

City of Redmond
Request for Additional Information

August 30, 2017

Mr. Will Greene
Toll Brothers Inc.
9720 NE 120th Place, Suite 100
Kirkland, WA 98034

**SUBJECT: Request for Additional Information:
Rose Hill Cottages (LAND-2017-00727)
SEPA File Number (SEPA-2017-00726)**

DATES:

| | | |
|-------------------------|-----------|-----------------------|
| Application/Completion: | 8/3/2017 | SEPA: Status, Pending |
| Vested: | 8/3/2017 | Add/Info: 8/30/17 |
| Notice of Application: | 8/30/2017 | |

Dear Mr. Greene,

The City of Redmond Technical Committee as reviewed your proposal at its August 16, 2017 meeting. After reviewing your application, the Technical Committee is requesting additional information as noted in Attachment A. This information is needed to adequately review your proposal and must be submitted in order to proceed with the review of your project.

Attachment A identifies those items necessary to adequately review your proposal. The comments contained in the Attachment reflect the proposal that was submitted. Any redesign would require additional review by City staff and could result in additional or different comments than contained herein.

Please note that you must schedule an appointment with your assigned project Planner, Ben Sticka for your resubmittal. In addition to providing the items in Attachment A, a copy of this letter along with a written response as to how each item in Attachment A has been addressed shall be required at the time of your appointment. If other changes to the proposal are made, a written explanation of those changes must be provided as well. At your appointment, the materials shall be reviewed to ensure all items listed within this letter have been included. Your resubmittal will not be accepted unless all items, including a copy of this letter, the written response, and the resubmittal fee, if required, have been provided.

Please incorporate these comments and resubmit these. Your proposal will be rescheduled for review by the Technical Committee once this information is received.

Resubmittal Requirements: All resubmittal materials shall be submitted in an electronic form (i.e. Flash Drive or CD). If submitting a CD, the CD should be permanently marked with the

Project Name and submission date. All resubmittal materials must be submitted as a PDF with the exception of Request Additional Information Letter with required responses.

Please be aware that failure to submit the required information within ninety (90) calendar days of the date of this letter shall result in the automatic expiration and voidance of the application unless a request for extension is submitted and accepted.

If you have any questions, please contact Ben Sticka, Planner at bsticka@redmond.gov or at 425.556.2470.

Sincerely,

KAREN HALUZA, Director
*Department of Planning and Community
Development*

LINDA E. DE BOLDT, Director
Department of Public Works

Attachments and Enclosures:

Attachment A – Request for Additional Information

Attachment A

This attachment identifies that information that must be provided to proceed with a review and consideration of your proposal. If you have questions regarding the information requested, please contact the staff person for that City department. The contact information is listed under each Department/Division title. In each section below, you will find subheadings for “Additional Information” and “Courtesy Notices”.

“Additional Information” is that information required for the City to approve or recommend approval of your development application. To be accepted, your re-submittal must include a response to each item identified under “Additional Information”. If you contest these revisions, please note in your response and provide reasons for not making the requested modification or providing the additional information. The Technical Committee will review your responses and evaluate whether the modifications are required to recommend approval.

“Courtesy Notices” are those comments that are not required to recommend approval, however the comments may identify issues that would impact your proposal’s timing or that would result in substantial conditions of approval. This is not an all-inclusive list.

DRAFT

I. Planning-Development Review

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

1. Ben Sticka, Planner

Phone: 425-556-2470

E-mail: bsticka@Redmond.gov

B. PUBLIC NOTICES:

1. Notice of Application – A Notice of Application was issued for this project on August 9, 2017. Any comments received will be forwarded to the applicant and appropriate City Departments for review and consideration. In resubmitting a response to the City’s request for additional information, the applicant is advised to consider responding to comments.

2. Revised plans for public notice.

a. Please provide one copy of the revised tree preservation plan meeting the following requirements:

- The plan shall be in PDF format
- The plan shall highlight, in a shade of green, trees on site designated to remain (trees that are not being removed)
- The plan shall provide a minimum $\frac{3}{4}$ inch margin at the bottom
- The plan shall include a north arrow
- The plan shall include street numbers and/or names (e.g. NE 116th St, Avondale Road NE, etc) adjacent to the project boundary
- The plan shall include the project name.
- The plan shall show an “X” over each tree proposed to be removed.

b. Please provide one copy of the revised site plan meeting the following requirements:

- The electronic copy shall include the same information noted in “c” above
- The site plan shall be in PDF format
- The site plan shall be in black and white

C. ADDITIONAL INFORMATION:

1. SEPA

a) General Note: Revise the SEPA Checklist to reflect any changes to the proposal resulting from this Request for Additional Information. If a SEPA Determination has been issued, the City may be required to amend or withdraw the determination per WAC 187-11-340 (3)(a).

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- b) Additional Information: At this time, the Technical Committee requires additional information to issue a threshold determination. The requested information is under all disciplines within the Development Review Division section of this letter. Upon receipt and review of this information, the Technical Committee may either issue a threshold determination or request additional information.

2. PROJECT

- a) The applicant shall contact Mike Stanger with ARCH at MStanger@bellevuewa.gov and cc: Sarah Stiteler with the City of Redmond at sstiteler@redmond.gov; Pursuant to RZC 21.20.030 Affordable Housing: The applicant shall provide details on which three units are affordable and designate them on the cover sheet. Is the applicant proposing market rate or affordable low cost housing units?
- b) A cultural resources report is required for the subject site. For specifics to the report please contact Kim Dietz at kdietz@redmond.gov
- c) The applicant shall update the site area to include square footage for all percentages (lot coverage, impervious, etc).
- d) Pursuant to RZC 21.76.060 the applicant shall coordinate required neighborhood meeting with staff ASAP. Mailing for the meeting needs to be completed 21 days prior to the date of the meeting and the applicant shall obtain mailing list and agenda sample from staff.
- e) The applicant shall include all setbacks including side setbacks as they are not provided in the data table.
- f) The applicant shall provide square footage of public rights-of-way as staff is unable to calculate both net buildable and minimum density calculations.
- g) Please revise the SEPA checklist as it is not complete. Please coordinate with Planning staff and resubmit once all fields are complete.
- h) The applicant shall better delineate buffers with different line weights. The current line weights make it difficult for staff to differentiate between the following: wetlands, steep slopes and stream buffers.
- i) The applicant shall cross hatch or shade both trees to remain and trees to be removed. The "x" is not enough to clearly differentiate the trees on the subject plans.

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- j) The site area on the cover sheet shows 472,752 square feet for the total site. The calculation should be 10.85 acres times 42,560 which equals 472,626. Please double check all calculations and update all plan sheets and calculations.
 - k) RZC 21.08.290(D)(3)(iii)(b) Private Open Space shall: Be a minimum of 300 square feet of private, contiguous, usable open space adjacent to each dwelling units, for the exclusive use of the cottage resident. It shall be oriented toward the common open space as much as possible, with no dimension less than 10 feet. Please denote this on the plan how this is being achieved.
 - l) RZC 21.08.290(D)(3)(iii)(C) Private Open Space: Cottages shall have a roofed porch at least 80 sq. ft. in size with a minimum dimension of eight feet on any side. Please denote this on the plan how this is being achieved.
 - m) The applicant shall submit one letter for each landmark tree that is requested to be removed. If the applicant is not familiar with this process an example can be provided to them. Please submit these letters ASAP as the Planning Director must approve the removal of each landmark tree requested for removal.
 - n) Please speak to how you are complying with RZC 21.08(4)(c)(i) Screening Requirements: Boundaries between cottage dwellings and neighborhood properties shall be screened with landscaping to reduce appearance of bulk or intrusion onto adjacent properties. This can be achieved though setbacks or architectural techniques. Please explain how you have achieved this requirement.
 - o) The applicant will be required to attend a minimum of two Design Review Board meetings. The meeting are held on the first and third Thursday's of each month and materials are due a minimum of two weeks prior to the meeting. I will email you a link for DRB materials and checklist.

D. COURTESY NOTICES

- a) Classifications that will be used for impact fees: Note: City staff will not provide a calculation of fees prior to 1st round of building permit review. Applicant may use tools on website to estimate fees. Please note that they will only be an estimate and may be subject to change. Prior to first round of building permit review, staff will only provide classifications to be used and if impact fees will be required. If you think you are eligible for impact fees credits for right-of-way improvements please work directly with transportation to resolve those questions. If you

believe that you are eligible for credits for current structures on-site, applicant must e-mail planner a list of structures on-site, square footage by structure and by most recent "USE". This is not information staff will provide to applicant, applicant will need to work with land owners, management company or current tenants to obtain information and provide to planner for review.

- b) Be sure that the requirements within the Building Permit User Guide-Planning has been thoroughly reviewed and understood. Please note that the requirements of the checklist are extensive and the Variety in Building Design (RZC 21.08.180 (2)) requirements may affect the shape and structural design of the proposed lots.
<http://redmond.gov/development/permits/PermitFormsAZ>

II. Engineering and Transportation

- A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

Andy Chow, Senior Transportation Engineer

Phone: 425-556-2740

E-mail: kachow@Redmond.gov

- B. ADDITIONAL INFORMATION

- 1. SEPA

- a) No SEPA comments at this time.

- 2. PROJECT

- a) The overall plans in this set generally were used either 40' or 50' scale to produce. Please note that it is required to use 20' scale for the construction drawings during the CCR process.
- b) A Cul-de-Sac was used at the end of NE 112th PL in the previous approval and it is required to be used instead of a hammerhead in a dead end public road per RZC Appendix 2.A.12.
- c) All public sidewalks must meet ADA standards including the pedestrian crossing with ADA ramps. Identify and call out the COR standard details for the ADA ramps. Using a Cul-de-Sac at this location may eliminate the use of ADA ramps.
- d) Any building structure or object wider than 18" and within the space between 2 and 8 feet above the street grade must be open within the sight triangle areas per RZC 21.52.040.

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- e) Based on the PARCC Plan 2017, a Connector Trail is called for in the location near and along the east property of the project. This connector trail is required to be granted to provide access to the public with a trail configuration that meets the trail design standard. Please contact David Shaw at 425-556-2378 or dashaw@redmond.gov for questions.
 - f) Call out planter strip cross slope to 2.0% Typical.
 - g) Call out sidewalk cross slope to 1.5% Typical and 2.0% Max.
 - h) Clearly label the 60' Right-of-Way to be dedicated.
 - i) Clearly label the proposed Right-of-Way and existing property lines. Use different line type to stand it out.
 - j) Coordinate with the City of Kirkland for the proposed ADA ramps locations and their types to be used at the intersection of 132nd Ave NE and NE 112th PL. The current plan showed the proposed ADA ramps are located too far behind from the stop bar which does not meet ADA standards.
 - k) Label the street classification of NE 112th PL to Public Local Access and remove dedicate street name.
 - l) Label the street classification of NE 112th PL to Public Local Access.
 - m) Provide a stopping sight distance analysis for the horizontal curve on Road A between STA 14+50 to 16+00. Any building and/or retaining walls that are taller than 2' from the street grade within the sight line are not acceptable per RZC 21.52.040 and RZC Appendix 2.
 - n) Show 20'x100' sight triangles for NE 112th PL approaching to 132nd Ave NE which is an arterial. Extend the drawing for the full limits on 132nd Ave NE. Any vegetation within the sight triangles that are considered obstructions are prohibited per RZC 21.52.040.C are required to be pruned or trimmed down. Obtain rights from the private properties and the City of Kirkland if applicable. Label this note on the drawing.
 - o) Show 20'x65' sight distance triangles at the intersection of NE 112th PL and Road A as shown.
 - p) Show 20'x65' sight triangles for 132nd Ave NE approaching to NE 112th PL. Any vegetation within the sight triangles that are considered obstructions prohibited per RZC 21.52.040.C are required to be pruned or trimmed down. Obtain rights from the private properties if applicable. Label this note on the drawing.

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- q) Show dimensions for the proposed NE 112th PL on plan view. It should include the widths of roadway, sidewalks, planter strips, and the remaining areas.
 - r) Show dimensions for the proposed NE 112th PL on plan view. It should include the widths of roadway, sidewalks, planter strips, and the remaining areas.
 - s) The proposed driveway curb cut for the existing driveway of the neighbor's property at 11302 132nd Ave NE is too close to the street intersection and it is unsafe. If the existing driveway is not feasible to relocate further east at this time, use a rolled curb instead of a standard curb cut to accommodate the existing access to this property. In the future when this property is ready to redevelop, this existing driveway is required to be relocated to meet the driveway and intersection spacing requirement per RZC Appendix 2.D.4.b.
 - t) To allow for future trail connection per RZC 21.62.020(H), continue pedestrian pathway east to easement boundary, add concrete walkway within western portion of access drive, and provide public access easement along the full connection. See drawing as provided by planner.
 - u) Label the existing overhead power and utility lines to be undergrounded.
 - v) The existing power pole is within the project limit which is required to be removed for the overhead utilities undergrounding. All service lines to the neighbors should be undergrounded since the pole is required to be removed. Relocating the power pole is not acceptable.
 - w) Provide design and required stopping sight distances for all vertical curves per RZC Appendix 2.
 - x) Show center line and station reference for 132nd Ave NE in the NE 112th PL road profile.
 - y) Show the separation line between the Public Local Access and Private Road with street classification labels in the NE 112th PL road profile.
 - z) The cross slope in between the ADA ramps at approximate STA 6+10 of NE 112th PL must meet ADA standards. Check and provide the cross slope at this location.
 - aa) Provide design and required stopping sight distances for all vertical curves per RZC Appendix 2.
 - bb) Show all sight triangles and sight lines for the SSD from the transportation plan in the landscape plans. All proposed plants and trees (at their full grown conditions) within the sight lines

must meet the sight distance requirements per RZC 21.52.040 and RZC Appendix 2.

- cc) Provide street lighting analysis on NE 112th PL and at the 132nd Ave NE intersection.

C. COURTESY NOTICES

- a) The development will be accessing on to 132nd Ave NE and the entire Right-of-Way is within the City of Kirkland. Any construction work in public right-of-way due to this project, including required frontage improvements must obtain a City of Kirkland ROW Use Permit (PUB). An approved PUB permit including the approved construction drawings must be included as part of the civil construction plans at the first submittal for the Coordinated Civil Review (CCR) process.
- b) Redlines in “*Plan Set – Engineering and Landscape_v1.pdf*” in the portal.

III. Utilities – Sewer and Water

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

1. Zheng Lu, Senior Utility Engineer
2. Phone: 425-556-2844
3. E-mail: ZLu@Redmond.gov

B. ADDITIONAL INFORMATION

1. SEPA

- a) No SEPA comments at this time.

2. PROJECT

- a) Additional bends in the water system and manholes in the sewer system may be required to keep the mains in the roadway meeting the location requirements.
- b) Show all water meters and side sewers for each cottage and all lots on NE 112th Place. Show all hydrant, blowoff and air release. The blowoff shall be installed at lot spot of the water main and at the end of the water main. The air release shall be installed at high spot of the water main.
- c) Show profile for all proposed sewer main and finished floor elevation for all cottages.
- d) Roadway widths may need to be increased to accommodate all the utilities. It appears some cottage structures and retaining walls may be encroaching within the utility easements. The sewer system will be fairly deep. Structures will need to be

placed further than 10' away from the mains in accordance with the Design Requirements.

- e) Provide a paved access road to the existing two manholes to the east of the property. Road shall be 14' wide with 2' gravel shoulder on each side.
- f) An easement is required within the Olympic Pipeline area. In addition, permission to cross the gas pipelines and/or PSE may be required. Sewer pipe crossing in this area will need to be placed in a casing. MHs will need to be placed such that they won't hamper maintenance of the pipe within the casing.

IV. Stormwater, Clearing and Grading

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

1. Jeff Dendy, Senior Engineer

Phone: 425-556-2890

E-mail: jdendy@Redmond.gov

B. ADDITIONAL INFORMATION

a) No SEPA comments at this time.

2. PROJECT PLANS

a) Sheet C3.01) 3: 1 max. beyond R/W

b) Sheet C3.01) Cut / fill over 8 feet needs an approved deviation request

c) Sheet C4.01) Show the 25 foot setback from the edge of the hazardous liquid pipeline corridor. No landfilling or excavation within the pipeline corridor or setback per Redmond code 21.26.040

d) Sheet C4.01) Show how parking areas and cottages connect to the storm collection system.

e) Sheet C4.01) Show how the vector truck will turn around at the northern infiltration vault.

3. PROJECT DRAINAGE REPORT

a) Page 5) Have the geotechnical engineer provide a letter supporting using the retaining wall footing drain to collect flow onto the project.

b) Page 9) Use enhanced treatment for this 28 unit multifamily project.

- c) Page 10) Differentiate between the public storm system and the private storm system. It will make a difference in how maintenance design is considered.
- d) Page 10) Do not specify proprietary treatment systems for publicly maintained storm water quality treatment facilities. See section 2.9.1.2 of the Stormwater Technical Notebook.

V. Fire

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

1. Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

E-mail: sturner@Redmond.gov

B. ADDITIONAL INFORMATION

1. PROJECT

- a) Move the hydrant on the north end of Road A to the intersection of NE112th Place and Road A.
- b) Roads over 300' require a turnaround. Ensure that the turnaround on the east end of Road A meets the required dimensions for fire turnarounds from Appendix 2.
- c) Fire access does not meet Redmond Fire Standard 2.0 for units 4, 5, 6, 7, 8 and 9.

C. COURTESY NOTICES

1. All homes shall be equipped with an NFPA compliant 13d fire sprinkler system.
2. Addresses and street names will be assigned in the Civil Review Process.
3. All access roads 20 feet in width will not have parking on either side unless specifically provided for. Signage and striping will be required in the Civil Review.