into four lots for four single-family homes, where the existing home will be demolished.

II. Site Description and Context

The site is located in the Single-Family Urban Residential R-4 zone in the Southeast Redmond neighborhood. The site currently has one single-family home on the parcel. The project site is surrounded by single family homes to the north, south, and west. The east property line is adjacent to the 187th Avenue NE easement which borders Sammamish residential properties further east. Access to the site is provided from NE 53rd Street to the south. The site is relatively flat, where the backyard or north side of the site, gently slopes to the south corner of the property. Landscape shrubs and trees are located throughout the property.

Adjacent	Existing Land Use	Zone
North	Single-family	R-4
South	Single-family	R-4
East	City of Redmond ROW - 187 th Ave NE; Single-family	City of Sammamish
West	Single-family	R-4

III. Site Requirements

The site is located within the R-4 Single-Family Urban Residential zone. The intent of the R-4 zone is to provide for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of four dwellings per gross acre. The site requirements listed in (RZC 21.08.060) for this district are:

Requirement	Requirement	Proposed
Average Lot Size:	7,000 SF	9,837 SF
Minimum Lot Width Circle:	40 feet	40 feet
Minimum Lot Frontage:	20 feet	20 feet
Front Setback:	15 feet	15 feet
Side/Interior Setback:	5 feet / 10 feet	5 feet / 10 feet

Side Street Setback:	15 feet	15 feet
Rear Setback:	10 feet	10 feet
Minimum Building Separation	10 feet	10 feet
Maximum Lot Coverage (for structures):	35 percent of total lot area	35 percent of total lot area
Maximum Impervious Surface Area:	60 percent of total lot area	60 percent of total lot area
Minimum Open Space:	20 percent of total lot area	20 percent of total lot area
Maximum Height of Structures:	35 feet	35 feet

V. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

A. Notice of Application:

The Notice of Application for this proposal was published on November 23, 2022. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. A notice was also mailed to property owners within 500 feet of the site.

Public Input: During the Notice of Application public comment period and throughout the project review, the City received comments requesting information about the neighborhood meeting. Additional questions were posed following the neighborhood meeting.

B. Neighborhood Meeting:

One neighborhood meeting was held for the subject site. The neighborhood meeting was held on January 11, 2023 via Zoom meeting at Redmond City Hall (Attachment X, Neighborhood Meeting). Public Input: Following the neighborhood meeting, the City received one comment. The comment expressed the following concerns or requests for consideration, and a summary of the staff response is included below:

1. The commentor asked about the interface of the Cove project and neighborhood access to NE 53rd Street. Concern was expressed that street dedication to the City along the existing private road at NE 53rd Street, as shown on plans, created a narrowing and dysfunctional street connection that limited prior road access to neighboring properties who currently share that access.

Staff Response: The early preliminary plans viewed by the commentor missed more refined engineering details and design shown in later plans. All existing driveways south of NE 53rd Street would be required to be connected to the new public road for access continuity as subsequently addressed by the applicant with revised plans in order to meet City standards for approval.

VI. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment that may occur as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Per Redmond Zoning Code 21.70.090, the submitted short plat for the development of four single-family dwelling units is SEPA exempt.

VII. Compliance with Development Regulations

A. Landscaping

The Redmond Zoning Code (RZC 21.08.180) requires that for new subdivisions, landscaping shall be provided along the perimeter of the site that incorporates native vegetation and softens the transition between new and existing dwelling units when the new dwellings are adjacent to lots with existing dwellings or the dwellings can be viewed from public streets or park areas.

Finding:

The proposal, as submitted, satisfies the intent of RZC 21.08.180. The proposal includes ample landscaping and open space. Landscaping will include native plant species to soften the transition between the neighboring development and public utility easement. In summary, the requirements of 21.08.180 have been met.

B. Tree Protection & Replacement

The Redmond Zoning Code (RZC 21.72) requires that 35 percent of all healthy significant trees and all healthy landmark trees be retained. Landmark trees are those trees that are greater than 30-inches measured in diameter at breast height. Significant trees are those trees that are between six-inches and 30-inches in diameter at breast height.

A landmark tree is defined in the Redmond Zoning Code (RZC 21.75) as any healthy tree over thirty inches in diameter. A significant tree is defined in the Redmond Zoning Code (RZC 21.78) as any healthy tree six-inches in diameter at breast height (d.b.h.), or any tree four-inches in diameter at breast height (d.b.h.) that,

after considering its age, height, value, or function, the tree or tree stand is determined to be significant.

Finding:

The proposal as submitted satisfies the tree retention, protection, and replacement requirements of RZC 21.72. The onsite trees were assessed by ISA Certified Arborist, Miles Becker of Urban Forestry Services – Bartlett Consulting and 34 significant trees were observed on site and within the area of development. The total tree count includes eight (8) landmark trees. The project proposes to remove a total of six (6) healthy trees, including four (4) significant trees and two (2) landmark trees. Four (4) unhealthy and non-viable trees will also be removed. Exception requests were submitted to allow for the removal of three (3) landmark trees in the right-of-way; however, plans demonstrate that expansion of the required right-of-way and associated sidewalk improvements prohibit only two (2) landmark trees from being feasibly retained. Plans correctly demonstrate that only two of the (2) landmark trees will be removed.

Onsite tree replacement is required for the removal of significant trees at a ratio of 1:1 and 3:1 for the removal of landmark trees. The removal of four significant trees and two (2) landmark trees within the area of development will require a total of ten (10) replacement trees. The Landscape Plan proposes 45 new trees, in which 10 tree native replacements are indicated. 30 of the 45 trees are classified as Puget Sound Lowland indigenous species. As submitted, the proposal meets the tree replacement requirement.

C. Open Space

RZC 21.08.170 establishes open space requirements as the minimum percentage of a lot or a development that must be set aside as open space. If providing open space on a lot-by-lot basis, a minimum of 20% of the lot must be provided with a minimum dimension of 15-feet.

Finding:

The proposal as submitted meets the requirements of RZC 21.08.170. A minimum of 1,702 square feet of open space is required for Lot 1, the proposal includes 1,930 square feet (22.7%). Lot 2 requires a minimum of 2,037.8 square feet; 2,007 square feet are proposed (19.7%). Lot 3 requires a minimum of 2,371.2 square feet; 2,529 square feet are proposed (21.3%). Lot 4 requires a minimum of 1760.4 square feet; 1,790 square feet are proposed (20.3%). The proposal adequately demonstrates 20% open space on each lot. As submitted, the proposal meets the open space requirement.

D. Affordable Housing

The Affordable Housing requirements outlined in RZC 21.20.030.C apply to all new single-family dwelling units within the Southeast Redmond Neighborhood for proposals with 10 or more new dwelling units.

Finding:

RZC 21.20.030.C does not apply. As the proposed short subdivision is for four lots, the affordable housing requirement does not apply to the proposed project.

E. Transportation

The Redmond Zoning Code (RZC) 21.17.010.F, RZC 21.52, RZC Appendix 2, the City's Comprehensive Plan, and the City's Standard Specifications and Details require frontage improvements and easement/right-of-way dedication.

Finding:

The requirements outlined in RZC 21.17.010.F and RZC 21.52, as well as RZC Appendix 2, the City's Comprehensive Plan, and the City's Standard Specifications and Details have been met as specified and conditioned. The proposed development will include a 10-foot-wide sidewalk and utility easement along the project's frontage adjacent to the western side of 187th Avenue NE. Additionally, a minimum 33.5-foot-wide right-of-way dedication and an additional 10-foot-wide sidewalk and utility easement are planned for the new NE 53rd Street.

For 187th Avenue NE, the planned improvements along the frontage include streetlights, storm drainage, underground utilities, pavement restoration, a 6-foot-wide bike lane, variable planter widths ranging from 5 feet to 16.5 feet, and a 5-foot-wide concrete sidewalk. As for NE 53rd Street, the proposed frontage improvements consist of streetlights, storm drainage, underground utilities, a minimum 20-foot-wide asphalt pavement, a 5-foot-wide planter, and a 5-foot-wide concrete sidewalk. A shared access point that serves these four dwelling units is proposed.

In summary, all improvements and the access point will be designed and constructed according to the City's Standard Specifications and Details and RZC Appendix 2. All curb ramps and sidewalks will be constructed to comply with the Americans with Disabilities Act (ADA). Streetlights will be designed and constructed as per the City's Illumination Design Manual.

F. Stormwater

The Redmond Municipal Code (RMC 15.24) and the 2022 Stormwater Technical Notebook (STN) require that projects meet the applicable minimum requirements based on stormwater threshold determinations. Redmond Zoning Code (RZC) 21.17.010.E and RZC 21.74.020 require that all projects and developments are to be served by an adequate surface water management system complying with the policies of the Comprehensive Plan and meeting the requirements of RMC Chapter 15.24, Clearing and Grading, and Storm Water Management, and the Storm water Technical Notebook and Construction Manuals.

Finding:

Stormwater treatment and flow control requirements of the Stormwater Technical Notebook, and the Stormwater Manual for Western Washington will be met with an on-site privately owned and maintained detention vault combined with a wet vault. Amended soil will provide on-site stormwater management. As conditioned, the proposal will meet all requirements per RZC 21.64 and RMC 15.24.

G. Utilities

Per RZC 21.17.010.D and RZC 21.74.020.D, all developments shall be served by adequate public water and sanitary sewer systems approved by the City and meeting the design and construction requirements of the City's Technical Design and Construction Manuals.

Finding:

This project includes installation of a City water main and sewer main in the frontage of this development along NE 53rd Street and installation of a sewer main in the frontage of 187th Ave. NE. Both Redmond Zoning Code RZC 21.17.010 and RZC 21.74.020.D City of Redmond Design requirements have been satisfied.

H. Critical Areas

Per RZC 21.64.050, this site is in the Critical Aquifer Recharge Area II as defined by RZC 21.64.050.A.2 and as required by the Washington State Growth Management Act (RCW 36.70A.172), water quality standards for ground waters of the State of Washington (WAC 173-200) and Washington State Public Water System Standards (WAC 246-290).

Finding:

The Critical Area protection requirements of RZC 21.64.050 have been satisfied and the proposal has been conditioned in compliance with city codes to protect the Critical Aquifer Recharge Area. Provisions on groundwater and wellhead protection are a requirement of this Site Plan Entitlement. As conditioned, the project will meet the requirements of RZC 21.64.050 and RMC 13.07.

VIII. Criteria Applicable to all Land Use Permits:

Proposed land use actions within the City must comply with the criteria listed in RZC 21.76.070.B.3.a. These criteria are applicable to all land use permits to ensure overall consistency between proposed land use permits, applicable regulations, and the

Comprehensive Plan. Staff's analysis of whether the proposal meets the decision criteria is below.

1. A proposed project's consistency with the City's development regulations shall be determined by consideration of:
 - A. The type of land use;
 - B. The level of development, such as units per acre or other measures of density;
 - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - D. The character of the development, such as development standards.

Staff Response: This project satisfies the City's development regulations, including RZC 21.02, RMC 15, SEPA, and RZC Article VI. The proposed single-family home development is consistent with the R-4 zone. The proposed four-lot subdivision is consistent with the density of development allowed within the R-4 zone and will be adequately served by proposed improvements at the NE 53rd Street right-of-way and new connections to existing utility services. The development is conditioned to be constructed and consistent with adopted design standards and will be required to demonstrate compliance, at the time of building permit review. Additionally, the proposed project demonstrates full compliance with all decision criteria for a Short Subdivision as described below.

2. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
 - A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
 - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
 - D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a. ii. B and B.3.a.ii.C of this section;
 - E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

Staff Response: The proposed project meets each of the criteria above and has been reviewed against the short plat decision criteria. The proposal was reviewed for consistency with the Comprehensive Plan to confirm the proposed development is consistent with the applicable goals of the Southeast Redmond Neighborhood as well as the Citywide vision and requirements. The project has demonstrated compliance with all Article I Zone Based Regulations applicable for the R-4 (Single-Family Urban Residential) zone and those adopted in Article II, Citywide Regulations. Compliance with all provisions of RMC Title 15 is required at time of Building Permit review and issuance for all structures associated with the project.

The proposed four-lot short subdivision is exempt from SEPA pursuant to WAC 197-11-800(6)(d). All required internal technical review and public notice for this project has been completed and confirmed to be in compliance with Article VI, Review Procedures, and has been heard by the Technical Committee as the final step in the application review process. The Technical Committee has recommended conditions of approval (Section X,) reducing adverse impacts on other properties, and ensuring consistency with the policies of the Comprehensive Plan.

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

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
HO-15: Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.	The applicant’s proposal meets all applicable zoning Code requirements and aligns with HO-15: including, but not limited to the following: site standards, infrastructure standards, affordable housing and environmental policies as outlined within this report.
HO-18: Ensure an appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Redmond, especially near existing and planned employment centers, such as Downtown, Overlake and SE Redmond.	The applicant’s proposal to develop a four-lot short plat meets the intent of HO-18 policy as it seeks to add an additional home to the Southeast Redmond Neighborhood, which will meet the needs of people who work and live in Redmond and will add to the City’s housing supply by providing additional housing options.
HO-39: Encourage housing ownership or rental opportunities for all economic segments of the Redmond community.	The proposed four-lot short plat aligns with HO-39 as it will create four new lots and provide an opportunity for housing ownership.
LU-6: Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and	The proposed project is located on a site that contains one existing home which will be demolished as a part of the proposed four-lot short plat. The project adds three housing units on land that is currently

redevelopment projects are compatible with their surroundings.	underutilized. The proposed project will adhere to R-4 zoning regulations. Additionally, the project is adjacent to residential zones on the north, south and west sides, which are also R-4 zones with a right-of-way (187 th Ave NE) and the City of Sammamish to the West. The applicant will continue to demonstrate compliance with height and design throughout the building permit process.
LU-28: Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high-density residential neighborhoods.	Residential Development and Architectural, Site and Landscaping Design Regulations outlined in RZC 21.08.180 stipulates the design criteria in the City of Redmond. The short plat proposal will incorporate moderate density single family residential dwelling units.
NE-58 Limit impervious surfaces citywide to reduce the possibility of flooding, to protect the environment, and to allow for groundwater recharge as appropriate for the specific needs of particular neighborhoods and urban centers.	The proposed project is below the maximum allowed impervious surface in the R-4 zone. The proposed project is demonstrating the ability to reduce the possibility of flooding and protect the environment by maintaining open space for groundwater recharge.

IX. Code Deviations Granted

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

Deviation: Tree Exception Request

The applicant submitted a request for three Landmark Tree Exceptions in writing, dated November July 13, 2022, which accompanied the application for this permit. The applicant proposed to remove trees # 352, 353, and 363. Tree # 352 is a Douglas Fir with a diameter at breast height of 32 inches. Tree #353 is a Douglas Fir with a diameter at breast height of 34.8 inches. These two trees are located just off-site, within the adjacent right-of-way at the corner of NE 53rd Street and 187th Ave NE. The required right-of-way improvements for the development at this intersection would be compromised should these two landmark trees be necessarily retained. Where Tree #363, a Douglas Fir measuring 38.1 inches at breast height, was initially shown to be impacted within its dripline by installation of the site’s east sidewalk improvement along the 187th Ave NE right-of-way, this third Exception Request is now considered withdrawn where retention and protection of Tree #363 is shown in later revised and approved sidewalk plans.

The exception is necessary because:

1. Strict compliance with the provisions of this code would jeopardize reasonable use of this property by preventing necessary right-of-way improvements.

2. The applicant proposes to plant the required number of replacement trees to satisfy 21.72.080.C. The trees approved to replace Trees #352 and 353 are native to the Puget Sound lowlands eco region and will be at least 6-feet in height. The applicant proposes 2 Western Hemlocks, 2 Sweet Gums, and 2 Douglas Firs to replace the two removed Douglas Firs.
3. Trees #352 and 353 are not located within a Native Growth Protection Area (NGPA).

In conclusion, the request for two Landmark Tree Exceptions meets all exception criteria of RZC 21.72.090.B and the purpose and intent of RZC 21.72.090.

Deviation: Vault Setback Exception Request:

This deviation (DEVREQ 2023-00224) from Section 2.12.3, Detention Vaults, of the 2022 Redmond Stormwater Technical Notebook (STN) was requested October 6, 2023 which requires vault setbacks to not encroach on utility easements that may hinder future maintenance, modifications, or replacement of the vault.

The proposed vault location within Tract 999 allows the 1:1 excavation line to encroach up to 3-ft within proposed sidewalk and utility easements on 187th Ave NE and NE 53rd St.

The request is approved because the proposed vault location provides adequate access for facility maintenance while allowing future underground utility installation in the proposed 10-ft sidewalk and utility easement. Utilities buried at a depth of 3-ft will be able to utilize the full width of the easement without being impacted by vault excavation and maintenance.

In conclusion, this vault setback exception deviates but still meets the purpose and intent of Section 2.12.3, Detention Vaults, of the 2022 Redmond Stormwater Technical Notebook (STN).

X. Vesting/Approval Expiration

This decision is not vested to the development regulations in effect until a complete Preliminary Plat permit application is submitted. The approval of this project shall expire two years from the date of this decision, unless an approval extension is granted. Extensions can be requested on a yearly basis if proper justification is demonstrated (see RZC 21.76.090.C.2). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration date.

XI. Conditions of Approval

A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision.

Item	Date Received	Notes
Plan Set, Sheets TP-01 (17), TP-02 (18)	07/07/23	<i>and as conditioned herein.</i>
Landscape Plan, Sheet L1-01 (23)	07/7/23	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	xx/xx/xx	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	xx/xx/xx	<i>and as conditioned herein.</i>
Stormwater Design	07/11/2023	<i>and as conditioned herein.</i>

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

1. Development Engineering - Transportation and Engineering

Reviewer: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

a. Easements and Dedications. Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized upon recording of the final plat subdivision. 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 their rights of the existing common shared 30-foot-wide ingress, egress, and utilities easement, per recording number 5403166, as shown in the Sheet EC-01 of the Preliminary Short Plat, via a legal document prepared by an attorney that encumber the property to be dedicated. The subject legal document shall be provided for City of Redmond review through the CCR process before recording to King County.

i. Easements are required as follows:

- (a) A 10-foot-wide sidewalk and utility easement, granted to the City of Redmond, abutting west side of 187th Avenue NE right-of-way.
- (b) A 10-foot-wide sidewalk and utility easement, granted to the City of Redmond, abutting north side of NE 53rd Street right-of-way.
- (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 northwest corner of the intersection of NE 53rd Street/187th Avenue NE 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) A strip of land minimum 33.5-foot-wide, granted to the City for the future NE 53rd Street right-of-way.

Code Authority: RZC 21.52.030.G; RMC 12.12

- b. **Construction Restoration and Street Overlay.** If the existing pavement is damaged by trenching or other work on 187th Ave NE, the pavement shall be planed, overlaid, and/or patched, per the City of Redmond (COR) Standard Specifications and Details (STD)201, 202 and 203. Contact Adnan Shabir at 425-556-2776 if there are additional questions,

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

- c. **Street Frontage Improvements**

- i. The frontage along 187th Avenue NE must meet current City Standards, which include asphalt paving 18 feet (one 12-foot travel lane and one 6-foot bike lane) from the centerline to the face of curb with appropriate tapers, type A-1 concrete curb and gutter, variable planter widths ranging from 5 feet to 16.5 feet, and a 5-foot-wide concrete, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. If the existing pavement materials and depth do not meet the requirement of the City's Standard Specifications and Details 301, the minimum pavement section shall consist of:
 - 7 inches HMA Class ½" PG 64-22 -local access
 - 4" of 1-1/4" minus crushed rock base course per WSDOT standard spec 9-03.9(3)
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
 - Street crown 2% sloped to drain system.

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

- ii. The frontage along NE 53rd Street must meet current City Standards, which include asphalt paving 21 feet from face of curb on the north side and the face of curb on the south side with appropriate tapers, type A-1 concrete

curb and gutter on the north side, and thicken edge on the south side, 5 feet wide planter strips on the north side, 5 feet wide concrete sidewalks on the north side, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The pavement materials and depth shall meet the requirement of the City's Standard Specifications and Details 301, the minimum pavement section shall consist of:

- 7 inches HMA Class ½" PG 64-22 -local access
- 4" of 1-1/4" minus crushed rock base course per WSDOT standard spec 9-03.9(3)
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system.

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

iii. ADA ramp requirements:

- ADA-compliant curb ramps are mandatory for accommodating individuals with disabilities. Any replacement or new curb ramps built along with sidewalks, pathways, or other pedestrian access routes must meet the ADA standards. In cases where meeting ADA standards is not feasible, seeking approval for Maximum Extent Feasible (MEF) is required.

Code Authority: RCW 35.68.075; RZC Appendix 2-A.21.a

iv. A separate 20-scale channelization plan should 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.

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

v. Sidewalks constructed to meet ADA compliant requirements and City standards are required at the following locations:

- A 5-foot concrete sidewalk along west side of 187th Avenue NE
- A 5-foot concrete sidewalk along north side of NE 53rd Street

Code Authority: RZC 21.10.150, RZC 21.17.010; RZC 21.52.050; RMC 12.12

d. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the Cove site plan prepared by the Blueline Group on August 4, 2023.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- ii. No individual dwelling unit shall have direct vehicular access to NE 187th Avenue or NE 53rd Street. All access to and from the dwelling units shall be through a single shared drive access point. This requirement will be clearly specified in the civil construction plans and other final documents.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- iii. The following driveways are required to be improved as specified below:
 - The existing driveways on NE 53rd Street shall be removed and replaced with standard frontage improvements.

Code Authority: RZC 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 Appendix 2 – A.11

- f. **Street Lighting.** An assessment is needed for the lighting of the street(s) on 187th Avenue NE and along NE 53rd Street frontages to ensure it complies with current City standards. It is necessary to install streetlights to properly light up the property frontage. The placement of lighting fixtures should be carefully planned to meet specific requirements based on lamp size, fixture height, and road width.

The Developer is required to conduct a photometric analysis that includes all calculation points for the roadway. Based on this analysis, adjustments may be necessary for the proposed streetlight locations. Additionally, modifications to pole style, height, and streetlight fixture type might be required to achieve the desired light levels.

If you have any questions, please reach out to Isabel Diaz from Traffic Operations at (425) 556-2733. The design of street lighting should follow the guidelines outlined in the City's Illumination Design Manual that can be accessed [at this link:](#)

<https://www.redmond.gov/DocumentCenter/View/424/Illumination-Design-Manual-PDF>.

Code Authority: RZC 21.52.030.F, RZC 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:
- Install a 12-inch water main in the frontage of the development site on the southwest side of NE 53rd Street.
 - Install water services and an irrigation water meter from the new water main.
 - Install two fire hydrants connected to the new water main.
 - Abandon the existing water service from the water main in accordance with City of Redmond Standard Specifications 2020, Section 7-15.3, and City of Redmond Design Requirements for Water & Wastewater System Extensions, Section IV8b.

Code Authority: RZC 21.17.010.D and RZC 21.74.020.D

- b. **Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows:
The Kalapas development, located at 5441 187th Ave. NE, has proposed to install a sewer main along 187th Ave. NE from the existing King County Truck Sewer manhole at the junction of 187th Ave. NE and East Lake Sammamish Parkway, passing through the Kalapas site. However, that project has not yet progressed through the construction plan review process.

Given this situation, the Cove developer shall assume responsibility for extending an 8-inch sewer main from the existing King County Truck Sewer manhole to the northwest of the Cove property line. The applicant can utilize the approved Kalapas sewer plan for reference.

Furthermore, the Cove project must install 322 linear feet of 8-inch sewer main, stretching from the sewer main on 187th Ave. to the northern Cove property line along NE 53rd Street.

Single or double-sided sewers should be extended from the main to each house. In cases of double-sided sewer services, a joint-use side sewer agreement will be necessary.

Code Authority: RZC 21.17.010.D and RZC 21.74.020.D

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

Code Authority: RZC 21.74.020.C, RZC Appendix 3

- d. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to issuance of water and side sewer permits.

Code Authority: RMC 13.08.010, 13.12

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

Reviewer: Tom Sage, Senior Stormwater Engineer

Phone: 425-556-2488

Email: tsage@redmond.gov

- a. **Water Quantity Control:**
 - i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a privately owned and maintained vault
 - ii. Provide for overflow routes through the site for the 100 year storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.I

- b. **Water Quality Control**

- i. Basic water quality treatment shall be provided in a publicly maintained wet vault. Treatment is required for the 6-month, 24-hour return period storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.H

- c. **Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property if applicable. Easements shall be provided for City of Redmond review at the time of construction drawing approval. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded offsite easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

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

Code Authority: RMC 15.24.080

- i. **Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NOI) 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: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>

Code Authority: Department of Ecology Rule

4. Natural Resources

Reviewer: Cindy Wellborn, Senior Engineer
Phone: 425-556-2495
Email: cwellborn@redmond.gov

- a. **Permanent Dewatering:** Permanent dewatering, including the use of subfloor drains, is prohibited for this site because it is located within the Critical Aquifer Recharge Area.

Code Authority: RMC 13.07.085

- b. **Wellhead and groundwater protection during construction:** Wellhead and groundwater performance standards shall be met as per RMC 15.24.095, including providing the City with all well monitoring and decommissioning reports. A description of meeting these standards shall be provided in the Stormwater Pollution Prevention Plan and Wellhead Protection Notes added to the Temporary Erosion and Sediment Control Plans during the Coordinated Civil Review Process

Code Authority: RZC 21.74.020.D; RMC 15.24.080.H

- c. **Discovery of soil contaminants during construction:** Report any contaminants to the City during project construction and remediate in accordance with Washington State reporting and cleanup processes of the Model Toxics Control Act, WAC 173-340.

Code Authority: RMC 15.24.095

5. Fire Department

Reviewer: [Scott Turner. Assistant Fire Marshal Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2022-00182. 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**
 - i. Fire access roadways not in a public way are required on site to provide compliant fire access per the International Fire Code (IFC) and Redmond Fire Department Standard (RFDS) 2.0.
 - ii. Striping and signage to indicate a no parking condition in the required fire access roadway is required and will be determined in civil review.
 - iii. An Emergency Vehicle Access Easement (EVAE) is required for all required fire access roadways.
 - iv. Required fire access roadways shall be able to support the weight of fire department vehicles, 77,000 pounds and a point load of 45,000 pounds over a 24"x24" pad, or as determined by the City of Redmond Engineer.

- v. Required water supply shall be in place and functional prior to both the delivery, use, or storage of combustible building materials to the site except small amounts used for concrete forms and
- vi. Required fire access and water supply shall be in place and functional prior to combustible materials brought on site.

b. i. Fire Protection Plan

- ii. Additional hydrants are required on site per the site plan.
- iii. An NFPA 13D compliant sprinkler system is required to be installed in each single-family residential structure.
- iv. Maximum guaranteed available fire flow for residential structures provided by the city water system is 1,500 gallons per minute (GPM). If the required fire flow in the public way is determined to be less than 1,500 gpm, upgrades to the water supply system may be necessary.

c. Fire Code Permit

- i. Fire sprinkler permit
- ii. The water meter shall be in place and serviceable prior to Redmond Fire approving the sprinkler cover inspection. No cover of the sprinkler system will be allowed until the system is functionally tested with water from the public water supply system.

6. Planning Department

Reviewer: Mason McGonagall, Senior Planner

Phone: 425-556-2475

Email: mmcgonagall@redmond.gov

- a. **Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090 and Standard Detail 907. The minimum size at installation is 2 ½ inch caliper with CU-Structural Soil.

Street	Species	Spacing
NE 53 rd Street	(as shown on sheet L1-01/23)	As conditioned herein (Include sheet L3-04 with CCR, as referenced)
187 th Ave NE	(as shown on sheet L1-01/23)	As conditioned herein (Include sheet L3-04 with CCR, as referenced)

Code Authority: RZC 21.32.090 & Standard Detail 907

- b. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A map of all retained trees shall be shown and recorded at the time of final plat.

Code Authority: RZC 21.72.060.D

- c. **Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process.

Code Authority: RZC 21.32

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

Code Authority: RZC 21.08.170.H

Condition Applies: Building Permits and Final Plat documents

- e. **Residential Architectural, Site, and Landscape Design.** All single-family building permits associated with the Plat shall be reviewed by the Department of Planning and Community Development for conformance with the Residential architectural, site and landscape design requirements. Please see Building Permit User Guide condition for additional information.

Code Authority: RZC 21.08.180.B

Condition Applies: Building Permit

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

Code Authority: RZC 21.32.080

- g. **Open Space.** The proposal includes a lot-by-lot calculation to meet the open space requirements (20% per lot). Required open space shall be illustrated on the final subdivision document.

Code Authority: RZC 21.08.170.L2.a

Condition Applies: Building Permits and Final Plat Document

- i. **Impact Fees.** For the impact fee purpose, the use(s) assigned for this project have been determined as the following: the four dwelling units are categorized as single-family dwelling. The impact fee credit for the existing single-family dwelling unit can be applied during the calculation of impact fees when reviewing the building permit. If the proposed development is eligible for any additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

Code Authority: RMC 3.10

Condition Applies: Building Permit

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

Code Authority: RZC 21.767.090.F

Condition Applies: Building Permit

- k. **Building Permit Submittal.** Items listed within the *Building Permit User Guide—Planning* shall be provided and remain code compliant at the time of building permit submittal. All tables, associated information, and submittal items shall be completed per the required formatting. The *Intake Requirements Overview and Signature Page*, Arborist Report (for in-fill lots), Tree Preservation Plan (for active plats), and a copy of the recorded final plat shall be provided no less than TWO business days prior to permit application submittal. If these requirements are not met and provided at the designated time per the building permit application submittal, your submittal will be rejected.
- l. **Archeological and Historical Preservation.** The project area has a low potential to contain intact buried cultural resources. However, due to the long history of Native American use of the project vicinity, including the presence of a pre-contact archaeological site recorded within 0.1 miles south of the project area, it remains possible that buried pre-contact cultural materials lie within the project area.

The City of Redmond's Inadvertent Discovery Plan is to be followed during ground disturbing construction activities, including grading, single-family home construction, utility installation, and drive construction. Key construction personnel should be briefed on the potential for encountering archaeological sites and the procedures to follow in the event of an inadvertent discovery. In addition, the cultural resource report recommends notifying affected Tribes in advance of ground disturbing activities and allowing them to send a representative to observe if desired. No additional archaeological investigations are recommended at this time.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- m. **Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-date and visible at all times. The assigned city planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

Code Authority: RZC 21.76.070.B.3.a.ii.A; Comprehensive Plan TR-19

7. Potholing

Reviewer: Tom Sage, Stormwater, Senior Engineer

Phone: 425-556-2488

Email: tsage@redmond.gov

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

Potholing in the City Right-of-Way requires a permit, approved traffic control plans, and a performance bond before commencing work. The developer shall include in the Right-of-Way permit, a list of potholing numbers along

with the potholing information for each number, such as utility name, type of facility and the reason for potholing.

The developer shall do the following during and after potholing:

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

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

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

Code Authority: Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V. 3. K; Stormwater Technical Notebook, Issue No. 9, Effective July 1, 2022

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.G.3	Preconstruction Conference
RZC 21.76.090.F	Performance Assurance

RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, February 2021
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

Water and Sewer

RMC 13.04	Sewage and Drainage
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RZC 21.17.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Design Requirements: Water and Wastewater System Extensions – April 2019.

Stormwater/Clearing and Grading

RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.64	Critical Areas
RZC 21.64.050	Critical Aquifer Recharge Areas
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Stormwater Technical Notebook, Issue No. 9, Effective July 1, 2022
Department of Ecology	Stormwater Management Manual for Western Washington (July 2019)

Fire

RMC 15.06	Fire Code
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide
City of Redmond	Fire Department Standards

Planning

RZC 21.08	Residential Regulations
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection

RZC 21.74	Land Division
RZC 21.76	Review Procedures
RZC Appendix 1	Critical Areas Reporting Requirements

Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code