



**Technical Committee  
Administrative Modification Type II Notice of Decision  
Transmittal Letter**

October 27, 2017

James Olsen  
Core Design Inc.  
14711 NE 29<sup>th</sup> Place  
Bellevue WA 98007

**Subject: Greystone Phase IV Administrative Modification, LAND-2017-00123**

Location: Parcel 2937301070, NE 188<sup>th</sup> Ct and 160<sup>th</sup> Ave NE

Dear Mr. Olsen:

The City of Redmond Technical Committee have reviewed and approved the above referenced proposal to shift lot lines and associated changes to driveway and utility connection locations. This proposal does not include an increase in the number of lots, dwelling units or density. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section II) for this project.

**NEXT STEPS**

This letter is a guide to assist you with next steps in the approval process now that your project has received Administrative Modification approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Drawing Review and the Building Permit Review processes.

**Coordinated Civil Drawing Review Process.** This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees. Construction drawings must be submitted per the *Civil Drawing Checklist* and the Notice of Decision Conditions of Approval; and reviewed and approved by all applicable divisions of Development Services. The *Civil Drawing Checklist* can be found at <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=141912>. A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Andy Chow at 425.556.2740 or [kachow@redmond.gov](mailto:kachow@redmond.gov).

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Additional information regarding the Coordinated Civil Drawing Review process can be found at [www.redmond.gov/DSC](http://www.redmond.gov/DSC), including:

- Development Engineering Fee Schedule: Includes review and inspection fees.
- Private Development Construction Process: Includes fees, bonds, and other information required to begin and complete construction of your project.
- Record Drawings: Includes requirements for preparing Record Drawings

**Building Permit Review Process**. You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time, but cannot be issued prior to Civil Construction Drawing approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over 4 feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City's website at: [www.redmond.gov/DSC](http://www.redmond.gov/DSC).

Impact fee information can be found at: [www.redmond.gov/permitfees](http://www.redmond.gov/permitfees)

Stormwater Capital Facilities Charges can be found at:

[www.redmond.gov/permitfees](http://www.redmond.gov/permitfees) in the document *Development Engineering Fees Schedule*

If you have questions regarding process or the Notice of Decision Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Andy Chow	Senior Engineer	425.556.2740	kachow@redmond.gov
Planning – Development Review	Sarah Pyle	Senior Planner	425.556.2426	spyle@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Sarah Pyle, Senior Planner, at 425-556-2426 or [spyle@redmond.gov](mailto:spyle@redmond.gov) or the appropriate Development Review Staff member listed above for additional information.

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**Technical Committee Type II Administrative Modification**  
**Notice of Decision**

**Project Name:** Greystone Phase IV Administrative Modification Type II

**Location:** Parcel 2937301070, NE 188<sup>th</sup> Ct and 160<sup>th</sup> Ave NE

**Project File Number:** LAND-2017-00123

**Project Description:** The shifting of lot lines and associate driveways and utilities connection points to allow greater design variation of homes. The proposal does not include an increase in lots, dwelling unit or density.


**Application Date:** February 21, 2017

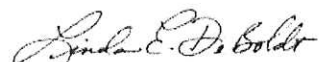
**Notice of Application Date:** N/A

**State Environmental Policy Act**  
**SEPA Threshold**  
**Determination:** Exempt  
**SEPA File Number:** N/A

**Technical Committee Decision**      **Decision Date:**      **October 27, 2017**  
**Approval with Conditions**      **Appeal Deadline:**      **November 13, 2017**

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at [http://www.redmond.gov/Government/HearingExaminer/request\\_for\\_reconsideration\\_or\\_appeal/](http://www.redmond.gov/Government/HearingExaminer/request_for_reconsideration_or_appeal/). A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Sarah Pyle, Senior Planner at 425 556-2426 or [spyle@redmond.gov](mailto:spyle@redmond.gov).

  
Karen Haluza, Director  
Planning and  
Community Development Department

  
Linda E. De Boldt, Director  
Public Works Department

**I. Vesting/Approval Expiration**

This decision is not vested to the development regulations in effect until a complete building permit application is submitted. The approval of this project shall expire two years from the date of this decision, unless an approval extension is granted. Extensions can be requested on a yearly basis if proper justification is demonstrated (see RZC 21.76.090(C)(2)). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration date.

**II. Applicable Standards of Administrative Modification Project Scope Area**

	Approved	Proposed
Lot Circle	20'	20'
Average Lot Size	6,214 SQFT	6,214 SQFT
Lot Frontage	20'	20'

**III. 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	8/30/2017	<i>and as conditioned herein.</i>

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

**1. Development Engineering - Transportation and Engineering**

Reviewer: Andy Chow, Senior Engineer

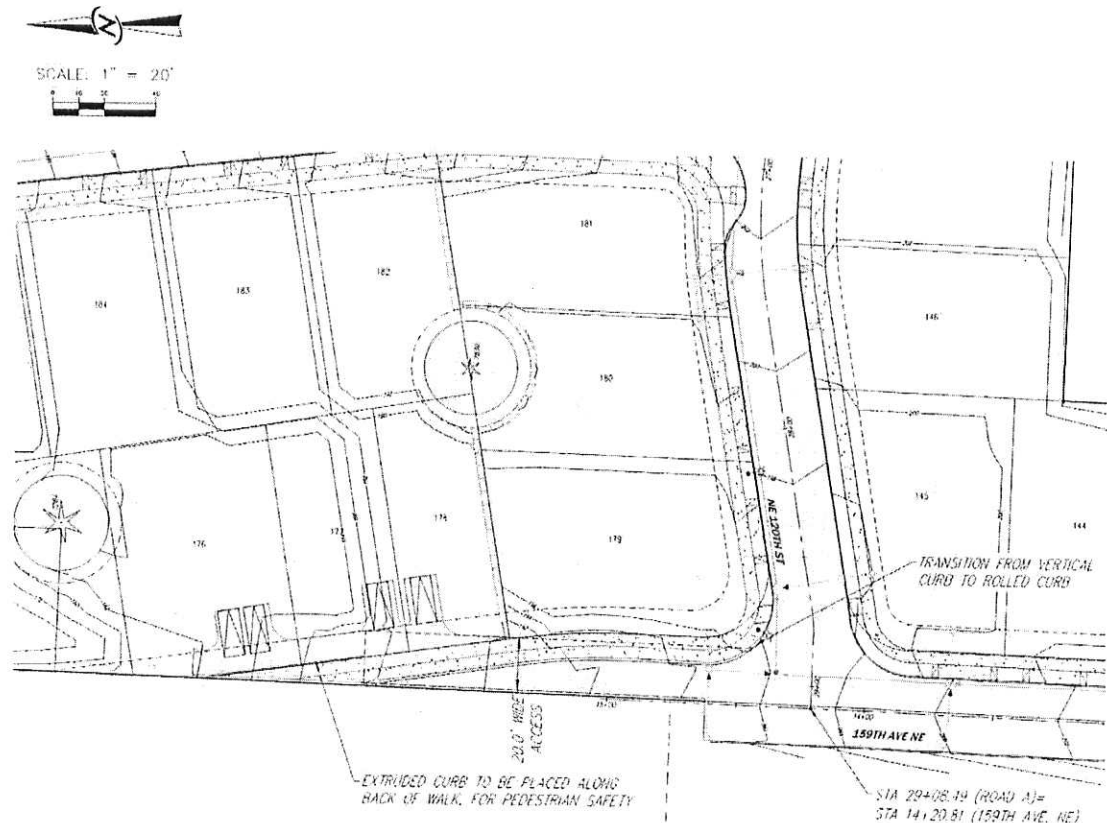
Phone: 425-556-2740

Email: kachow@redmond.gov

- a. The proposed shared access driveway serving Lot 176, 177, and 178 shall be constructed with a standard extruded curb to be installed and maintained along the back of sidewalk for pedestrian safety before the future roadway extension of 159<sup>th</sup> Avenue NE continuing to the adjacent property with complete street frontages. Please refer to the graphic below

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for details.



- b. The proposed ADA curb ramps at the intersections of 159th Court NE /NE 120th Street and 159th Avenue NE/NE 120th Street should be moved closer to the center of the curb returns to better align with the pedestrian path along the sidewalk and to improve visibility of the pedestrians to oncoming drivers. Revisions of these ramps locations will be required during the Coordinated Civil Review (CCR) process for approval.

(Code Authority: RCW 35.68.075; RZC 21-A.21.a)

- c. The following items are street light related comments. They are required to be addressed and resolved before applying for the CCR application. Any updated PSE Street Lighting Plan is required as part of the first CCR submittal package. Please provide your responses to Paul Cho at [pcho@redmond.gov](mailto:pcho@redmond.gov).
1. Please delete any street light symbols that are not existing or proposed along 159<sup>th</sup> Avenue NE. If existing, the submitted photometric point values do not seem to reflect in the street lighting analysis and please clarify.
  2. Remove duplicate street light symbols. (For example, "SL1" appeared twice at Lot-138 and Lot-151) Also, please clearly define the project boundary limits and the phase lines if applicable.

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3. Remove any irrelevant street light symbols. (For example, “2 street light symbols near Lot-160.
4. Show photometric point values for the entire Cul-de-Sac area.
5. Recommend to provide street lights on the private access road in Tract V for serving five dwelling units.

2. **Planning Department**

**Reviewer: Sarah Pyle, Senior Planner**

**Phone: 425-556-2426**

**Email: spyle@redmond.gov**

- a. **Building Permit.** All building permits currently under review or issued for the project known as Greystone (phase IV) shall be updated to show current approved and accurate final lot lines, easement locations, utility locations and access/driveway locations as approved by this Administrative Modification. All revisions for the building permits shall be submitted within 14 days of the issuance of this Notice of Decision.

**B. Compliance with City of Redmond Codes and Standards**

This approval is subject to all applicable City of Redmond codes and standards as outlined within the Parent project Approval known as Greystone PRD.