

**BEFORE THE CITY OF REDMOND  
HEARING EXAMINER**

In the Matter of the Application of	)	
	)	LAND 2016-00271
	)	
<b>Third Place Design Co-operative</b>	)	<b>Hopelink Integrated Service Center</b>
	)	
	)	
For Approval of an Essential Public	)	FINDINGS, CONCLUSIONS,
<u>Facility and Site Plan Entitlement</u>	)	AND RECOMMENDATION

**SUMMARY OF RECOMMENDATION**

The Hearing Examiner recommends to the Redmond City Council that the request for approval of essential public facility and site plan entitlement permits to construct the Hopelink Integrated Service Center as described herein **should be GRANTED** subject to conditions.

**SUMMARY OF RECORD**

**Request:**

Third Place Design Co-operative (Applicant) requested approval of essential public facility and site plan entitlement permits to construct a single two story building to include a grocery store concept food bank, food warehousing, administrative offices, a green house, an urban garden, parking, access, and stormwater amenities. The subject property is located at 15511 NE 90<sup>th</sup> Street, Redmond, Washington.

**Hearing Date:**

The Redmond Hearing Examiner conducted an open record hearing on the request on March 6, 2017.

**Testimony:**

At the open record hearing, the following individuals presented testimony under oath:

- Sarah K. Pyle, Senior Planner, City of Redmond
- Steven Fischer, Development Services Planning Manager
- Jeff Dendy, City of Redmond Senior Stormwater and Utilities Engineer
- Andy Chow, City of Redmond Transportation and Engineering
- Meghan Altimore, Hopelink, Applicant Representative
- Poppi Handy, Third Place Design Co-operative, Applicant Representative
- Suzanne Davis, Third Place Design Co-operative, Applicant Representative
- Stefanie Herzstein, Transpo Group, Applicant Representative

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**Exhibits:**

At the open record hearing the following exhibits were admitted in the record:

1. Technical Committee Report to the Hearing Examiner, with the following attachments:
  - A. Notice of Application and Certificate of Posting
  - B. Public Comment Letter and Response
  - C. SEPA Determination of Non-Significance Notice
  - D. SEPA Public Comment Letter and Correspondence
  - E. Notice of Public Hearing and Certificates of Posting
  - F. Environmental Checklist
  - G. Community Outreach Plan
  - H. Tree Health Assessment Report
  - I. Tree Preservation Plan
  - J. Critical Area Report
  - K. Mitigation Plan
  - L. Mitigation Report
  - M. September 2014 letter and Interpretation
  - N. Full Plan Set
  - O. Design Review Package
  - P. Stormwater Report
  - Q. Basin Analysis
  - R. Geotech Report
  - S. Traffic Study Phase I
  - T. Traffic Study Phase II TMP
  - U. Neighborhood Meeting Notice
  - V. Substantial Shoreline Development Administrative Decision (approval), issued February 9, 2017, including Technical Committee Staff Report and exhibits
2. Planning Staff's PowerPoint presentation
3. Comments submitted by Yen Lam, Attorney, on behalf of Carolina Partners, LLC, dated March 3, 2017
4. Revised (corrected) Technical Committee Report to the Examiner, dated March 3, 2017

5. Revised (corrected) Technical Committee Staff Report on the Substantial Shoreline Development Permit, dated March 3, 2017

Upon consideration of the testimony and exhibits submitted, the Hearing Examiner enters the following findings and conclusions:

### FINDINGS

1. The Applicant requested approval of essential public facility and site plan entitlement permits to develop a food bank, administrative offices, and associated facilities to be known as the Redmond Hopelink Integrated Service Center. Located at 15511 NE 90<sup>th</sup> Street in Redmond, the subject property is just south of the NE 90th Street bridge over the Sammamish River, which is off-site to the east approximately 110 feet. The site is currently developed with the Sammamish River Business Park consisting of two 17,000 square foot, one story buildings with associated access and parking. Between the site and the river is a King County owned that contains a multipurpose trail along the river. *Exhibits 1.A, 1.J, 1.N, and 4.*
2. Hopelink, a Washington nonprofit corporation, assists families in crisis (approximately 4,000 people in Redmond) with food, shelter, transportation, utility assistance, education including GED and English for Work classes, employment, case management, financial literacy, and emergency financial assistance. Using the help of thousands of volunteers, these services are intended to assist area residents achieve stability and overcome poverty through skills training. Despite continued efforts, demand for services has been growing in Redmond. Hopelink has two current Redmond facilities: the existing Hopelink Administrative Offices located at 10675 Willows Road NE and the Food Bank and Client/Emergency Service Center located at 16725 Cleveland Street in Redmond. Together, these two facilities have been inadequate to meet local demand for Hopelink's services. For years, the Applicant has attempted to find a site in Redmond for an integrated service center. The existing Food Bank site is too small to meet the parking needs of the Integrated Service Center. Construction of an underground garage is cost prohibitive. Hopelink attempted to secure a site at Park 180 on 180th Avenue and was under contract to purchase an existing warehouse when the seller went with a higher bid. Many other sites were reviewed and found to be too expensive. The instant proposal would combine the two existing Hopelink facilities on one site, providing significant efficiencies and expanded service capacity. The proposed Integrated Service Center is anticipated to serve 5,000 people annually.<sup>1</sup> *Exhibits 4 and 1.M; Altimore Testimony; Handy Testimony.*
3. The Sammamish River is a shoreline of the state. Development within 200 feet of its ordinary high water mark is subject to the jurisdiction of the Shoreline Management Act as implemented through Redmond's shoreline master program. The shoreline designation on the property is High Intensity/Multi-Use. The Shoreline designation for

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<sup>1</sup> Note: The discussion on page 12 of the revised staff report speaking to the Centralized Food Warehouse is in error. The instant proposal does not include the Centralized Food Warehouse, but rather only the Integrated Service Center. *Handy Testimony; Exhibit 4.*

the King County owned parcel to the east is Urban Conservancy. The 200-foot shoreline jurisdiction extends approximately 87 to 90 feet into the site and covers nearly a quarter of the subject property. The Technical Committee administratively reviewed and approved an application for shoreline substantial development permit addressing those portion of the proposal within 200 feet of the river. *Exhibits 5 and 1.V; Pyle Testimony*. Currently, more than 50% of the on-site shoreline jurisdiction is occupied by one of the office buildings and 78% is developed with impervious surfaces, 11% of which are pollution generating surfaces (PGS). In the existing condition, stormwater runoff sheetflows into the river without treatment. *Exhibit 1.J*.

4. Site vegetation is limited to small islands in the parking lots, narrow landscaped areas along the north and west sides of the property, and a 15- to 18-foot wide berm along the east edge of the property abutting the King County parcel. Measuring approximately 3,300 square feet in area, the berm supports a native forest community. Landscaped islands in the paved surfaces contain a mix of invasive and native shrubs and some trees. *Exhibit 1.J*. Critical areas on-site regulated pursuant to the City's critical areas ordinance include fish & wildlife habitat conservation areas, frequently flooded areas associated with the Sammamish River and its identified floodplain, and critical aquifer recharge or wellhead protection areas. *Exhibit 1.J*.
5. The subject property is located in the Manufacturing Park (MP) zone and is surrounded to the north, south, and west by light to moderate manufacturing uses and structures. King County's Sammamish River Trail is adjacent to the east, with the river beyond the trail. *Exhibit 4*.
6. Properties developed with the combination of warehouse and office space needed by the Applicant tend to exist in the Manufacturing Park zone; however, "social service, welfare, and charitable service" land uses are not permitted in the MP zone. *Exhibit 1.M*.
7. In September 2014, an Applicant representative requested an official code interpretation as to whether a facility providing social assistance and charitable services that include warehousing and office space as part of a single combined facility fell under the City's definition of essential public facility. On October 31, 2014, the City's Code Administrator issued an interpretation that yes, such a land use would constitute an essential public facility, which like other types of EPF, serves the common good and is difficult to site both due to public perceptions and responses as well as to exclusionary land use policies, regulations, or practices. *Exhibit 1.M*.
8. In preparation for application submittal, the Applicant conducted community outreach starting as early as September 22, 2015. The community outreach plan included printed and electronic materials and in-person events. All written materials were available in translated form for multi-lingual/cultural groups. Follow-up communications were provided throughout the outreach and application review process via email. The Applicant set up a website for the community to track the proposal, which was updated at least monthly. Applicant agents visited several nearby businesses and an apartment complex community. A food bank client visioning charrette was conducted on

December 2, 2015; 65 clients participated and provided feedback on aesthetic and architectural elements for each of the building areas. Client preferences were implemented into the design of the project. An open house was held on October 13, 2016, attended by approximately 60 community members who were generally supportive of the project and provided input and suggestions that resulted in several design changes. The outreach plan is addressed in detail in the Technical Committee Report, pages 5 - 8 and is included in the record at Attachment G. *Exhibits 4 and 1.G.*

9. The essential public facility and site plan entitlement applications were submitted and subsequently deemed to be complete on December 1, 2016. *Exhibit 4.*
10. The subject property is 74,923 square feet in area, including 33,976 square feet of impervious parking lot and sidewalk and 34,170 square feet of impervious building footprint/roof area. There is a total 91% of site coverage by impervious surface. The proposal would remove all existing buildings and most of the existing hardscape. A new two story building with a footprint of approximately 14,000 square feet would be built on the west half of the parcel (away from the river), with approximately 74 parking spaces located primarily on the east half of the property (away from the street). The project would result in roof area of 16,177 square feet, parking lot of 25,264 square feet, and plaza and sidewalks of 11,325 square feet, reducing the impervious site coverage to 70% while slightly increasing pollution generating surfaces from 36% to 40%. The portion of the subject property within 150 feet of the river edge totals 7,956 square feet. Currently that area contains a combined total of 3,720 square feet of impervious sidewalk and building/roof area, for 47% impervious surface coverage. The project would remove all impervious surfaces within 150 feet of the river and would install 3,720 square feet of native plants and trees. Other site improvements include a greenhouse and plaza in the center of the site and a community garden. Access was proposed to be maintained off of 154th Ave NW via the existing driveway shared with the adjacent property to the south. *Exhibits 4, 1.F, 1.I, 1.J, and 1.N.*
11. The proposal includes designating a portion of the site as a community garden for urban food production, which would provide on-site fresh vegetables and fruit to the food bank. The garden - a pea patch - would include raised beds. The proposed plaza area would serve as a public gathering space and be open to passive activities and organized events. Classes and volunteer activities associated with the garden area would be open to the public, including scouts and school programs, and would include classes in cooking demonstration, nutrition, shopping education, and maximizing food budgets. It is anticipated that employees of the adjacent business would use the plaza. *Exhibit 4; Altimore Testimony.*
12. The Manufacturing Park zone requires compliance with the following development standards: minimum lot frontage of 30 feet; a maximum impervious surface area of 80%; minimum landscaping of 20% of the site; maximum structure height of five stories; FAR between 0.25 - 1.00; and setback as follows: 30 feet in front and from side streets, 10 feet on interior sides and the rear. *Redmond Zoning Code (RZC) 21.14.040.* The proposal would comply with these standards with the exception of front and side setbacks.

Reduced setbacks of up to 50% are allowed for boundaries abutting non-residentially zoned properties. *RZC Table 21.14.040.B*. The project would provide 15-foot front and side street setbacks and a five-foot interior side setback. As proposed, the site plan shows compliance with the development standards of the MP zone. *Exhibits 4 and 1.N*.

13. The Applicant submitted a Phase I Trip Generation Study and a Phase II Traffic Impact Analysis for this proposal. Both existing Hopelink Redmond facilities would be relocated to the proposed site with the addition of associated conference and meeting space and food bank storage. In these traffic studies, projected trip generation for the integrated service facility was based on Redmond and Kirkland Hopelink site specific data as well as on Institute of Transportation Engineers (ITE) in *Trip Generation Manual* (9th Edition, 2012) estimates for both administrative offices and food bank/client services. Given the varying level of monthly activity, traffic generation was estimated for both a typical weekday PM peak hour and the peak scenario that would occur twice a month during the food bank operation. The study concluded that the project would generate approximately 45 net new PM peak hour trips (with credit for the existing traffic) while the Food Bank is in operation. Without the Food Bank in operation, the project would generate approximately 24 net new weekday PM peak hour trips. The study shows project traffic would represent about 1 to 2% of the 2018 PM peak hour traffic volumes at four study intersections, which is within the daily fluctuation of traffic. Two study intersections currently operate at LOS E or worse during the weekday PM peak hour and would continue to do so with project traffic; the proposal is not anticipated to increase delay at these intersections. Based on Redmond transportation standards, the project's traffic impacts do not require mitigation in the form of transportation improvements; however, the project would be required to implement a transportation management program (TMP) to manage site access, parking for employees and visitors, and to reduce traffic generation during weekday morning and afternoon peak travel hours. In addition, the Applicant would be required to pay the City of Redmond transportation impact fees. *Exhibits 4, 1.S, and 1.T; Herzstein Testimony*.
14. The proposed site lies within the City of Redmond Wellhead Protection Zone 2, which prohibits infiltration of runoff from pollution generating surfaces (PGS). Currently, more than 90% of the site is covered by impervious surfaces which are discharged directly to the Sammamish River at an outfall located below the ordinary high water mark. The project would regrade the site to direct runoff from PGS to curb scuppers for collection and then into bioretention areas to provide enhanced water quality treatment. Treated stormwater would be conveyed the existing stormwater line, which discharges into the Sammamish River. Runoff from non-PGS would be conveyed to the existing stormwater system and discharged into the Sammamish River via catch basins, area drains, and stormwater lines. Roof runoff would be discharged into underground infiltration galleries (trenches) for aquifer recharge. According to the Applicant's stormwater report, the water quality requirements of the 2005 Department of Ecology Stormwater Management Manual for Western Washington and the City of Redmond Stormwater Modifications would be met through the use of on-site bioretention cells. Treated discharge would be released at lower release rates than in the existing condition. On-site detention was waived by the Technical Committee based on the report's approved engineering analysis

of the off-site stormwater routing. City stormwater review staff determined that the project would not negatively impact the downstream or upstream conveyance capacity. *Exhibits 4 and 1.P.*

15. The site lies within the FEMA 100-year floodplain for the Sammamish River. The base flood elevation (BFE) at this site is 33.6', NAVD 88 datum. Modeling showed the existing site has a floodplain storage of 340 cubic yards, and the proposed redeveloped site has a floodplain storage of 550 cubic yards. According to Technical Committee Review, the project has met the FEMA requirements of providing compensatory storage and elevating the proposed building at least one foot above the 100-year flood stage. *Exhibits 4, 1.J, and 1.P.*
16. Pursuant to RZC Chapter 21.72, all healthy landmark trees and 35% of all healthy significant trees must be saved.<sup>2</sup> The health of the existing trees on-site was assessed in an arborist's report prepared by Superior NW Enterprises dated October 12, 2016. There are no landmark trees on the subject property. The proposal would retain eight of the 11 significant trees on the site, resulting in 72% significant tree retention. No trees classified as "retained" may be removed from the project site in the future unless due to health. Five of the trees to be retained are located in the shoreline buffer and protected from future development. The arborist report recommended removal of the non-native red maple and two aspens in poor health from the berm, as well as the large multi-stem cottonwood at the southeast corner of the property, which is considered a hazard. Per RZC 21.72.080, the Applicant is required to plant one tree for each significant tree removed. The proposal includes 60 new trees planted throughout the development, far exceeding the code requirement. *Exhibits 4, 1.H, and 1.I.*
17. Pursuant to RZC Chapter 21.64, the Sammamish River is a Class 1 stream requiring a 150-foot buffer, which is considered a core preservation area; it is an important wildlife corridor through the City, connecting higher value habitat areas to the south and north. The stream buffer is regulated as a fish and wildlife habitat conservation area by the City's CAO. The 150-foot stream buffer extends into the eastern end of the site slightly less than 50 feet. No construction of buildings or impervious surfaces is proposed within the on-site portion of the stream buffer; however, the project would remove the existing building and pavement from that area. Pursuant to RZC 21.64.010.C(1)(e), demolition of a structure that results in a disturbance of a critical area is itself a regulated activity requiring mitigation. After demolition, the project calls for restoring the portion of the fish and wildlife habitat conservation area currently occupied by the office building and sidewalk 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 would be to provide an increase in available habitat along the river. The project would also improve water quality in the Sammamish River by reducing impervious surface near the river and providing treatment for runoff from pollution generating

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<sup>2</sup> Pursuant to RZC 21.78, landmark trees are those that are greater than 30 inches in diameter at breast height and significant trees are those that are between six and 30 inches in diameter at breast height.

surfaces. The buffer restoration area measures approximately 4,400 square feet. The remaining 3,400 square feet of the buffer on the property would be enhanced through weed control and plantings. The proposed mitigation plan calls for irrigating the restored buffer area for at least three years to ensure survival and weeding at least three times a year. Monitoring is proposed to occur annually for five years. Plantings that don't survive in that time would be replaced in kind or with an equivalent species approved by the qualified consultant. Proposed contingency measures include such things as adjustments to the watering regime, additional weed control, addition of mulch, replacement signage and fencing, or trail maintenance. Buffer enhancement mitigation work would be bonded for and monitored annually for no less than a period of five years consistent with RZC 21.76.090.F. *Exhibits 4, 1.J, 1.K, and 1.L.*

18. In review of the proposal, the Technical Committee granted a deviation to development standards relating to parking lot landscaping, granting approval to locate parking lot trees at a greater spacing than every four parking stalls on the condition that the total number of parking lot landscape trees maintain a 1:4 ratio of trees to stalls. *Exhibit 4.*
19. In 2011, a panel of experts completed an analysis of steps needed in order for Hopelink 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. That process 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; and 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. Detailed information about the search for sites the proposed facility is included in the record at Exhibit 1.M. *Exhibits 4 and 1.M.*
20. The majority of Hopelink's operating revenue (79.2%) is derived from government funding from the federal and state governments, King County, and 10 cities in the region including Redmond. Of these funds, more than 90% are expended in the performance of public services under contracts with governmental agencies. The Applicant asserted, and the Technical Committee concurred, that locating the Integrated Service Center in the City of Redmond would "reduce fiscal impacts to the City" by serving low income individuals and families. *Exhibits 4 and 1.M.*
21. The proposal would be consistent with the following goals and policies of the Redmond Comprehensive Plan.

Community Character:

CC-4: Reflect Redmond's heritage as a farming community.

CC-6: Preserve and develop informal community gathering places.

CC-9: Incorporate & provide opportunities for art in and around public buildings and facilities.

CC-10: Provide links to public places to encourage their use.

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.

CC-21: Ensure safe environments by requiring use of building and site design techniques consistent with CPTED guidelines.

CC-24: Design and create trails, sidewalk, bikeway and paths to increase connectivity for people by providing safe, direct or convenient links.

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.

NE-6: Encourage the judicious use of renewable natural resources and conserve nonrenewable resources.

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.

NE-8: Reduce waste, reuse and recycle materials, and dispose of all wastes in a safe and responsible manner.

NE-12: Encourage environmentally friendly construction practices, such as Leadership in Energy and Environmental Design (LEED).

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.

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.

EV-7: Support the retention and attraction of land uses using the following siting criteria: Focus additional employment in the Sammamish Valley Neighborhood.

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.

HS-2: Encourage agencies serving Redmond residents to make their services as accessible as possible.

22. Planning Staff submitted that the project would be consistent with the Comprehensive Plan's community character policies through the community garden and the open public plaza available for gatherings and events, as well as enhancement of the on-site portion of the river trail and river buffer. Design of the open spaces incorporates Crime prevention through environmental design (CPTED) guidelines. Safe pedestrian access at 90<sup>th</sup> Street NE and 154<sup>th</sup> Avenue NE. The trail to the Sammamish River would be more visible after removal of the existing buildings. Natural environment policies are promoted through reduced water quality and river buffer impacts over the existing condition, bringing the on-site river buffer and stormwater water system up to current standards, and wildlife habitat is enhanced through native plantings. Comprehensive Plan human services goals and policies would promoted because the facility would integrated offices, food storage and distribution, and services to the community consistent with the Applicant's fundamental mission, at a central location adjacent to public transit stops and nearby downtown shopping with good visibility. The project would promote economic vitality through the employment of 57 people, including three newly created positions, and 150 volunteers. The project is expected to serve up to 5,000 area residents. *Exhibit 4; Handy Testimony; Altimore Testimony.*
23. The project's designers anticipate applying for Leadership in Energy and Environmental Design (LEED) Silver Certification. Specific proposed measures are as follows:
- Reducing pollution and land development impacts from automobile use by locating the project within 1/4-mile walking distance of one 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 CO<sub>2</sub> 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.

*Exhibit 4.*

24. Notice of application for the proposal was published on December 15, 2016, posted at City Hall, the Redmond Regional Library, and on-site, and was mailed to owners of property within 500 feet of the site. *Exhibits 4 and 1.A.* During the notice of application public comment period, the City received one written comment expressing concerns regarding safety due to increases transient use of Sammamish River Trail, asserting the proposed use would render the trail unusable to their family. Planning Staff responded in writing. *Exhibits 4 and 1.B.*
25. The City of Redmond assumed the role of lead agency for review of the project's environmental impacts under the State Environmental Policy Act (SEPA) and issued a determination of non-significance (DNS) on January 19, 2017. One comment was filed with the City during the 14-day comment period requesting the mitigation plan. No further comments were received. *Exhibits 4, 1.C, and 1.D.*
26. Notice of the March 6, 2017 open record public hearing on the application was posted on-site, at City Hall, and the Redmond Library, published in the newspaper, and mailed to owners of surrounding property within 500 feet of the site on February 13, 2017. *Exhibits 4 and 1.E.* No members of the public testified at the March 6th hearing.
27. A written comment was submitted in the record by one of the owners of Carolina Partners LLC, which entity owns the adjacent commercial property to the south, expressing concerns about the following: that Hopelink did not contact that owner to discuss use of the shared access; that their plan is based on use of that shared driveway; that the proposed use would be a burden on their parcel in that it would invite members of the public onto their property resulting in a higher probability of litigation from traffic incidents or adverse interactions between users; traffic impacts on the commercial tenants; that the proposal does not include a plan to prevent Applicant guests from parking on their parcel while using the proposed facility; and that these issues would impact the value of the property to the south. The author of the comment stated that the project should have its own separate access. *Exhibit 3.*
28. In response to the public comment submitted by the owner of the adjacent property, Applicant representatives had assumed that the access easement would continue to be shared and the proposed site plan is designed to use the existing access; however, it would be possible to modify the current site plan to allow access off of 154<sup>th</sup> Avenue NE where truck loading is currently proposed. The Applicant also indicated that they did notify the owners of the parcel through multiple mailings of the various opportunities for comment and had engaged in extensive ongoing communications with the commercial tenant of that property (contact person Kevin Lewis), who had expressed only support for the project. That support included the donation of office furniture. With regard to the concerns about liability, Applicant representatives testified that impacts to property values and increased litigation have not been observed at other Hopelink sites

throughout the region and are not anticipated at this site. *Altimore Testimony; Handy Testimony.*

29. Planning Staff noted that the City has been in contact with the ownership of that parcel for more than a year, attempting to facilitate communication about the proposal. *Pyle Testimony.*
30. In response to the public comment in the record at Exhibit 1.B, Applicant representatives testified that community members and neighbors have been repeatedly invited to come to the existing Hopelink Redmond food bank site to observe operations. They noted that the food bank is not a shelter and that people seeking services would not be congregating there outside the hours of specific events (food banks, classes, etc), testifying that the other Hopelink facilities have not become "attractive nuisances". With regard to impacts to trail users, the Applicant designed the courtyard to be a gathering space, but also to be safe and secure for all users. There would be benches but not structures in which people might seek shelter overnight. The project would demolish the building currently within the river buffer and replant that area with native species, making the trail more visible generally and relatively more pleasant than the current condition. *Handy Testimony; Altimore Testimony.*
31. The Technical Committee, comprised of staff from Redmond Planning, Public Works, and Fire Departments, reviewed the complete application and supporting materials for compliance with City regulations and the Comprehensive Plan. The Technical Committee recommended project approval subject to conditions as stated in the report to the Examiner. *Exhibit 4; Pyle Testimony.* The Applicant representatives waived objection to the recommended conditions. *Handy Testimony; Altimore Testimony.*

## CONCLUSIONS

### **Jurisdiction:**

The Hearing Examiner is authorized to conduct open record hearings and issue decisions on Type IV permits, including essential public facilities applications, pursuant to RZC 21.76.050.C, Table 21.76.050B, and RZC 21.76.050.I.

Per RZC Table 21.76.050.B, Site Plan Entitlements are Type II permits decided administratively without public hearing by the Technical Committee; however, pursuant to RZC 21.76.050.E, when two or more land use applications for a given development are submitted for consolidated review, the review shall be conducted using the highest numbered process type applicable to any of the land use applications.

### **Criteria for Review:**

#### *Essential Public Facility*

Pursuant to RZC 21.76.070.M.5, an application for essential public facility may be approved if findings can be entered showing the following criteria are satisfied:

- a. Except where the facility is a state or regional facility for which a siting decision has already been made, alternative sites covering the service area of the proposed

facility must be considered, and the site proposed must be the most appropriate site taking into consideration the requirements of the facility and the impacts on surrounding uses and the environment;

- b. A determination must be made that there is a public need for the facility, unless the facility is a state or regional facility for which need has already been established;
- c. The impact of the facility on the surrounding uses and environment, the City, and the region must be minimized;
- d. Conditions and/or mitigation measures relative to the design and/or operation of the facility must be identified and imposed to make the facility compatible with the surrounding uses and the environment to the extent practicable;
- e. A package of incentives must be developed that would make siting the facility within the community more acceptable;
- f. A determination must be made as to whether the factors that make the facility difficult to site can be modified to increase the range of available sites or to minimize impacts on affected areas and the environment, except where the facility is a state or regional facility for which a siting decision has already been made;
- g. The proposal shall comply with any applicable mitigation measures identified in the financial impact analysis;
- h. The proposed facility must be consistent with the Redmond Comprehensive Plan, unless the Comprehensive Plan would preclude the location of such facilities anywhere within the City;
- i. The facility must comply with any applicable state siting and permitting requirements; and
- j. Alternative sites shall cover the service area of the proposed facility. This criteria is not applicable to Secure Community Transition Facilities.

#### *Site Plan Entitlement*

Pursuant to RZC 21.76.070.Y, approval for site plan entitlement is granted if findings can be entered showing the following criteria are satisfied:

- a. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.
- b. The Landmarks and Heritage Commission will review all Certificates of Appropriateness for compliance with the RZC.

**Other Applicable Provisions:**

*RZC 21.76.070.M, Essential Public Facilities:*

1. Purpose. The purpose of this section is, as required by state law, to provide a process to site necessary public uses that may otherwise be difficult to site. This process also provides for greater involvement of the community and identifies and minimizes adverse impacts. Essential public facilities are defined in RZC 21.78, Definitions.
2. Scope. This section establishes the criteria that the City will use in making a decision upon an application for an essential public facility. This section provides an alternative process for permitting those uses which qualify as essential public facilities under the criteria set forth below. A proposal may be reviewed as an essential public facility under this section when the applicant makes a written request for such review to the Administrator, or when the Administrator requires that a proposal be reviewed as an essential public facility. A proposal qualifies as an essential public facility when:
  - a. The facility meets the definition of Essential Public Facility.
  - b. The facility is a type difficult to site because of one of the following:
    - i. The facility needs a type of site of which there are few sites
    - ii. The facility can locate only near another public facility,
    - iii. The facility has or is generally perceived by the public to have significant adverse impacts that make it difficult to site, or
    - iv. The facility is of a type that has been difficult to site in the past;
  - c. There is need for the facility, and Redmond is in the facility service area.
3. Procedure. Applications that seek approval for an essential public facility shall follow the procedures established in RZC 21.76.050.I for a Type IV permit process. In addition to the decision criteria described in subsection M.5 below, Secure Community Transition Facilities shall also be consistent with subsection M.7 below.
4. Review Process - Alternative Sites/Public Involvement.
  - a. An applicant may have one or more alternative sites considered at the same time during this process.
  - b. The Administrator has the authority to require the consideration of sites outside the City of Redmond, except where the facility is a state or regional facility for which a siting decision has already been made.
  - c. A public involvement process shall be required. The purpose of the public involvement process is to involve the persons within the zone of likely and foreseeable impacts, and to assist in the development of potential incentives or modifications which would make siting of that facility more acceptable.

- i. The applicant shall propose an acceptable public involvement process to be reviewed and approved by the Administrator.
  - ii. Public involvement activities shall be conducted by and paid for by the applicant.
  - iii. The public involvement process shall be initiated by the applicant as early as feasibly possible.
- d. The Administrator may require a multi-jurisdictional review process if the facility serves a regional, countywide, statewide, or national need, if such a process has not been conducted prior to submittal of the application. If this process is required, the applicant shall design an acceptable process to be reviewed and approved by the Administrator. If such a process has already been conducted, no additional multi-jurisdictional process will be required. Applicants shall be required to pay for any process conducted. This requirement is not applicable to Secure Community Transition Facilities.
- e. An analysis of the facility's impact on City finances shall be undertaken.
- ...
- 6. The City shall not deny or condition an essential public facility in such a manner as to preclude the siting or expansion of any state or regional essential public facility in the City. In the event that a state or regional essential public facility cannot, by the imposition of reasonable conditions of approval, be made to meet the decision criteria in subsection M.5 above, the City shall approve the siting or expansion of the state or regional essential public facility with such reasonable conditions of approval as may allow the essential public facility to meet the decision criteria to the maximum extent practicable.

*RZC 21.76.070.Y, Site Plan Entitlement*

- 1. Purpose. The purpose of this section is to ensure that site plans reviewed individually or collectively by the Technical Committee, Design Review Board, Landmarks and Heritage Commission, and Code Administrator achieve the following purposes:
  - a. Compliance with the provisions of the RZC and all other applicable law;
  - b. Coordination, as is reasonable and appropriate, with other known or anticipated development on private properties in the area and with known or anticipated right-of-way and other public projects within the area;
  - c. The encouragement of proposals that embody good design principles that will result in high quality development on the subject property;
  - d. The adequacy of streets and utilities in the area of the subject property to serve the anticipated demand from the proposal;

- e. Determination that the proposed access to the subject property is the optimal location and configuration for access.
2. Scope. Review and approval of a Site Plan Entitlement is required for any public, semi-public, or private proposal for new construction or exterior modification to a building or site, including multifamily, commercial, industrial, utility construction, expansion, or exterior remodeling of structures, parking, or landscaping, where the proposed use is shown as permitted in the applicable permitted use chart. All of the above projects require the review and approval of a Site Plan Entitlement except for:
    - a. Detached single-family residential buildings.
    - b. Tenant improvements not encompassing or requiring modification to the exterior of an existing building; and
    - c. Any action noted above which meets the criteria to be reviewed as an Administrative Modification as provided in RZC 21.76.090.D.

**Conclusions Based on Findings:**

*Essential Public Facility*

1. The proposed facility has been determined to be an essential public facility by an official code interpretation issued by the Code Administrator in 2014, which was not appealed. The record demonstrates that the Applicant and others have worked extensively to identify appropriate sites in Redmond at which the administrative offices, food bank, and food bank storage could be combined. Multiple sites have been considered and rejected as financially or otherwise unfeasible. One previously identified site under contract for sale to the Applicant was sold by its owner to a higher bidder. No alternative sites within the City have been identified. As proposed and conditioned, the proposed site would be appropriate for the use. Impacts to adjacent owners and the community are large have been considered in project design. *Findings 6, 7, 8, 10, 19, 28, and 30.*
2. The record demonstrates that demand for the Applicant's services has not been successfully addressed at the two existing separate locations and that there is a public need for the proposal in Redmond. *Findings 2, 7, and 19.*
3. The project's impacts to the environment would be a net benefit over the existing condition. The 150-foot fish and wildlife habitat conservation area/stream buffer from the Sammamish River would be restored, with all existing impervious surfaces removed, invasive species removed, native plantings installed, and currently untreated stormwater discharging to the river to be treated consistent with current standards. Design of the project's outdoor open spaces would connect to the off-site King County trail along the river in a manner that promotes public use of the trail. The project's traffic impacts were studied and found not to adversely affect the surrounding transportation network in terms of intersection delays. The project's traffic impacts would be mitigated through payment of transportation impact fees and

the required implementation of a transportation management plan that would manage employee transportation and parking during the two peak use days per month when the food bank is operating. Concerns were raised in public comment that the numbers of low income individuals and families who would seek services from the Applicant would result in deleterious effects on adjacent property values, liability risk, or safety for trail users; however, those concerns were generalized statements of concern not supported by evidence. Washington courts have held that while neighbors' fears may reduce property values, there is an important distinction between well founded fears and those based on inaccurate stereotypes and popular prejudices.<sup>3</sup> The record presented does not contain evidence of well founded fears with regard to impacts to property values or safety for trail users. *Findings 3, 4, 7, 10, 11, 13, 14, 15, 16, 17, 24, 27, 28, and 30.*

4. As proposed and conditioned, the entire on-site critical area buffer would be fully restored to native plants and trees, including removal of existing structures and sidewalks. The project would upgrade the existing untreated stormwater discharge to the river to meet current City stormwater standards, providing net environmental benefits in terms of habitat and water quality. Clean roof runoff would be infiltrated on-site to maintain aquifer recharge. Proposed plantings include buffer screening that would soften the view of the parking lot and building from the river and the associated trail. The on-site community gathering areas are designed using CPTED guidelines to discourage inappropriate use of public spaces. The Applicant would pay transportation impact fees and would be required to implement a transportation management plan during peak traffic events on-site. There is no evidence of unmitigated impacts to the environment or surrounding properties. *Findings 3, 4, 10, 11, 13, 14, 16, 17, 22, and 30.*
5. In addition to the incentives resulting from the project features described in the previous conclusion, the project would also develop a pea patch garden and offer classes open to the public. The facility as a whole would provide needed services to Redmond residents while providing an enhanced public access to the King County trail along the river. The on-site gathering areas and trail access would be open to the public, including use by employees and residents of nearby properties. *Findings 2, 10, 22, 23, and 31.*
6. The factors that make the proposed facility difficult to site - including the perception of safety and property value impacts based on the fact that the Applicant's target clientele is a low income population - cannot be modified, because service to this population is the Applicant's core mission. *Findings 2, 7, and 11.*

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<sup>3</sup> *Sunderland Servs. V. Pasco*, 127 Wn.2d 782 “In the past, this court has acknowledged that neighbors' fears may reduce property values. See *Park v. Stolzheise*, 24 Wn.2d 781, 793-94, 167 P.2d 412 (1946) (location of a sanatorium for mental patients). However, there is an important distinction between well founded fears and those based on inaccurate stereotypes and popular prejudices. See *J.W. v. Tacoma*, 720 F.2d 1126, 1132 n.7 (9th Cir 1983). Courts have long held the latter cannot justify zoning restrictions. E.g., *Buchanan v. Warley*, 245 U.S. 60, 82, 38 S. Ct. 16, 62 L. Ed. 149 (1917) (zoning restrictions based on race).

7. No formal analysis of financial impacts to the City was presented; however, because the project would replace two existing facilities with one combined facility, thereby expanding the Applicant's capacity to serve Redmond residents, there is no evidence of financial impact to the City. The impacts of increased traffic would be defrayed through the payment of impact fees. *Findings 2, 13, 19, and 20.*
8. The Technical Committee report details the manner in which the proposal would be consistent with many applicable Comprehensive Plan goals and policies. *Findings 2, 10, 19, 21, 22, 23, and 30.*
9. As conditioned, the project would comply with all applicable City codes and development standards. One code deviation was administratively granted to allow reallocation of required parking lot tree plantings; however, the required number of trees per parking stall would still be provided. *Findings 5, 10, 12, 14, 15, 16, 17, 18, 22, 23, 24, 25, 26, 27, 28, 29, and 31.*
10. The record demonstrates that the Applicant considered many sites within the City of Redmond through a multiyear process. A previously identified parcel, under contract for sale to the Applicant, was sold to a higher bidder instead. *Findings 2 and 19.*

*Site Plan Entitlement*

11. The City of Redmond Technical Committee reviewed the proposal for compliance with the requirements of the State Environmental Policy Act and a determination of non-significance was issued. The Technical Committee determined that, as conditioned, the project would comply with all applicable provisions of the RZC and all development standards and recommended approval. There is no evidence that historic properties would be affected. *Findings 5, 10, 12, 14, 15, 16, 17, 18, 22, 23, 24, 25, 26, 27, 28, 29, and 31.*

**RECOMMENDATION**

Based on the preceding findings and conclusions, the Hearing Examiner recommends to the Redmond City Council that the request for approval of an essential public facility and site plan entitlement permit to construct the Redmond Hopelink Integrated Service Center as described herein **should be GRANTED**, subject to the conditions below.

A. Site Specific Conditions of Approval

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

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Full Plan Set (Pages 1-26)	12/01/2016	<i>and as conditioned herein.</i>
SEPA Checklist	12/01/2016	<i>and as conditioned herein and as conditioned by the SEPA threshold</i>

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

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

1. 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 154<sup>th</sup> Avenue 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 154<sup>th</sup> Avenue 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 154<sup>th</sup> Avenue NE and NE 90<sup>th</sup> Street 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 90<sup>th</sup> Street 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 October 20, 2016.

- c) A strip of land 15 feet wide abutting the existing 154<sup>th</sup> Avenue NE right-of-way.
- d) A strip of land from 52.1 to 52.5 feet wide abutting the existing NE 90<sup>th</sup> Street 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 154<sup>th</sup> Avenue NE and NE 90<sup>th</sup> Street, 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 90<sup>th</sup> Street 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 five 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:
  - four inches HMA Class ½” PG 64-22
  - five inches HMA Class 1” PG 64-22
  - four inches of 1-1/4 inch minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
  - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
  - Street crown 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 154<sup>th</sup> Avenue 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 five feet wide planter strips, minimum six 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:
  - four inches HMA Class ½” PG 64-22
  - five inches HMA Class 1” PG 64-22

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

This project has proposed wider planter strips and concrete sidewalks between the 154<sup>th</sup> Avenue NE frontage and the new building area. Also this project has proposed a public plaza area in front of the new building entry along 154<sup>th</sup> Avenue NE. All proposed softscapes and hardscapes along 154<sup>th</sup> Avenue 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 October 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 four existing ADA ramps at the intersection of NE 90<sup>th</sup> Street and 154<sup>th</sup> Avenue 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 October 20, 2016.

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

ii. Direct access to NE 90<sup>th</sup> Street 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 154<sup>th</sup> 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 Utilities Engineer  
Phone: 425-556-2844  
Email: [zlu@redmond.gov](mailto: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 Senior Stormwater and Utilities 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 mitigate 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 1<sup>st</sup> through April 30<sup>th</sup> 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](http://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](mailto: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 feet wide.
- b. Fire Protection Plan. The building will meet all IFC and NFPA 13 requirements for fire sprinkler protection. The building will meet all IFC and NFPA 72 requirements for fire alarm protection.
- c. Fire Code Permit – Depending on activities and usage of the building, other Fire Code permits may be required.
- d. Comment

(Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG)

5. Planning Department

Reviewer: Sarah K. Pyle, Senior Planner

Phone: 425-556-2426

Email: [svanags@redmond.gov](mailto: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 inch 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)

**DECIDED** March 20, 2017.

By:



Sharon A. Rice  
City of Redmond Hearing Examiner

**Note:** Essential Public Facilities are decided through a Type IV quasi-judicial process. Environmental review is conducted when required. At an open record public hearing, the Hearing Examiner considers the recommendation of the Technical Committee and, when required, the Design Review Board, as well as public testimony. Depending on the application, the Technical Committee may require a neighborhood meeting to obtain public input. The Hearing Examiner makes a recommendation to the City Council, which considers the recommendation in a closed record proceeding and makes a final decision. Public notification is provided at the application, public hearing, and decision stages of application review. There is no administrative appeal. The City Council’s decision may be appealed to the King County Superior Court.