



Technical Committee Agenda
Wednesday, October 31, 2018
9:30 a.m. McRedmond Room

Attendees

<input checked="" type="checkbox"/>	Martin Pastucha	<input type="checkbox"/>	Colleen Kelly	<input checked="" type="checkbox"/>	Erika Vandenbrande	<input checked="" type="checkbox"/>	Scott Turner
<input checked="" type="checkbox"/>	Steven Fischer	<input checked="" type="checkbox"/>	Jason Lynch	<input checked="" type="checkbox"/>	Rob Crittenden	<input type="checkbox"/>	Karl Almgren
<input type="checkbox"/>	Carolyn Hope	<input checked="" type="checkbox"/>	Lisa Rigg	<input type="checkbox"/>	Todd Short	<input type="checkbox"/>	
						<input type="checkbox"/>	
						<input type="checkbox"/>	

- **Slides and hyperlinks must be attached to the Tech Agenda by 8am Tuesday morning prior to the Wednesday meeting**
- **Projects may be pulled from the agenda if these attachments are not in place**

Please note that the Technical Committee meetings will be held in the Council Conference Room beginning on December 5

ADD-ON Topic: NE 102 Street Right-of-Way Vacation Staff: Terry Marpert, x2428 Slides	Follow-up Items:
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Project Comments:

Terry described that the southwest corner of the Willows Run golf course is encumbered by an old plat and City utility easements. The possible new property owner is desiring that the ROW within this old plat, from the 1920's/30's, be vacated. Terry noted that both water and storm cross the western portion of the site and that City Utilities will want these services within an easement. Additionally, the City will want to retain an east/west easement, should the ROW be vacated, to preserve the opportunity to convey stormwater to the river. The Committee discussed the need for a plat vacation rather than a ROW vacation. Should the ROW be vacated and the lots remain then they would have no legal access.

This application will return to the Technical Committee at a later date. **No action taken**

File Numbers: LAND-2018-00617, Site Plan Entitlement
LAND-2018-00586, Conditional Use Permit

Project Name: Emerald Heights Assisted Living &
Independent Living Building

SEPA #: SEPA-2018-00640

Date Received: 06/2018

Description: Construction of a new 42-unit Independent Living Building and a new 54-unit Assisted Living building within the existing Emerald Heights retirement community.

Location: 10901 – 176th Circle NE

Assigned to: Benjamin Sticka, x2470

City Project: No

[Slides](#)

Staff Attending Meeting: Ben Sticka

Project Comments:

Ben described the proposed project for Emerald Heights which includes a 54 person Assisted Living building and a 42 unit Independent Living building. Ben noted that there have been three deviations previously granted by the Technical Committee as well as three neighborhood meetings and three DRB meetings on this project. Ben provided a slide presentation which demonstrated how the project complied with the various code provisions, such as: retirement residence, conditional use permit, and site plan entitlement standards. Additionally, Ben outlined the mitigation measures that have been offered by the applicant through the review process in response to comments that the City has received throughout the review process.

The Committee discussed the design and landscaping of the buildings and the involvement of the DRB. Ben stated that the Board provided direction to the applicant to mitigate through the design and landscaping of both buildings. The Committee also discussed adequacy of utilities. The Committee discussed **the possible need to thin trees as they mature** as well as the issues of compatibility and light spillage from windows.

The Technical Committee deemed that this project meets code standards and **recommended approval to the Hearing Examiner**

<u>Project Action Taken:</u>	<u>Project comments due by:</u>
<input type="checkbox"/> Additional Information	<input checked="" type="checkbox"/> Engineering
<input type="checkbox"/> Approval	<input checked="" type="checkbox"/> Storm
<input type="checkbox"/> Denial	<input checked="" type="checkbox"/> Water/Sewer
<input checked="" type="checkbox"/> Recommend Approval to HE	<input type="checkbox"/> Parks
<input type="checkbox"/> Recommend Denial to HE	<input checked="" type="checkbox"/> Fire
	<input type="checkbox"/> Police
	<input type="checkbox"/> Building
	<input checked="" type="checkbox"/> Planning
	Date Due: <u>11/7</u>

<u>SEPA Action Taken:</u>	<u>SEPA comments due by:</u>
<input type="checkbox"/> Ready to issue DNS	<input type="checkbox"/> Engineering
<input type="checkbox"/> Ready to issue MDNS	<input type="checkbox"/> Storm
<input type="checkbox"/> Need Additional Information	<input type="checkbox"/> Water/Sewer
<input type="checkbox"/> Exempt	<input type="checkbox"/> Parks
<input type="checkbox"/> Addendum	<input type="checkbox"/> Fire
<input type="checkbox"/> Planned Action	<input type="checkbox"/> Police
	<input type="checkbox"/> Building
	<input type="checkbox"/> Planning
	Date Due: <u>N/A</u>

Please note: If DNS issued, workflows are not required for Fire & Public Works

SEPA Comments:

Follow-up Items:

File Number: DEVREQ-2018-01258

Project Name: Modera River Trail

Plan Type: Deviation Request

LAND #: LAND-2018-00376

Date Received: 10/25/18

Description: Request reduction in standard parking stall dimensions, request reduction in number of required bicycle parking spaces, waive open space fee in-lieu and request reduction in parking

Location: 15801 NE 85th Street

Assigned to: Benjamin Sticka, x2470

City Project: No

[Slides](#)

Staff Attending Meeting: Ben Sticka

Project Comments:

Ben explained that the Technical Committee has previously reviewed and approved Public Works deviations for this project. The applicant is currently requesting four deviations:

- 1) Reduce the parking stall dimensions for standard stalls from 8'6" to 8'0" for width and for compact stalls reduced from 8'0" to 7'6".

Granted

- 2) Reduce the number of bike parking within the building. The code requires 1 per unit and they were requesting 0.5 per unit.

Approved with the condition that 44 spaces be provided and one (1) space with a racking system be installed in each dwelling unit.

- 3) Requested not to pay the fee in lieu. **Denied**
- 4) Reduce the number of parking spaces. The King County Right Size calculator would allow parking ratios of 0.94. the applicant is proposing 0.94. **Approved with the condition of a TMP**

Project Action Taken:

Additional Information

Approval

Denial

Recommend Approval to HE

Recommend Denial to HE

Project comments due by:

Engineering

Storm

Water/Sewer

Parks

Fire

Police

Building

Planning

Date Due: 11/7

SEPA Action Taken:

Ready to issue DNS

Ready to issue MDNS

Need Additional Information

Exempt

Addendum

Planned Action

Please note: If DNS issued, workflows are not required for Fire & Public Works

SEPA comments due by:

Engineering

Storm

Water/Sewer

Parks

Fire

Police

Building

Planning

Date Due: N/A

SEPA Comments:

Follow-up Items:

File Number: LAND-2018-00304
Project Name: Union Hill Corporate Campus DA #3
Plan Type: Development Agreement (DA)
SEPA #: SEPA-2018-00434
Date Received: 04/12/2018
Description: Incorporation of Lot 7 into DA
Location: SE Redmond Neighborhood – 6900 188th Ave NE
Assigned to: Heather Maiefski, x2437
City Project: Yes

[Slides](#) [Sepa Checklist](#)

Staff Attending Meeting:

Project Comments:

Pulled from the agenda

Project Action Taken:

- Additional Information
- Approval
- Denial
- Recommend Approval to HE
- Recommend Denial to HE

Project comments due by:

- Engineering
- Storm
- Water/Sewer
- Parks
- Fire
- Police
- Building
- Planning

Date Due: _____

SEPA Action Taken:

- Ready to issue DNS
- Ready to issue MDNS
- Need Additional Information
- Exempt
- Addendum
- Planned Action

Please note: If DNS issued, workflows are not required for Fire & Public Works

SEPA comments due by:

- Engineering
- Storm
- Water/Sewer
- Parks
- Fire
- Police
- Building
- Planning

Date Due: _____

SEPA Comments:

Follow-up Items: