



PLANNING DEPARTMENT
Development Engineering
(425) 556-2876

August 23, 2018

Bart Balko, P.E.
Coughlin Porter Lundeen, Inc.
801 Second Avenue
Suite 900
Seattle, WA 98104

Via Email: BartB@cplinc.com

**Subject: Response to storm vault setback Deviation Request (DEVREQ-2018-00914)
for the Emerald Heights Independent Living Building (LAND-2018-00586)**

Dear Mr. Balko:

Thank you for your letter dated August 3, 2018 to request a deviation from the 2017 Redmond Stormwater Technical Notebook Section 2.9.3.6 regarding setback of two storm vaults from the independent living structure. The proposed design has the two storm vaults adjacent to the north side of the proposed building. The project is currently under review for Site Plan Entitlement.

The Technical Committee has carefully reviewed your deviation request and evaluated the impact to your project. Your request is approved with the following conditions:

- The storm vault shall be water tight.
- The underground parking area shall be impermeable to vault water.
- Provide a structural design for the shared concrete wall that accounts for hydrostatic pressure from the vault and footing support for the combined mass.
- Consider differential settlement between the storm vault and the garage.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Lisa Rigg, P.E.
Development Engineering Manager
Development Services, Planning Department
City of Redmond

cc: Jeff Dendy, Senior Stormwater Engineer

July 24, 2018

Lisa Rigg, PE
City of Redmond
Development Engineering Manager
15670 NE 85th Street
Redmond, WA 98073

RE Emerald Heights – IL Building Vault Setback Deviation
10901 176th Circle NE

Dear Ms. Rigg, PE:

We are providing this letter to formally request a deviation from the City of Redmond Stormwater Technical Notebook's requirements for meeting minimum setbacks from the building for detention vaults. The specific setback requirement we are requesting deviation from is listed below:

Vaults shall be setback a minimum of 10 feet from structures, property lines, required vegetated buffers, and 25 feet from the limits of steep slopes. – Section 2.9.3.3 Chapter 3: Flow Control Design

The Emerald Heights Independent Living project consists of a split 3-level residential building with up to 2-levels of below grade parking. There are two proposed detention vaults for the project which are located to the north of the proposed building.

The location of the detention vaults is limited to the north due to the following considerations: 1) the west is the high side of the project and the site could not feasibly gravity drain to a vault in this location 2) the property line is in close proximity (25 feet) to the proposed building to the south and a vault in this location could not meet COR maintenance standards and 3) the project is proposing to protect existing trees and vegetation to the east of the proposed building.

To meet setback requirements, the proposed vault would need to be offset 10 feet from the building and would greatly increase the disturbance to an existing private asphalt road. In order to reduce the impact, the detention vaults are proposed to share a structural wall with building and have the remaining three sides be constructed with cast-in-place concrete walls.

For the reasons described above, the project is requesting a deviation from the City of Redmond Stormwater Technical Notebook – Section 2.9.3.3 Chapter 3: Flow Control Design.

City of Redmond Criteria for Granting Deviation

This deviation, if granted, will allow the project to construct the detention vault in accordance with other City of Redmond requirements. This design addresses the following criteria.

- Comparable or improved result, which is in the public interest
 - A detention vault within the 10-foot setback from the building still allows the design to be safely constructed in accordance with other sections of the 2012 City of Redmond Stormwater Technical Manual.
- Meets requirements for safety, health, function, fire protection, transit appearance and maintainability.
 - The proposed location of the detention vault will provide the same level of function as if it was located 10 feet away. As the vault is underground it poses no issues with safety, health, fire

protection, or transit appearance. The proposed location allows for better maintainability by having it closer to the existing drive aisle and proposed parking areas.

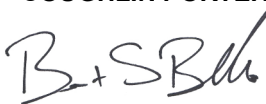
- Provides substantially equivalent or improved environmental protection.
 - The location of the proposed vault provides improved environmental protection by reducing disturbance of existing trees and vegetation.
- Deviation needs to reflect sound engineering practices.
 - The detention vault design will be stamped by appropriate Professional Engineers licensed in the State of Washington.
- Avoid damage to other properties in the vicinity of and downstream of the proposal.
 - There is no anticipated damage to adjacent properties.
- Fire Code Compliance.
 - The proposed detention vault conforms to the City and State Fire Code to the best of our knowledge.

For these reasons, it is our assertion that the proposed Deviation Request conforms to proper standards of design and public protection. We request that this project be allowed to locate the detention vault within 10-feet of the building.

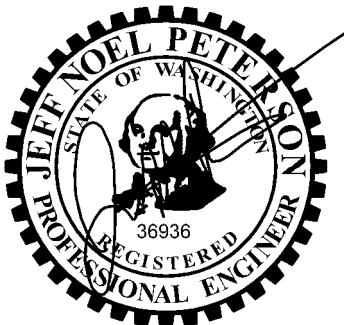
Thank you for your time and consideration.

Sincerely,

COUGHLIN PORTER LUNDEEN, INC.



Bart Balko, PE
Project Manager



Jeff Peterson, PE
Associate Principal

Enclosed: Civil Site Plan
Storm Drainage Details