



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

February 22, 2018

James A. Olsen
Core Design Inc.
14711 NE 29th Place
Suite 101
Bellevue, WA 98007

Subject: Strom Administrative Modification, LAND-2017-00884

Location: Parcel 2626059014/ 159th Ave NE and NE 117th Way Redmond, WA 98052

Dear Mr. Olsen:

The City of Redmond Technical Committee have reviewed and approved the above referenced proposal to shift the lot lines of all 13 lots in order to better distribute the proposed parcel areas within the project. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section III) 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, Senior Transportation Engineer at 425.556.2740 or kachow@redmond.gov.

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Additional information regarding the Coordinated Civil Drawing Review process can be found at 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.

Impact fee information can be found at: www.redmond.gov/permitfees

Stormwater Capital Facilities Charges can be found at:

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 Review	Sarah Pyle	Senior Planner	425.556.2426	spyle@redmond.gov
Planning – Development Engineering/Transportation & Engineering	Andy Chow	Senior Transportation Engineer	425.556.2740	kachow@redmond.gov

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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 or the appropriate Development Review Staff member listed above for additional information.

Sincerely,

Karen Anderson

Karen Anderson, Director
Department of Planning and
Community Development

Maxine Whattam

Maxine Whattam, Interim Director
Public Works Department

Technical Committee Type II Administrative Modification
Notice of Decision

<u>Project Name:</u>	Strom Administrative Modification Type II
<u>Location:</u>	Parcel 2626059014/ 159th Ave NE and NE 117th Way Redmond, WA 98052
<u>Project File Number:</u>	LAND-2017-00884
<u>Project Description:</u>	Proposal to shift the lot lines of all 13 lots in order to better distribute the proposed parcel areas within the project.
<u>Application Date:</u>	10/10/2017
<u>Notice of Application</u>	
<u>Date:</u>	N/A
<u>State Environmental Policy Act</u>	
<u>SEPA Threshold</u>	
<u>Determination:</u>	Exempt
<u>SEPA File Number:</u>	N/A
<u>Technical Committee Decision</u>	Decision Date: February 22, 2018
Approval with Conditions	Appeal Deadline: March 8, 2018

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/. 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.

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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

	Required	Approved	Proposed
Lot Circle	40'	40'	40'
Average Lot Size with Green Building	4,900 SQFT	5,165 SQFT	5,167 SQFT
Lot Frontage	20'	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	12/11/2017	<i>and as conditioned herein.</i>

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

1. 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 Strom 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.

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- b. **Tree and Landscaping.** Approval of this Administrative Modifications is limited to the shifting of lot lines and related easements, utilities and curb cuts. Approval does not permit any changes to previously approved Tree Preservation Plan, Landscaping Plans or any other element of the project as it was approved by the Hearing Examiner.

Development Engineering – Transportation and Engineering
Reviewer: Andy Chow, Senior Transportation Engineer
Phone: 425-556-2740
Email: kachow@redmond.gov

- a. Dedication of right-of-way along 159th Avenue NE is required to follow the same approved conditions based on Greystone Manor PRD.

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 Strom Preliminary Plat LAND-2013-01788.