

**TECHNICAL COMMITTEE REPORT
TO THE HEARING EXAMINER**

Project Name: Larkin Property

Location: 10201 134th Avenue NE

Project File Number: LAND-2018-00116

Project Description: The proposal includes a 14-lot subdivision of the site in the RIN zone.

File Numbers: LAND-2018-00116 – Preliminary Plat Type III
SEPA-2018-00208
PR-2017-02188

Applicant: Mike Walsh
Terrene Homes LLC
2630 116th Avenue NE, Suite 200
Bellevue, WA 98004

Applicant's Representative: Mike Walsh
Terrene Homes LLC
2630 116th Avenue NE, Suite 200
Bellevue, WA 98004

Planner: Cameron Zapata

Decisions Included: Preliminary Plat, Type III (RZC 21.76)

Recommendation: **Approval with Conditions**

Public Hearing Date: March 4, 2019

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).

Erika Vandenbrande

Kristi Wilson

ERIKA VANDENBRANDE
Planning and Community Development
Department

KRISTI WILSON, Interim Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, **the Technical Committee** provides responses, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Preliminary Plat Type III And receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Hearing Examiner** will make a recommendation to approve, approve with conditions, or deny the Preliminary Plat.

Key Dates

Application/Completeness Date: February 9, 2018
Notice of Application: February 23, 2018
Public Hearing Date: March 4, 2019

Report Attachments

Attachment 1- Vicinity Map
Attachment 2 - Notice of Public Hearing and Certificate of Posting
Attachment 3- Public Comment
Attachment 4- Notice of Application and Certificate of Posting
Attachment 5- SEPA Documents
Attachment 6- Tree Health Assessment Report
Attachment 7- Tree Preservation Plan
Attachment 8- Tree Transplant Feasibility
Attachment 9- Landmark Tree Exception Request
Attachment 10- Wetland Reconnaissance Report
Attachment 11- City Confirmation No Wetlands or Streams
Attachment 12- Plan Set
Attachment 13- Safe Walk Narrative
Attachment 14- General Application Form
Attachment 15- Determination of Completeness Letter
Attachment 16- SEPA Application

- Attachment 17- Neighborhood Meeting Notice
- Attachment 18- Neighborhood Meeting Sign In
- Attachment 19- Neighborhood Meeting Questions and Comments
- Attachment 20- Geotechnical Report
- Attachment 21- Stormwater Report
- Attachment 22- Transportation Concurrency
- Attachment 23- Cultural Resources Report

Technical Committee Analysis

I. Proposal Summary

The proposal includes a request for a preliminary plat to subdivide the property in 14 single-family lots on a 2.47 acre within the RIN zoning district. The proposed plat consists of 12 single family detached units and one duplex. The base density allows for a maximum of 12 units without the use of bonus provisions. The minimum density on the site is six dwelling units and the proposal includes 14 total dwelling units, this includes one Affordable dwelling unit and its market rate bonus dwelling unit, and one additional dwelling unit by use of Green Built Incentives.

II. Site Description and Context

The proposal is located within the Willows/ Rose Hill neighborhood, and is surrounded by medium density single family homes. The project site contains one single-family home and has one access on 134th Avenue NE. A vicinity map is attached for reference (Attachment 1- Vicinity Map). The site is relatively flat, changing approximately ten feet over 229 feet.

Adjacent	Existing Land Use	Zone
North	Single-family residence	RIN
South	Single-family residence	RIN
East	Single-family residence	RIN
West	Single-family residence	RIN

Lot and Tract Table

Lot	Area (SF)	Lot	Area (SF)
1	5,436	12	3,976
2	4,854	13	4,417
3	5,295	14	3,976
4	6,397		
5	5,525		
6	4,920		
7	4,304		
8	2,749	Avg SF	
9	3,542	Tract	Area (SF)

10	3,947	Tract A Open space	2,350
11	4,364	Tract B Open space	6,344

III. Site Requirements

The site is located within the RIN zoning district. The site requirements listed in RZC 21.08.070 for this district are:

	Requirement	Proposed
Average Lot Size:	4,000 SF	4,550 SF
Minimum Lot Width Circle:	35 feet	35 feet
Minimum Lot Frontage:	20 feet	20 feet
Front Setback:	15 feet	15 feet
Side/Interior Setback:	5 feet/ 10 feet	5 feet/ 10 feet
Side Street Setback:	15 feet	15 feet
Rear Setback:	10 feet	10 feet
Minimum Building Separation	15 feet	15 feet
Maximum Lot Coverage (for structures):	35 percent	35 percent
Maximum Impervious Surface Area:	65 percent	65 percent
Minimum Open Space:	20 percent	20 percent
Maximum Height of Structures:	25 feet	25 feet

The proposal complies with all of the site requirements for the RIN zone.

IV. Residential Architectural, Site and Landscape Design Standards

Variety and Visual Interest in Building and Site Design				
Code Citation		Complies	Complies as conditioned	Applies at Building Permit
	RZC 21.08.180.C			
	Variety in Building Design			X
	Variety in Site Design			X
Building Orientation				
Code Citation		Complies	Complies as conditioned	Applies at Building Permit
	RZC 21.08.180.D			
	Arterial Setbacks	N/A		
	Garage Placement			X
	Garage Doors			X
	Transition Area			X
	Alleys	N/A		
Building Character, Proportionality and Massing				

Code Citation	RZC 21.08.180.E	Complies	Complies as conditioned	Applies at Building Permit
	Modulation and Articulation			X
	Consideration of Site Conditions			X
	Open Space	X		X
Landscaping				
Code Citation	RZC 21.08.180.F	Complies	Complies as conditioned	Applies at Building Permit
	Landscaping Plan	X		
	Landscape Transition			X
	Stormwater Detention	X		
Streets and Pathways				
Code Citation	RZC 21.08.180.G	Complies	Complies as conditioned	Applies at Building Permit
	Design Criteria	X		

The proposal complies with all of the residential development and architectural, site and landscape design regulations for the RIN zone.

V. Neighborhood Regulations

The site is located within the Willows/ Rose Hill Neighborhood. The following table shows the project's compliance with the applicable neighborhood regulations.

Neighborhood: Willows/ Rose Hill				
Code Citation	RZC 21.08.070	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks	X		
	Building Height			X
	Low Impact Development			X
	Tree Preservation	X		
	Vegetation for Common Areas		X	
	Street Trees		X	
	Vegetated Treatments		X	
	Applicability: Proposal includes one; unit attached dwelling units.			
	Density	X		
	Minimum lot size and lot division	X		
	Design	X		

	Affordable housing exception	N/A		
	Location Criteria	X		

The proposal complies with all of the neighborhood regulations for the RIN zone.

VI. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on February 23, 2018. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 2- Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received two written comments. (Attachment 3- Notice of Application Public Comment Letters).

The comments expressed the following concern or request for consideration and staff has included responses below:

- 1.) Concerns regarding the increased traffic backing up on 132nd Avenue NE and NE 100th Street due to the growth of the area and the 14 new homes. A comment expressed the possibility of installing a traffic signal.

Response: *The intersection of 132nd Avenue NE and NE 100th Street is within Kirkland’s jurisdiction. More development in either Kirkland or Redmond could justify installation of a traffic signal at this intersection.*

The project is not required to do a traffic study per the City of Redmond’s Traffic Study Guideline. A traffic signal at the intersection at NE 100th Street/132nd Avenue NE was not warranted per the recent signal warrant analysis conducted for the Rose Hill West project, (subdivision into 35 single-family homes). Criteria and accepted engineering guidelines need to be satisfied for installation of a traffic signal under the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration.

If future large developments (subdivision of more than 20 lots) occurs, The City of Redmond will require a signal warrant analysis for the intersection of 132nd Avenue NE and NE 100th Street.. A new traffic study will be required to update the traffic and safety conditions at that intersection and determine if a traffic signal is warranted or other modifications are appropriate. The City of Redmond will then send the traffic analysis to the City of Kirkland for review and approval.

Notice of Public Hearing: The Notice of Public Hearing for this project was posed on the site, at City Hall, and at the Redmond Regional Library on February 11, 2019. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was also included in a one-time newspaper publication (Attachment 2- Notice of Public Hearing and Certificates of Posting).

IV. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, the project is exempt from SEPA review. (Attachment 5, SEPA Documents).

V. Compliance with Development Regulations

A. Landscaping (RZC 21.08.180)

The Redmond Zoning Code requires that for new subdivisions, short subdivisions, and other residential developments, landscaping shall be provided along the perimeter of the site that incorporates native vegetation and softens the transition between new and existing dwelling units when the new dwelling units are directly adjacent to lots with existing dwelling units or the dwelling units can be viewed from public streets or parks.

Finding: The proposal includes perimeter and interior landscaping, including a landscape buffer along the site's north, east, and west boundaries (Attachment 12- Plan Set pg. 14), which are adjacent to existing single-family homes; thereby providing for adequate buffering and landscaping. The project incorporates 54 replacement trees throughout the site. Tract B is located in the south-east corner of the site and contains the stormwater retention vault as well as landscaping. Tract A and Lot 4 will contain five of the saved trees as well as the location for three existing transplanted trees. Tract A and B will be held in common and maintained by the HOA.

B. Tree Protection (RZC 21.72)

The Redmond Zoning Code (RZC 21.72) requires that all healthy landmark trees and 35% of all healthy significant trees be saved. Landmark trees are those trees that are greater than 30 inches in diameter at breast height. Significant trees are those trees that are between 6 inches and 30 inches in diameter at breast height. Tree health of existing trees on the Larkin property was assessed in the

arborist's report prepared by Greenforest Incorporated dated January 29, 2018
(Attachment 6- Tree Health Assessment Report)

Finding: the applicant is proposing to save eight significant trees on site. There is one landmark tree on this site. This results in a saved tree percentage of 38 percent (Attachment 7- Tree Preservation Plan). A majority of the trees to be preserved are located within Tract A, a protected open space area, and Lot 4. In order to save at least 35 percent of significant trees on the site, the applicant is proposing to transplant three existing significant trees on site, and relocated them within Tract C. A feasibility report by the certified arborist has been provided, which identifies three potential trees to transplant (Attachment 8- Tree Feasibility Report). While the project is required to replant no less than 15 trees, the applicant is proposing to plant approximately 54 new trees. The tree replacement proposal is 39 more than that is required by the Redmond Zoning Code (RZC) 21.72.080). A health assessment of the trees has been performed by a certified arborist to assure that each retained tree is healthy.

The Redmond Zoning Code requires that all healthy landmark trees be saved. Where landmark trees cannot be saved, the RZC requires that the applicant demonstrate that there is not a practicable alternative to save landmark trees and that mitigation will occur to replace the functions and values associated with the landmark trees.

A tree exemption request submitted on November 13, 2018 to remove a Douglas Fir 37" DBH Landmark tree from the project site. The tree is located in the south of the property, where the proposed right-of-way is located. Per RZC 21.72.090.B the exception meets the following criteria:

1.
 - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or
Response: *Due to the size and shape of the property, there is only one location for access. All trees proposed for removal fall within the right-of-way.*
 - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property;
Response: *Strict compliance with the Code would not allow access to the site rendering is undevelopable and deprive the property owner of reasonable use of the property.*
 - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations;

Response: *The site will meet the tree replacement requirement per RZC 21.72.080.B, three replacement trees are required for every landmark tree approved to be removed.*

- d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity;

Response: *All trees proposed for removal are within the proposed right-of-way. All other trees within landscape buffers are proposed to remain*

- e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers or the Marymoor Design District and result in development that would be inconsistent with the adopted vision for the neighborhood.

Response: *Project is located in the Willows/ Rose Hill Neighborhood and in the RIN zone.*

- 2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed. (RZC 21.76.090.B.2)

Response: *The exception request is for one landmark tree removal, 38 percent of the trees on site are proposed to be retained.*

Finding: The applicant is proposing to remove one landmark tree located within the development area. The landmark tree to be removed is located in an area where road infrastructure is precluding its ability to be saved. An exception to the RZC requirements to allow removal of the one landmark tree has been reviewed and granted by the Director of Planning and Community Development (Attachment 9- Landmark Tree Exception Request)

C. Critical Areas

Section 21.64 of the Redmond Zoning Code contains standards, guidelines, criteria, and requirements intended to identify, analyze, preserve, and mitigate potential impacts to the City's critical areas and to enhance and restore degraded resources such as wetlands, riparian stream corridors or habitat, where possible.

A wetland reconnaissance report prepared by Teresa Opolka (Attachment 10- Wetland Reconnaissance Report) documents that there were no on-site wetlands. The City's Stream and Habitat Planner, Tom Hardy had also inspected the site where it was determined that there were no on-site wetlands or streams (Attachment 11- City Confirmation No Wetlands or Streams).

Finding: No critical areas are located on-site and therefore no additional analysis, mitigation or provisions will be required.

- D. Green Building Incentive Program (RZC 21.67)** The Redmond Zoning Code offers development incentives by implementing green building techniques in all residential zones, including the RIN zone. Implemented green building techniques are awarded points and incentives toward which points may be used based on the type of development proposed.

Finding: The project utilizes the 5 percent density bonus, which requires three points. The project proposes to incorporate Drought-tolerant Landscaping, where at least 51 percent of the planted area in the front yard of each lot. The project also proposes to participate in the Environmental Protection Agency (EPA) Water Sense Program for at least ten of the homes. Drought-tolerant Landscaping is awarded with one point, and EPA Water Sense Program is awarded two points.

- E. Affordable Housing (RZC 21.20)**

The Affordable Housing requirements of RZC 21.20 apply to all new single-family attached and detached dwelling units within the Willows/ Rose Hill Neighborhood. The required number of affordable units for the proposed Larkin Subdivision is ten percent of the proposed dwelling units on site (one unit).

Finding: The Larkin Subdivision is required to provide a minimum of one affordable housing unit, this entitles them to one bonus market rate unit per RZC 21.20.030, which they have chosen to utilize. The project is proposing Lot 9 (duplex) will be Affordable.

- F. Noise Standards:**

RMC Section 6.36 Noise Standards regulates noise levels applicable to residential development within the City. All new subdivisions within 100 feet of an arterial with an existing or projected volume of 20,000 or more average daily trips (ADT) are subject to the noise attenuation requirements of the code. The applicant shall include sound attenuation measures in the site and/or structure design.

Finding: A noise study is not required for the Preliminary Plat. The City construction inspectors will monitor and enforce the construction hours and maximum noise throughout the project.

- G. Transportation**

The proposed project will be required to provide sidewalk and utility easement, right-of-way dedication and new roadway improvements and frontage improvements along Road A and Road B per the RZC 21 Appendix 2 Table 3. The proposed Road A and Road B will meet the sight distance triangle

requirements per RZC 21.52.040. Pavement restoration will be provided per RZC 21 Appendix 2. The transportation plan meets the code requirements. Safe walk route requirements will be met per RCW 58.17.060; RZC 21.17.010(F)(2); RZC 21.52.030; RZC 21.74.020(I). Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights will be required to illuminate Road A and Road B per RZC 21.52.030(F); RZC 21 Appendix 2. The proposed improvements meet the Transportation requirements outlined in RZC codes.

H. Stormwater

Stormwater runoff from the proposed project including roadways, sidewalks, driveways, roofs, and yards will be collected and conveyed by catch basins and pipes to a combination detention wetvault and a lined bioretention swale. The combination detention/wetvault and bioretention swale provides water quality and the combination vault provides detention for the stormwater runoff. The majority of the parcel and future right of way areas (2.32 acres) will be routed to the detention/wetvault for flow control and water quality treatment. A portion of Road A and frontage improvements along 134th Ave NE cannot physically be routed to the detention/wetvault. The majority of the bypassed area will be routed to a lined bioretention swale for water quality treatment. A portion of the upstream area west of the site (1.18 acres) will be routed through the detention/wetvault. Outflow from the vault will be controlled and is designed to discharge at a rate that will minimize erosion potential and downstream impacts. The merged runoff continues down 134th Avenue NE via pipe, ditch and driveway culverts. The flows then continue east to a catch basin where flows are piped across NE 100th Street.

I. Utilities

The proposed project has access to all necessary public facilities. The water connection will be made to an existing 8" water line located on 134th Avenue NE and will extend through the entire subject site. The sewer connections will also be made to an 8" sewer main connection located on 134th Avenue NE and will extend through the entire subject site.

J. Type III/ Preliminary Plat Decision Criteria

Response:

Each proposed subdivision shall be reviewed to ensure that (RZC 21.74.030(B)):

1. The proposal conforms to the goals, policies and plans set forth in Redmond Comprehensive Plan.

Response:

<p>HO-37 Provide incentives and bonuses intended to minimize or eliminate any additional costs to the developer/builder associated with providing housing that is affordable to low- and moderate- income households.</p>	<p><i>Larkin Subdivision will provide 14 new dwelling units with one Affordable, which is consistent with RZC 21.20 and 21.78. The development will also include two Smaller Dwelling units, consistent with 21.08.360. The development utilized Green Building and Green Infrastructure Incentives, to allow a 5 percent density bonus.</i></p>
<p>HO-15 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.</p>	<p><i>Larkin Subdivision has been developed in accordance with RZC Residential Innovative (RIN) Zone and Willows/ Rose Hill Neighborhood regulations related to the following:</i></p> <ol style="list-style-type: none"> <i>1. Lot Coverage (35%).</i> <i>2. Impervious Surface (65%).</i> <i>3. Building Separation (15').</i> <i>4. Setbacks (F: 15'). (S: 5'/10'). (R: 10')</i> <i>5. Lot Circles (35').</i> <i>6. Open Space (20%), at least 10% will be provided at building permit.</i> <i>7. Tree Preservation (8 trees to be retained)</i> <i>8. Landscaping Transitions have been provided where required.</i> <i>9. One Affordable unit will be provided</i> <i>10. An 80 SF transition area (required for Willows/ Rose Hill) in the front yard oriented toward the street will also be provided at building permit.</i>
<p>LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.</p>	<p><i>The subject site is a 2.47-acre parcel currently developed with one single-family residence. The proposed project will adhere to all RIN zoning regulations. In addition, the surrounding parcels are developed with single-family residences, which is consistent with the Larkin subdivision.</i></p>
<p>LU-3 Allow new development only where adequate public facilities and services can be provided.</p>	<p><i>The proposed project has access to all necessary public facilities and will be constructing a storm retention vault on site. The water connection will be made to an existing 8" water line located on 134th Avenue NE and will extend through the entire subject site. The sewer connections will also be made to an 8" sewer main connection located on 134th Avenue NE and will extend through the entire subject site.</i></p>
<p>LU-28 Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high-density residential neighborhoods.</p>	<p><i>Residential Development and Architectural, Site and Landscape Design Regulations outlines in 21.08.180, as well as the RIN and Willows/ Rose Hill regulations within the design criteria in City of Redmond. Larkin Subdivision will incorporate all the necessary regulations as required by code.</i></p>

1. The proposal conforms to the site requirements set forth in RZC 21.08.170(B) (Residential Zone Summaries).

Response: *The subject site is 2.47 acres, and consists of 24% open spaces. The site has a minimum density of six dwelling units and a maximum density of 12 dwelling units. The proposal includes 14 lots with two Smaller Dwelling units, which includes one Affordable unit. The proposal incorporates Green Building Incentives.*

Larkin Subdivision has been developed in accordance with RZC Residential Innovative Zone and Willows/ Rose Hill Neighborhood regulations:

RIN Zoning Regulations	
Lot Coverage	35%
Building Separation	15'
Setbacks Front	15'
Setbacks Side	5'/10'
Setbacks Rear	10'
Lot Width Circle	35'
Open Space	20%
Average Lot Size	4,000

2. The proposal conforms to the requirements of this section and those set forth in RZC 21.74, RZC 21.76, and submittal requirements on file in the Planning Department.

Response: *The Larkin Subdivision proposes to subdivide 2.47 acres into 14 lots per City of Redmond Land Division Requirements within RZC 21.74. The proposal promotes public health, safety, and general welfare as well as provides infrastructure improvements related to utilities connections, street dedications (5 feet wide planter strip and 5 feet wide sidewalks on north side of Road A and on west side of Road B.) and right-of-way improvements.*

The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030.B and RZC 21.76.050) the subdivision was deemed complete on February 9, 2018 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

3. The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.

Response: *Road A ranging in width from right-of-way 48 feet to 50 feet and Road B with right-of-way 53 feet will be provided. Street improvements and*

frontage improvements including street lights, sidewalk and planter buffer along both public streets will be provided for vehicles and pedestrian safe access. A cul-de-sac connecting the north end of Road will be provided for fire truck and general traffic turnaround and circulation. The proposal improvements conform with current street standards and the Redmond street plan.

4. The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the subdivision.

Response: *The site will be served by public sewer and water. The water connection will be made to an existing 8" water line located on 134th Avenue NE and will extend through the entire subject site. The sewer connections will also be made to an 8" sewer main connection located on 134th Avenue NE and will extend through the entire subject site.*

Electric and gas will be supplied by PSE. Cable and internet can be provided by a number of providers to be selected by future homeowners.

5. The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the subdivision.

Response: *The project will provide 10,262 SF of common open space and will provide recreational opportunities within Tract B.*

6. The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the short subdivision.

Response: *The project will be conditioned to pay school impact fees determined by the Lake Washington School District prior to building permit issuance.*

7. The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the subdivision.

Response: *The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities within a 1-mile walking radius of the public schools and/or other public facilities. The project will provide sidewalk on site, connecting to 134th Ave NE. The safe walk route requirement for this proposed project has been met.*

Larkin Subdivision is within 1 mile of radius to Twain Elementary School. The grade school students within the Larkin Subdivision will bus to Twain Elementary School, the bus stop is located on the southeast corner of NE 100th Street and

134th Ave NE. From the starting point, the students will cross 134th Ave NE, which is paved with concrete and has modern ADA improvements, and walk south to NE 100th Street where they will cross to the south side of the street and wait for the bus.

There is a walking path that was installed by the Kirkmond development, located on the east side of 134th that extends from NE 104th Street to NE 100th Street. According to Jeff Miles with the Lake Washington School District, the district would not request a walking path on both sides of 134th Avenue NE and that walking path along the east of 134th Ave NE would be sufficient. The safe walk route on east side of 134th Ave NE has been provided by the Kirkmond Development. If students decide to walk to Twain Elementary School, there is safe walk path along the north side of NE 100th St provided by previous developments.

8. The layout of lots and their size and dimensions consider the topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.

Response: *The layout of the lots, and their size and dimensions take into account the topography and vegetation. The parcel is 229-feet in width by 434-feet in length. The site is generally flat and is mainly mowed lawn. Vegetation on the south half of Tract A and Lot 4 will retain five of the eight saved trees. Access will be provided through a 50' right-of-way off of 134th Avenue NE (Road A). Road B is proposed to be 53' right-of-way. The development will surround the access due to the shape of the parcel and its location.*

9. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.

Response: *The developed portion of the site is on a slight slope, with slopes running east to west; changing approximately 10' over the 229' width of the site. Onsite soils were evaluated by Earth Solutions NW, LLC (Geotechnical Engineer) and found to be suitable for the proposed development.*

VI. Conclusions and Recommendations

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **approve**

the Larkin Property Subdivision Type III subject to conditions listed in Section VII.

This Subdivision Type III is vested to the regulations in effect upon the submission of a complete building permit for the proposal unless the building permit is cancelled or expires (RZC 21.76.050B).

VII. Recommended Conditions of Approval

A. Site Specific Conditions of Approval

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

Item	Date Received	Notes
Plan Set, [pages 1-17]	11/21/2018	<i>and as conditioned herein.</i>
SEPA Checklist	8/23/2018	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	11/21/2018	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	11/21/2018	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	11/21/2018	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	11/21/2018	<i>and as conditioned herein.</i>
Stormwater Design	11/21/2018	<i>and as conditioned herein.</i>

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

Development Engineering - Transportation and Engineering

Reviewer: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

- a. **Easements, Dedications and Vacations.** On-site easements, dedications and vacations shall be provided for City of Redmond review at the time of civil drawing approval and finalized upon recording of the final short subdivision. Off-site easements must be finalized for recording prior to civil drawing approval. The existing and proposed easements and right-of-way shall be shown on the civil drawings and short subdivision documents. 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 sidewalk and utility easement, granted to the City of Redmond, abutting both sides of Road B, including the cul-de-sac right-of-way.
- (b) 10 feet wide sidewalk and utility easement, granted to the City of Redmond, abutting the north side of Road A, immediately south of Track B.
- (c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

ii. Dedication of right-of-way is required as follows:

- (a) New right-of-way lines joining at northeast corner of the intersection of Road A and Road B shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.
- (b) A strip of land 50 feet wide (the entire flag strip connecting 134th Avenue NE) for east portion of Road A right-of-way.
- (c) A strip of land 48 feet wide for west portion of Road A right-of-way.
- (d) A strip of land 53 feet wide for west portion of Road B right-of-way.
- (e) The entire cul-de-sac with diameter of 112 feet shall be dedicated as right-of-way.

Code Authority: RZC 21.74.020(C); RZC 21.74.020(G); RZC 21.74.020(I); RZC 21.52.030(G); RMC 12.12

Condition Applies: Civil Construction, Short Subdivision Document

iii. Vacation of right-of-way is required as follows:

- (a) This development does not require right-of-way vacation.

Code Authority: RCW 35.79

- b. Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on 134th Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 202 or 203. If the Pavement Condition Index (PCI) of the existing pavement is below 70 (as determined by the City's bi-annual pavement survey), the development shall be required to plane and overlay the entire half street along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works.

(Code Authority: RMC 12.08; Redmond Standard Specifications & Details)

c. Street Frontage Improvements

- i. The frontage along Road A and the new Road A improvements must meet current City Standards which include asphalt paving 22 feet wide from the inside edge of ribbon curb to the inside edge of ribbon curb, 3 feet wide ribbon curb on each side, 5 feet wide planter and 5 feet wide sidewalks on the north side of Road A and 10 feet wide swale on the south side of Road A, storm drainage,

street lights, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½” PG64-22
- 4 inches of 1-1/4 inches 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 to swale

Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details

Condition Applies: Civil Construction

ii. The frontage along Road B and the new Road B improvements must meet current City Standards which include asphalt paving 22 feet wide from the inside edge of ribbon curb to the inside edge of ribbon curb, 3 feet wide ribbon curb on each side, 5 feet wide planter and 5 feet wide sidewalks on the west side of Road B and 10 feet wide swale on the east side of Road B, storm drainage, street lights, street signs and underground utilities including power and telecommunications. The cul-de-sac on the north end of Road B shall have 26 feet wide asphalt paving and 3 feet wide ribbon curb, 5 feet wide planter and 5 feet wide sidewalk with exception of the portion adjacent to Tract A and Lot 4 that requires 6 feet wide sidewalk and 6 inches vertical curb. The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½” PG64-22
- 4 inches of 1-1/4 inches 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 to swale

Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details

Condition Applies: Civil Construction

iii. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersections of Road A & Road B and Road A & 134th Avenue NE and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways.

Code Authority: RCW 35.68.075; RZC 21-A.21.a Condition Applies: Civil Construction

iv. A separate 40-scale channelization plan may 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 & Details.

Code Authority: RZC 21.52.030(F); RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

Condition Applies: Civil Construction

v. Sidewalks constructed to City standards are required at the following locations:

- 5 feet wide concrete sidewalks along north side of Road A.
- 5 feet wide concrete sidewalks along the west side of Road B.
- 5 feet wide concrete sidewalks along the cul-de-sac with exception of 6 feet sidewalks adjacent to Tract A and Lot 4.

Code Authority: RZC 21.10.150; RZC 21.74.020(I); RZC 21.52.050; RMC 12.12

Condition Applies: Civil Construction

d. Access Improvements

The type and location of the proposed site accesses are approved as shown on the Larkin Property site plan prepared by BlueLine on November 14, 2018

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

Condition Applies: Civil Construction, Short Subdivision Document

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 21.74.020(F); RZC 21.17.020; RZC 21 Appendix 2 – A.11

Condition Applies: Civil Construction

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 will be required to illuminate Road A and Road B. 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
Condition Applies: Civil Construction

- g. Safe Walking Route(s).** The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities within a 1-mile walking radius of the public schools and/or other public facilities. An interim walkway(s) shall be 4 feet wide, constructed of asphalt or concrete, and located a minimum of 10 feet from the street edge of traveled way where no curb and gutter exists. A safety railing or fencing will be required when (1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall. The interim walkway must be constructed prior to occupancy of any house.

Code Authority: RCW 58.17.060; RZC 21.17.010(F)(2); RZC 21.52.030; RZC 21.74.020(I)
Condition Applies: Civil Construction

- h. Temporary Pedestrian Access Plan.** The applicant is required to provide a temporary pedestrian access plan for approval by the City prior to any construction on the project site. This plan needs to show how pedestrian traffic passing by the proposed development will be accommodated during the entire length of the construction phase.

Existing sidewalks or pathways shall be closed only when absolutely necessary during construction. If unavoidable, the pedestrian access plan should provide temporary routes with barricades and cones that parallel existing facilities. These routes must be accessible for persons with disabilities per the current ADA regulations and standards, including the provision of ramps, minimum widths, and smooth surfaces for wheelchair access. When a parallel route is not available, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices. The developer may be required to install temporary crosswalks and street lighting as part of this detour.

In order to keep existing routes opened during the construction of new structures adjacent to existing sidewalks, a covered walkway will be required to protect pedestrians from falling debris. Covered walkways should be designed to provide sturdiness, adequate light for nighttime use and safety, and proper sight distance at intersections and crosswalks. Plans and details for the construction of these covered walkways shall be included as part of the civil construction plan set.

Code Authority: MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, & 6D.05
Condition Applies: Civil Construction

2. Development Engineering – Water and Sewer

Reviewer: Heba Awad, Senior Utility Engineer

Phone: 425-556-2861

Email: hawad@redmond.gov

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:
The developer will install eight-inch ductile iron water main along road A and road B to service the development. The developer needs to address all the corrections included in the plans and Issues Matrix during the CCR review process.
(Code Authority: RZC 21.17)

- b. **Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows:
The developer will install eight-inch PVC sewer main along road A and road B to service the development. The developer needs to address all the corrections included in the plans and Issues Matrix during the CCR review process.
(Code Authority: RZC 21.17)

- c. **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)

- d. **Reimbursement Fees:** Reimbursement fees for connection of water and sewer are required. These fees are due prior to the sale of water and side sewer permits for this project.
(Code Authority: RMC 13.12.120)

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Seethu Babu, Senior Engineer

Phone: 425-556-2472

Email: sbabu@redmond.gov

- a. **Water Quantity Control:**
 - i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be

provided in a publicly maintained vault.
ii. Provide for overflow routes through the site for the 100-year storm.
(Code Authority: RMC 15.24.080)

b. Water Quality Control

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

(Code Authority: RMC 15.24.080)

c. Easements. Easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit or issuance of water meter or side sewer permits. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

(Code Authority: 21.74.020(c) and RMC 15.24.080)

d. Private Stormwater Easements. Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval and final short subdivision recording, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: 21.74.020(C), Appendix 3

Condition Applies: Civil Construction, Preliminary Plat Document

e. Clearing and Grading.

- i. Minimum 10' separation or depth of vault, whichever is greater, required from property lines, structures and right of way limits per Section 2.9.3.6 of the Stormwater Technical Notebook 7A
- ii. Vault shall not be located in the public utility and sidewalk easement.
- iii. Public vault shall be located in a private tract with easement rights to the city.
- iv. Minimum pipe size should be 12".
- v. Bioswale requires a minimum of 18" soil depth for water quality treatment. Further modeling is required to determine adequate thickness of bioretention soil mix for water quality treatment.

Code Authority: RZC 21.74.020(J); RMC 15.24.080

Condition Applies: Civil Construction

(Code Authority: RMC 15.24.080)

f. Temporary Erosion and Sediment Control (TESC).

- i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.

(Code Authority: RMC 15.24.080)

g. Landscaping.

- i. All new landscaped areas within the project site are required to have compost amended soils. See City of Redmond Standard Detail 632 for requirements.

Code Authority: RZC 21.32

Condition Applies: Civil Construction

h. 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.

(Code Authority: Department of Ecology Rule)

i. Citywide Capital Facilities Charge. A Citywide Capital Facilities Charge applies to this project. Please see the Development Engineering Fee Schedule for current fee information.

Code Authority: RMC 13.20.040 (City Wide)

Condition Applies: Building Permit Issuance

5. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2018-00116 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 – Fire Lane paint and signage will be determined in the Civil Review. Addresses will be assigned in the Civil Review.
- b.** Fire Protection Plan – All homes to be equipped with an NFPA 13D compliant fire sprinkler system.

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

6. Planning Department

Reviewer: Cameron Zapata, Planner

Phone: 425-556-2480

Email: cazapata@redmond.gov

- a. 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))
- b. Landmark Tree Exception.** A Tree Exemption Request was submitted on November 13, 2018 and is approved as a part of this preliminary plat. The landmark tree exemption request meets the criteria per RZC 21.72.090.B, and the project is proposing three replacement trees as required by RZC 21.72.080.
- c. Green Building Incentive Program.** The Green Building Incentive Program requirements of RZC 21.67 apply to all new-single family attached and detached dwelling units within the project site; this includes Water Sense Program and drought-tolerant landscaping. A Water Sense Program third party verification letter shall be provided prior to scheduling each building permit Planning inspection.
(Code Authority: RZC 21.67)
- d. Affordable Housing.** The Affordable Housing requirements of RZC 21.20 apply to all new single-family attached and detached dwelling units within the Willows/Rose Hill neighborhood. The required number of affordable housing units on a site is 10 percent of the proposed dwelling units on site, or two units.
- e. Smaller Dwelling Unit.** The Site Plan depicting a Smaller Dwelling Unit (Lot 8) shall be a Smaller Dwelling Unit. A Smaller Dwelling Unit shall be a size-limited dwelling, a two-unit attached dwelling unit, or cottage as defined by RZC 21.78 *Definitions*.
(Code Authority: RZC 21.08.360)
- f. Impact Fees.** For the Purpose of Impacts, the use assigned for this project has been determined as the following: 14 dwelling units classified as Single-family residence. The existing single-family residence may be credited for one single-family residence 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.

- g. Building Permit Submittal.** Items listed within the *Building Permit User Guide—Planning* shall be provided and remain code compliant at the time of building permit submittal. All tables, associated information, and submittal items shall be completed per the required formatting. The *Intake Requirements Overview and Signature Page*, Arborist Report (for in-fill lots), Tree Preservation Plan (for active plats), and a copy of the recorded final plat shall be provided no less than TWO business days prior to permit application submittal. If these requirements are not met and provided at the designated time per the building permit application submittal, your submittal will be rejected.
- h. Cultural Resources.** Inadvertent Discovery Plan – A laminated copy of the City of Redmond Inadvertent Discovery Plan shall be required to be maintained at the project location at all times during respective construction. All project proponents and contractors will be made aware of the plan's location, purpose, and relevance, consistent with Federal and State laws regarding the protection, preservation, and response to cultural resources.

Code Authority: RZC 21.30.070.D
Condition Applies: Civil Construction & Building Permit

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 21.10:	Downtown
RZC 21.12:	Overlake
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 21.48	Transfer of Development Rights (TDRs)
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)