

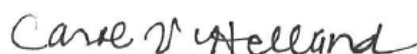
Attachment C

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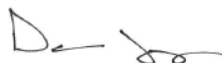
TECHNICAL COMMITTEE REPORT TO THE CITY COUNCIL

<u>Project Name:</u>	Woodside Development Agreement, Master Planned Development & Site Plan Entitlement
<u>Location:</u>	7041 196 th Avenue NE, Redmond, WA 98052
<u>Project Description:</u>	A proposed Master Plan, Development Agreement and Site Plan Entitlement of a 11.94-acre undeveloped site. The project includes the construction of 170 for-sale dwelling units, consisting of 118 townhomes and 52 stacked carriage flat condominiums, school bus shelter, public trail connections, internal pedestrian connections and enhanced landscaping.
<u>File Numbers:</u>	LAND-2018-01323 – Master Planned Development / Site Plan Entitlement Permit LAND-2018-01322 – Development Agreement SEPA-2020-00092– SEPA Determination of Non-Significance
<u>Applicant:</u>	Polygon WLH, LLC
<u>Applicant's Representative:</u>	Nick Abdelnour Polygon WLH, LLC 13810 Southeast Eastgate Way, Suite 410 Bellevue, WA, 98005
<u>Planner:</u>	Cameron Zapata, Senior Planner
<u>Decisions Included:</u>	Master Planned Development Permit, Type V (RZC 21.76.070.P.) Site Plan Entitlement, Type II (RZC 21.76.070.Y) Development Agreement, Type V (RZC 21.76.070.L.)
<u>Recommendation:</u>	Approval per conditions set forth in the Master Plan, Site Plan Entitlement, and Development Agreement
<u>Public Hearing Date:</u>	To Be Determined by City Council

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).



CAROL V. HELLAND
Director
Planning and Community Development
Department



DAVID JUAREZ
Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond Technical Committee is comprised of the Planning Director and the Director of Public Works along with 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 City Council. The City Council will conduct a public hearing to review the Technical Committee's analysis and recommendations on the Master Planned Development Permit, Site Plan Entitlement, and Development Agreement and receive public testimony regarding the proposal. Based upon the Technical Committee's recommendations and testimony received at the public hearing, the Council will make the final decision regarding the Master Planned Development Permit, Site Plan Entitlement, and Development Agreement.

Key Dates

Application/Completeness Date: February 3, 2020
Notice of Application: February 10, 2020
Neighborhood Meeting #1: May 15, 2019
Neighborhood Meeting #2: December 2, 2019
Neighborhood Presentation: March 24, 2020
Design Review Board Recommendation of Approval: April 23, 2020
Technical Committee Recommendation: April 29, 2020
City Council Staff Report
City Council Study Session(s) Scheduled: June 9, 2020
SEPA Determination of Non-Significance: March 18, 2020

Report Attachments

1. General Application Form & Project Contact Form
2. Vicinity Map
3. Notice of Application and Certification of Public Notice
4. Public Comment
5. Neighborhood Meeting Questions and Answers Table
6. SEPA DNS, SEPA Application Form, SEPA Checklist
7. SEPA Comments with Staff Responses
8. Master Plan
9. Draft Development Agreement
10. Transportation Study
11. Stormwater Report
12. Geotechnical Report
13. Tree Health Assessment
14. Critical Areas Report
15. Approved Design Review Board Packet
16. Plan Set

Technical Committee Analysis

I. Proposal Summary:

The proposal calls for the development of the approximately 11.94-acre site and includes the following:

- 170 For-sale dwelling units
 - 118 townhouse condominiums
 - 52 stacked carriage flats condominium (above garage unit)
- 10% affordable units (17 dwelling units at 80% of AMI)
- Approximately 2.67 acres of common open space
- Extension of existing Evans Creek Regional Trail
- New Woodbridge Neighborhood Connector Trail
- New internal pedestrian pathways
- School Bus shelter
- Frontage and utility improvements
- Enhanced landscaping

The proposed 170 for-sale dwelling units include 118 townhomes, 52 stacked carriage flat condominiums. The townhome buildings will be three stories in height and will include four to seven units in each building. Townhome units will range from 1,300 to 1,700 square feet with two to three bedrooms and an attached garage. The carriage flat condominiums are units generally above a garage and each unit will be a single level. These units will range from 1,000 to 1,200

square feet with two bedrooms. The carriage flat buildings will be two stories in height, some buildings may have daylight basement level units and will contain six to eight units per structure.

The townhomes and carriage flat condominiums contribute to the Missing Middle Housing. The Missing Middle Housing is a range of housing types which are house-scaled buildings containing multiple units, like duplexes and fourplexes in walkable neighborhoods, and generally do not generate the cost and maintenance burden of a single-family detached home. This type of housing provides more housing, more housing choices in the City, supports a range of price points and meets different generational needs. The proposed townhomes and carriage flat condominiums contribute to filling in the Missing Middle Housing gap.

II. Site Description and Context

The 11.94-acre project site is currently undeveloped and was formerly part of an industrial gravel pit with 40% manmade slopes from prior mining operations. The manmade steep slopes are located to the west, east, and south of the property. The site is bounded by Unincorporated King County to the east, Woodbridge single-family development to the south, future Southeast Redmond Park and an undeveloped property to the west and Cadman industrial gravel pit to the north.

The Northeast Design District (NDD1) zone is in a unique location. The area includes both heavy industrial uses and residential uses, as well as protected natural environment to the east. The NDD1 zone is intended to create a transition from the more intensive heavy industrial uses to less intensive single-family uses through thoughtful siting of buildings, vegetated buffers, and parks. The unique location of NDD1 offers opportunities to work and live near one another. To ensure that transition between industrial uses and placement of residential is effective, the zone includes additional standards that apply to site design.

A few of the additional regulations unique to Northeast Design District include:

- The eastern edge of the project site is also the east edge of the City and where urban gives way to rural. The project is required to emphasize transition by designing the site to appreciate the views and opportunities afforded by the rural edge. The building height is also limited to two stories within 30-feet from the City limit.
- As the site transitions from less intensive to more intensive uses, tiered and multistoried landscaping is required to be used to provide visual buffers from the more intensive use within 1,000 feet of the project site.
- Create sense of place and neighborhood character by designing to the pedestrian scale, incorporating benches along internal circulation paths, and providing common open spaces and small gathering areas for people of all ages.
- Development within 100 feet north of Woodbridge is limited to a maximum of two stories.

III. 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 10, 2020. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. The Redmond Zoning Code requires that notices be mailed to property owners within 500 feet of the project site, for this project the mailing distance was increased to 1,000 feet of the project site.

Public Input: During the public comment period for the Notice of Application, the City received three requests to be a party of record, and one question. The text of the question and staff response to it is located within Attachment 4.

Summary of Comment Received:

The comment received requested to know the total amount of parking proposed on-site.

Staff Response: The project proposes 368 parking spaces. This complies with the RZC Table 21.13.020.B requirement to provide a minimum of two parking spaces per dwelling unit.

Notice of Public Hearing: The Notice of Public Hearing for this project has not yet been posted as the Public Hearing will be set and held by the City Council. The notice will be mailed to property owners within 1,000 feet of the site and to individuals who provided written correspondence to the City. The Notice of Public Hearing will also be included in a one-time newspaper publication.

IV. Neighborhood Meetings

Two neighborhood meetings were held for the project on May 15, 2019 and December 2, 2019 and an additional neighborhood meeting was scheduled for March 24, 2020. Two neighborhood meetings are required for a Master Plan Development, for this project, one additional meeting was held in the form of a virtual presentation posted to the City website. This allowed residents to view the presentation online with an additional 21-day opportunity to comment on the project. If an interested party had questions or comments on the project, staff was available for a phone or video meeting to provide information. As of April 13, 2020, the video has received 66 views, whereas both in-person meetings had approximately total 14 attendees combined. A table of the questions shared during these meetings including staff and the applicant's responses can be found in Attachment 5. Three reoccurring questions are listed below:

1. How will the project site be accessed by residents?

Response: The site will be accessed via NE 70th Street, which will be built along with the project. NE 70th Street will be accessed from 188th Avenue NE to the west and 192nd Avenue NE from the south which is an extension of 191st Avenue NE.

2. How will the industrial noises from the Cadman site be buffered?

Response: An existing 20-foot wide noise berm currently exists on the south edge of the project site. As NE 70th Street is built out, the noise berm will be relocated on the north edge of the NE 70th street in conjunction.

3. How will Woodbridge Community (south of Woodside) be buffered from Woodside?

Response: A 15-foot wide landscape buffer with 30% larger landscaping than the RZC minimum standards is proposed adjacent to Woodbridge on the south edge of the project site along with a 15-foot wide backyard private open space, creating a minimum 30-foot wide setback from the south property line.

IV. State Environmental Policy Act

A Determination of Non-Significance was issued in compliance with RZC 21.70 and WAC 197-11-340(2) by the Technical Committee on March 18, 2020.

The following questions and comments were received and can be found in Attachment 7:

1. If any ground disturbance is taking place within the native soils, a professional survey and/ or monitoring is required.

Response: It is possible that the stormwater vault will reach native soils. If native soils are reached, a survey and monitoring will be required.

2. Redbrick Road (196th Ave NE) is listed in the National Register of Historic Places and is located approximately 150-feet from the project site. How will the Redbrick Road be protected?

Response: The use of Redbrick Road for hauling during construction will be avoided. In the event that the Redbrick Road is damaged, the applicant will work with King County Historic Preservation to mitigate and repair. No damage is anticipated because the road will not be used.

Staff coordinated with the King County Historic Preservation Officer on both responses to resolve any concerns and establish protocols for the project as it proceeds forward.

V. Compliance with Development Regulations

A . Criteria Applicable to all Land Use Permits (RZC 21.76.070.B.3.a.)

Proposed land use actions within the City must comply with the criteria listed in RZC 21.76.070.B.3.a. These criteria are applicable to all land use permits to ensure overall consistency between proposed land use permits, applicable regulations, and the Comprehensive Plan. Staff's analysis of whether the proposal meets the decision criteria is below.

- A. A proposed project's consistency with the City's development regulations shall be determined by consideration of:
 - A. The type of land use;
 - B. The level of development, such as units per acre or other measures of density;
 - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - D. The character of the development, such as development standards.

Staff Response: Woodside proposes to develop 170 dwelling units in the Northeast Design District in the Southeast Redmond neighborhood. Under RZC Table 21.13.020B, attached dwelling units and multifamily structures are permitted in this zone. The proposed project has been thoroughly evaluated by technical review staff and complies with the site standards of RZC 21.13.020.A and 21.13.020.B. The project will connect and improve where necessary, frontage improvements, utilities, and right-of-way dedication. The structures were reviewed for compliance with RZC 21.20 Design Standards and approved by the Design Review Board on May 7, 2020.

- B. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
 - A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
 - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
 - D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii. B and B.3.a.ii.C of this section;
 - E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

Staff Response: The Woodside proposal is consistent with the desired vision of the Southeast Redmond neighborhood and is supported by these Comprehensive Plan policies; LU-11, LU-28, N-SE-56, N-SE-61, HO-11, HO-12 and HO-39. Staff has provided an expanded analysis of the project's alignment with the Comprehensive Plan in section VI below. The plans submitted comply with Article I and were processed as a Type V application per RZC 21.76.050.J. All associated future building permits will be reviewed for compliance at time of submittal. A SEPA threshold Determination of Nonsignificance was issued on March 18, 2020.

B. Master Planned Development Decision Criteria

Master Planned Developments (MPDs) shall meet the following criteria (RZC 21.76.070.P.5):

- (a) *All elements of the MPD shall support and be consistent with the RZC and all applicable Comprehensive Plan policies.*

Response: The MPD is consistent with the RZC and all applicable Comprehensive Plan policies, as described below in Section VI.

- (b) *MPDs proposed in the Overlake Village Subarea shall be consistent with the Overlake Village Master Plan and Implementation Strategy and shall include the items listed in (c) below in addition to the following:*
 - (i) *A height and bulk study that demonstrates how building mass, height and scale relate to open spaces, pedestrian pathways, streets and other buildings;*
 - (ii) *An analysis of shading effects of taller buildings (for sites smaller than three acres, only required if the Technical Committee or Design Review Board determine based upon the height and bulk study that analysis of shading effects is needed); and*
 - (iii) *Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate with the progress on the construction of the development (for sites smaller than three acres, only required if the Technical Committee determines necessary).*

Response: Not applicable. The project is located outside of the Overlake Village Subarea.

- (c) *MPDs proposed in the Marymoor Design District shall include a phasing plan for bonus features and affordable housing as described in 5.b.iii above in addition to the items listed in 5.d below.*

Response: Not applicable. The project is located outside of Marymoor Design District.

- (d) *All MPDs shall include the items listed below:*

- (i) *A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations:*

Response: The Master Plan includes a design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations as found in the Redmond Zoning Code and all adopted manuals. An in-depth analysis of the Comprehensive Plan can be found on pages 6 and 7 of the Master Plan and further expanded on in Section VI of this report. The proposal advances the vision of the City by supporting the policies within the Comprehensive Plan. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

- (ii) *Conceptual site plan indicating all proposed land uses (architectural design, exact building shapes, locations and other detailed information required in a site plan shall not be required);*

Response: Page 16 of the Master Plan shows a conceptual site plan of the project, illustrating the proposed use as residential. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

- (iii) *Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plain view and cross section for streets (cross sections only required for projects in the Downtown);*

Response: The layout, conceptual design of all streets, and parking can be found on page 21 of the Master Plan. Page 22 shows the connection to the Evans Creek Regional Trail, neighborhood connection trails, expansions of sidewalks, and internal pedestrian paths. The MPD provides the transportation plan and circulation plan complies with adopted zoning code regulations and Transportation Master Plan.

- (iv) *Location of proposed space for parks, open space and any cultural facilities;*

Response: The Master Plan includes approximately 2.67 acres of open space throughout the development. The open spaces include two children's amenity areas located at the northeast corner of the site adjacent to the Evans Creek Regional Trail, and the southwest corner of the site, a natural play area (approximately 20,000 square feet) extending east to west through the project site which includes a manmade creek. A covered picnic area (20'X 26') and play lawn (approximately 5,000 square feet) are located atop the stormwater vault on the southwest corner of the project site. In addition, the project proposes the extension of Evans Creek Regional trail by 560 lineal feet, extending the connection from Woodbridge community north to NE 70th Street. The location of these open space areas can be found on page 23 of the Master Plan.

(v) *Phasing plan describing anticipated time frames for development, and showing that completion of affordable housing shall be commensurate with the progress on the construction of the development;*

Response: The project proposes to develop in six phases which is depicted on page 26 of the Master Plan. The roads, infrastructure and trails will be built as part of Phase I. The structures will be built out in the following six phases:

Phase 1	Model units; which includes two townhome buildings and one carriage flat condominium building.
Phase 2	Four townhome buildings, one carriage flat condominium building, picnic structure, play lawn, and play structure.
Phase 3	Four townhome buildings and one carriage flat condominium building.
Phase 4	Four townhome buildings, one carriage flat condominium building, and Woodbridge Connector Trail.
Phase 5	Three townhome buildings, two carriage flat condominium buildings.
Phase 6	Three townhome buildings, two carriage flat condominium buildings, and Evans Creek Regional Trail.

The phases will begin near the play lawn and children's amenity structure and continue to develop eastward. Ten percent (17 dwelling units) of the dwelling units built will be affordable at 80% Area Median Income (AMI). With each phase, the proportional number of affordable units will be built along with the market rate units. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(vi) *Location of any environmentally critical areas;*

Response: The critical areas can be found on page 14 of the Master Plan. The plan shows that there are steep slopes greater than 40 percent and a Category II wetland buffer on site.

The project site was formerly an industrial gravel pit. The movement of the earth during the past gravel pit operations created manmade slopes on the east, west, and south sides of the project site. There is an off-site wetland east of the project site in unincorporated King County; the nearest edges of the off-site wetland are located approximately 20-30 feet from the southeast property corner.

The wetland was determined to provide high levels of function which are difficult to replace and is categorized as a Category II wetland per the Redmond Zoning Code 21.64.030. The wetland scored a moderate rating in habitat points, (Attachment 14) which requires a 150-foot buffer around the wetland. The wetland buffer encroaches a maximum of 130 feet onto the project site. Evans Creek Regional Trail is a required trail as part of the Park, Arts, Recreation, Culture & Conservation Plan (PARCC Plan), the City required placement of the trail results in approximately 240 lineal feet entering portions of the 150-foot wetland buffer. The Redmond Zoning Code provides for wetland buffer averaging

when necessary (RZC 21.64.030.B.5). The 150-foot buffer will be averaged in the areas where the trail crosses into the buffer, by reducing a maximum of 37.5 feet of the buffer and increasing contiguously in other areas. The total area contained in the buffer area after averaging is equal to the area required in the standard buffer. The Evans Creek Regional Trail will impact 3,109 square feet of the wetland buffer, and 5,240 square feet will be relocated adjacent to the existing wetland buffer. An additional 2,131 square feet of wetland buffer has been located adjacent to the existing wetland buffer thus demonstrating compliance with RZC 21.64.030.B.5.c.

The project meets the Critical Areas requirements of RZC 21.64. The proposed project will implement wetland buffer averaging, where the Evans Creek Regional Trail placement necessitates buffer averaging 3,109 square feet of the buffer. Additional buffer area will be relocated adjacent to the existing 150-foot wetland buffer, and therefore is in compliance with RZC 21.64.030.B.5.

(vii) Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;

Response: The tree retention plan can be found on page 25 of the Master Plan. The November 7, 2018 Arborist Report prepared by American Forest Management measured using a tape measure to determine the diameter at breast height. These trees were visually examined for defects and vigor. RZC 21.72.060.A requires at least 35 percent of all significant trees to be retained. During the arborist's site visit, 68 significant trees as defined by RZC 21.78 were surveyed, mostly on the south and east areas of the site. Of these 68 significant trees, 44 are proposed for removal and 24 (35%) are proposed to be retained. The project proposal meets the requirements outlined in RZC 21.76.060 Tree Protection Standards and therefore the proposed tree preservation complies. The trees proposed for removal are required to be replaced pursuant to RZC 21.72.080.B at a ratio of 1:1. The project is required to replace 44 trees on-site.

The proposal includes landscaping throughout the project site, providing at least 40% of the site area pursuant to RZC 21.13.020 Northeast Design District and is shown on page 19 of the Master Plan. Landscaping can be found in the following areas listed below:

- Lining internal pedestrian paths with trees and shrubs
- Recreational open spaces areas such as:
 - Natural play area running east to west
 - Two children's play areas
 - Lining Woodbridge Connection Trail
- On the north edge of the project site, landscaping is used as a visual and noise barrier from the Cadman industrial site. It will include five-foot tall evergreen trees and ten-foot tall deciduous trees at the time of installation.

- On the south edge of the site, a 15-foot wide landscape buffer is proposed throughout the length of the project site as a visual barrier between Woodside and Woodbridge.

The MPD is consistent with the RZC 21.32 Landscaping requirements, RZC 21.72 Tree Protection Standards and the Comprehensive Plan.

(viii) Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;

Response: The Woodside Master Plan provides street connections to adjacent properties and street connections, following the RZC 21 Appendix 8B and the Map N-SER-3 Southeast Redmond Connections Map. Page 21 of the Woodside's Master Plan provides the Vehicular Circulation Plan for the project. The improvements include:

- Construction of 192nd Avenue NE south of NE 70th Street;
- Construction of NE 70th Street between 188th Avenue NE and 192nd Avenue NE;
- NE 70th Street extension from NE 192nd Avenue NE to the Woodside's main entrance;
- A roundabout at the intersection of NE 70th Street and 192nd Avenue NE;
- Internal roadways within the Woodside project site;
- Pedestrian access to the two open space play areas;
- Regional trail on the east side of the property and north side of the property east of the Woodside's entrance; and
- Internal pedestrian connections to the Evans Creek Regional Trail.

The MPD is consistent with the requirements set forth in RZC 21.36 Open Space and RZC 21.52 Transportation Standards, meeting decision criterion.

(ix) Overall approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and

Response: Topics of sustainability can be found on page 17 of the Master Plan. The City receives approximately 60,000 people commuting into the City each workday. The project creates infill density within the City, reducing the number of commute trips coming into the City each day for employment. The townhomes and carriage flats condominiums will be built to 3-Star Built Green rating. A 3-Star Built Green rating will include the following:

- Energy start exhaust fans
- Ventilation systems within 20% design flows
- 10% better performance than the Washington State Energy Code
- Low VOC/ Toxic paints
- Gas fireplace

- Posted job site recycling plan
- Recycle all clean wood, cardboard, new gypsum scrap, metal, asphalt/paving, brick, concrete, electronics, batteries
- Use no endangered wood or old growth wood

The 3-Star Built Green requirements will be verified by a third-party verifier at the building permit Planning inspection, prior to the Certificate of Occupancy. The project will also include the use of recycled materials will be selected and used when available. The proposed landscaping will be selected from local sources and includes a minimum of 25% northwest adaptive and native plantings and drought tolerant landscaping. The MPD's approach to sustainability meets the goals set forth in the RZC and Comprehensive Plan.

(x) Preliminary plan for major infrastructure improvements (may be waived by the Technical Committee for sites in Overlake smaller than three acres).

Response: The major infrastructure improvements proposed by the project includes can be found on pages 27 and 28 of the Master Plan. These improvements are summarized below:

- A 10-inch sanitary sewer conveyance line on 192nd Avenue NE.
- A 12-inch diameter water main extensions within the public right-of-way are to be installed to connect to the existing water system on 191st Street NE to the south, and to 188th Avenue NE to the north and west.
- A 12-inch pipe will loop throughout the site to serve the site itself.
- Infiltration vaults located in the southwest corner of the project site, which will collect onsite and offsite runoff.
- Construction of 192nd Avenue NE south of NE 70th Street
- Construction of NE 70th Street between 188th Avenue NE and 192nd Avenue NE
- NE 70th Street extension from NE 192nd Avenue NE to the Woodside's main entrance.

The MPD provides the necessary infrastructure for the development and complies with the requirements and goals for the RZC and Comprehensive Plan.

C. Development Agreement Decision Criteria (RZC 21.76.070.L.3)

(a) The agreement must be consistent with the applicable development regulations for the property

Response: The Development Agreement directly references the Master Plan and zoning regulations. The Master Plan has been thoroughly reviewed against the Redmond Zoning Code for compliance.

(b) All impacts of the development must be mitigated by the measures set forth in the agreement or the agreement must provide a mechanism for analyzing and mitigating such impacts as they occur;

Response: Project impacts have been thoroughly analyzed and mitigation assigned as defined in detail within the Development Agreement, Master Plan, and the associated exhibits and appendices. The SEPA checklist (Attachment 6) and analysis has also identified all impacts and has ensured proper mitigation. The applicant will be installing required infrastructure including roads, sewers, surface water treatment, and utilities to serve the anticipated demand. Transportation impact fees, fire fees, and school impact fees will be collected at the time of building permit issuance to properly mitigate the related impacts.

(c) The agreement must reserve the City's authority to impose new or different regulations to the extent required by a serious threat to public health and safety;

Response: The Development Agreement does not vest to SEPA or any other elements that would prevent the City from addressing threats to public health and safety.

(d) The duration of the agreement must be reasonable in light of the anticipated build-out period for the proposed development and the needs of the City; and

Response: The applicant is seeking to memorialize within the Development Agreement a ten (10) year term with a potential five-year extension. RZC 21.76.070.P.3 allows for 10 year vesting out-right for the master plan, the applicant is not requesting approval of an increased vesting period. The phased development proposed is in proportion to the infrastructure needs to support the Master Plan, and the Comprehensive Plan vision of the Southeast Redmond Neighborhood.

(e) The agreement must be in the public interest and provide a public benefit.

Response: The Master Plan project application implements the vision and policies set forth in the Comprehensive Plan policies, as well as the general land use designation criteria and Northeast Design District designation criteria. The project contributes to filling the Missing Middle Housing gap, by providing for-sale townhomes and carriage flat condominiums, including 17 affordable units at 80% of King County Area Median Income, which is consistent with Comprehensive Plan policy HO-39: Encourage housing ownership for all economic segments of the Redmond Community. The applicant has voluntarily proposed several improvements as a part of the project.

Public benefits include:

- 1) Increase the diversity of for-sale housing supply
- 2) A school bus shelter
- 3) A pedestrian connection to the Woodbridge Community (638 lineal feet)
- 4) 3-Star Built Green

Staff would like to note that the applicant is not requesting any additional considerations be included as part of the Development Agreement, as this project is similar to typical preliminary plats that are routinely reviewed by the City. The Development Agreement is largely a code mandated requirement for the NDD1 zone that must be met in order to process the permit

VI. Compliance with Comprehensive Plan

The Comprehensive Plan contains certain policies applicable to all areas within the City and land use designations within the community, as well as policies specifically applicable to the Woodside Property and SE Redmond. The policies applicable to this development are listed below. Policies that do not apply to this proposal are not included in this staff report.

Comprehensive Plan

Land Use Policies:

LU-11: Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower intensity or more sensitive uses by:

- *Ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke and fumes; and*
- *Creating an effective transition between land uses through building and site design, use of buffers and landscaping, or other techniques.*

Response: The project has been designed to address compatibility with the existing neighboring uses. The site sits adjacent to Cadman industrial gravel pit to the north, rural and natural areas in Unincorporated King County to the east, and an existing Woodbridge single-family community to the south. Woodside offers areas to transition from less intense to more intense uses. To address compatibility with the existing homes in Woodbridge south of the site, the adjacent carriage flat buildings will be two stories in height. A minimum 15-foot landscape buffer adjacent to the south property line is proposed to buffer Woodbridge from Woodside and at least 30% increased planting sizes will be installed. Each unit is proposed to include a private backyard with a minimum depth of 15 feet, providing in total, with the landscaped transition area a 30 to 35-foot building setback from the south property line.

Cadman operations are located north of the project site. The proposed townhomes have been oriented so that its narrowest dimension faces the Cadman site, landscaping and a six-foot tall fence has been proposed to minimize noise impacts. Evergreen trees at least five-feet in height and deciduous trees at least ten feet in height are to be installed on the north site of the project site to provide at least 80-percent sight obscuring screening. The existing 20-foot wide berm currently located on the southern edge of Woodside will be moved north of Woodside to the Cadman operations site to provide additional noise buffering from the more intensive land use.

The east side of the project site sits adjacent to rural King County. The buildings adjacent to the east property line are oriented to provide passive spaces and to better relate to the topography and

natural surroundings. The buildings along the eastern edge are located 80 feet from the property line and the buildings do not front more than 50-percent of the property line to transition the more intensive Woodside to the less intensive rural King County.

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.

Response: The project site is currently undeveloped as it was formerly part of an industrial gravel pit with little vegetation. Open space, including parks, passive and active recreational areas, internal green space, trails, and landscaping are located throughout the site and shown in the Master Plan on pages 19 and 23, which provides a space for activity and gathering. Frontage improvements, and substantial landscaping around the project site from what was once industrial, to a neighborhood with added landscaped area. The Master Plan also provides moderate density on a piece of property in Redmond that was underdeveloped, used for industrial purposes. The project offers townhomes and carriage flats to establish more density and diversity in housing types and price points in the City.

SE Redmond Policies

N-SE-56 Establish vegetated street and nonmotorized connections in the Northeast Design District (NDD) zone to provide for additional buffering between land uses of different intensities.

Response: The roads connecting to Woodside includes the extension of 191st Avenue north which will turn into 192nd Avenue NE and the construction of NE 70th Street, which will connect the community to 188th Avenue NE, shown on page 21 of the Master Plan. The project will also mitigate traffic by installing a roundabout, which will be placed at the intersection of NE 70th Street and 192nd Avenue NE. A minimum ten-foot-wide landscaping will be provided along the site perimeter and will include a mixture of evergreen and deciduous trees with tall shrubs. The rights-of-way will also include five to seven and a half foot to five-foot planter strips to buffer from neighboring uses and the street. An industrial gravel pit is located north of the project site. The project proposes to relocate the 20-foot-wide vegetated noise berm from the south of the property to the adjacent Cadman industrial property to the north. The landscape proposed at the north side of the site includes evergreens and shrubs a minimum of eight-feet in height at the time of installation and will provide 80-percent sight-obscuring screening from the adjacent property. The site abuts Woodbridge community to the south, the applicant proposes to include a 15-foot wide landscaped buffer between the two developments, with at least 30% increased size in plant materials to increase visual and noise buffering.

N-SE-61 Incorporate design elements and amenities that foster a sense of place and neighborhood character in new development in the Northeast Design District. Include elements such as pedestrian scale street lights, seating along sidewalks and trails, pocket parks and children's play areas, small outdoor recreation areas such as

basketball courts, open areas for impromptu recreation such as volleyball, artistic features, and landscaped entryways.

Response: Approximately 2.67 acres of open space are provided throughout the project. These areas include interconnected open spaces for passive and active recreational opportunities, with benches along trails and pedestrian scale lighting. A 7.5-foot planter strip is placed along the street frontage of 192nd Avenue NE, NE 70th Street provides a five-foot planter strip, and atop the stormwater vault at the northwest corner is an approximately 5,000 square foot play lawn. An internal natural play area (approximately 20,000 square feet) including a manmade creek runs east to west to promote a sense of place by connecting the community and providing a space for impromptu recreation and a place to gather. Woodside also provides a picnic shelter with picnic tables, two children's amenity structures on the southwest and northeast corner of the site, and three additional areas for gathering areas with seating are provided along the Evans Creek Regional Trail extension.

Housing Policies

HO-11 Encourage the development of a variety of housing types, sizes and densities throughout the city to accommodate the diverse needs of Redmond residents through changes in age, family size and carious live changes, including:

- *Developments that provide smaller units with a mix of attached and detached dwelling units,*
- *Homes with ground floor master suites*
- *Homes with all living areas on one floor.*

Response: The project is not a traditional detached single-family development; it provides a mix of housing types of smaller townhomes and carriage flats to fill the Missing Middle Housing gap within the City. The Missing Middle Housing is a type of housing sized between detached single-family homes, much like in North Redmond, and mid to high-rise apartments much like in Downtown or Overlake but without the cost and maintenance burden of a detached single-family home. These housing types appeal to different generational and income needs.

The attached townhomes proposed are three stories in height and range from approximately 1,300 to 1,700 square feet with two to three bedrooms. The project proposes 52 single level carriage flats condominiums built, which are single level units. The carriage flats range from approximately 1,000 sf to 1,200 sf with two bedrooms. These housing types offer a variety of housing types and price points to families of different sizes, ages, and incomes.

HO-12 Create opportunities for ownership housing in a variety of settings, styles, sizes and affordability levels throughout Redmond.

Response: The proposed project site was formerly an industrial gravel pit. The project will offer 118 for-sale townhomes with two to three bedrooms and 52 for-sale two-bedroom carriage flats. These housing types are a departure from the commonly entitled single-family home and for-lease multifamily communities traditionally applied for and permitted, thus diversifying the City's

housing supply and making home ownership within Redmond possible for a greater number of persons. Ten percent of the units will be available as affordable through participation and coordination with ARCH, A Regional Coalition for Housing and will be distributed throughout the site. The townhome and carriage flats contribute to filling the Missing Middle Housing gap which appeals to both different incomes and generational needs.

Homes at the edge of the project site nearest to the adjacent development to the south, Woodbridge, are proposed to be two stories in height and craftsman style architecture, which is consistent with the design of the existing Woodbridge development. The townhomes are three-stories and are placed in the center and north-side of the project site. This creates a gradual transition from the immediate single-family Woodbridge development to the more dense townhomes to the north.

HO-39 Encourage housing ownership for all economic segments of the Redmond Community.

Response: The project includes 170 for-sale condominium style dwelling units consisting of 118 townhomes and 52 carriage flats; offering a variety of for-sale housing type. The diversity in dwelling unit sizes increases the housing choices and price points in the City for people and families of all age and stages of life.

VII. Site Plan Entitlement Decision Criteria (RZC 21.76.070.Y)

a. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.

Response: The Technical Committee has reviewed the Master Plan, Development Agreement, and Site Plan Entitlement applications for compliance with SEPA and the RZC. The project was recommended for approval at its April 29, 2020 Technical Committee Meeting.

b. The Landmarks and Heritage Commission will review all Certificates of Appropriateness for compliance with the RZC.

Response: The project does not include a structure with Historic Landmark Designation (RZC 21.30.040) and the proposed project scope is not subject to the Landmarks and Heritage Commission or Certificates of Appropriateness. This criterion is not applicable.

VIII. Design Review Board

The Woodside Master Plan and Site Plan Entitlement was reviewed by the City of Redmond Design Review Board. Following a final presentation and discussion of the project on April 23, 2020, the Board moved to recommend to the City Council that the Woodside Master Plan and Site Plan Entitlement be approved.

IX. Conclusion and Recommendations

Based on the review and analysis of the project and applicable decision criteria of Master Planned Developments under RZC 21.76.070.P.5, the Technical Committee finds that the Woodside Master Plan/Site Plan Entitlement LAND-2018-01323 and Woodside Development Agreement LAND-2018-01322 meets the approval criteria of RZC 21.76.070.P.5 and RZC 21.76.070.L.3 respectively. Furthermore, the Master Plan as proposed meets the policies and goals of the City of Redmond Comprehensive Plan. Therefore, the Technical Committee is forwarding a recommendation of approval to the City Council.

Once the land use process has been completed, the Coordinated Civil Drawing Review (CCR) and Building Permit Review processes may proceed. The processes will include the review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees.

The following staff members have reviewed the project for land use compliance and will be the primary reviewers for eventual permits:

Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Min Luo	Senior Engineer	425.556.2881	mluo@redmond.gov
Planning- Development Engineering/Water & Sewer	Zheng Lu	Senior Utility Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Cindy Wellborn	Senior Engineer	425.556.2495	cwellborn@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Cameron Zapata	Senior Planner	425.556.2411	czapata@redmond.gov

The Technical Committee rendered the recommendation on April 29, 2020.

Development Standard Deviations

The Technical Committee is recommending approval of the following deviations to the development standards through the authority referenced:

- A. Cut and Fill Depths in excess of eight feet.** A deviation for maximum excavation depths up to 38 vertical feet at limited locations, with the majority of excavation depths ranging between eight and 16 vertical feet was requested. The excavation is for the removal of existing sound attenuation berms, uncertainty regarding the fill placement operation, and installation of a public detention pond that require

depths greater than the maximum permitted depth of eight vertical feet per RMC 15.24.082.1.b.

The Technical Committee has approved without condition the additional excavation depth. The existing sound attenuation berms were installed by the former owner of the site, Cadman. The site has historically been used as a sand and gravel pit, consistently and substantially altering the natural contours of the site over several decades. The excavation is necessary to develop the site and match the topography of the adjacent properties and roadway.

(Code Authority: RMC 15.24.084)

- B. NE 70th Street Extension Frontage Improvement Deviation Request** was approved by the Technical Committee to waive the NE 70th Street improvements and the right-of-way dedication that are beyond the site main entry on NE 70th Street in order to minimize the impacts on the steep slope and wetland critical area, while still maintaining access needs for emergency vehicle and site access; however, a 10-foot wide lit sidewalks and bike shared lane and public access easement covering this 10-foot bike/ped shared lane east of the site main entry are still required.

(Code Authority: RZC 21.17.010.F; RZC 21 Appendix 2 Table 1; Redmond Comprehensive Plan Map N-SER-3)

Site Plan Entitlement Conditions of Approval

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

Item	Date Received	Notes
Plan Set	1/30/2020	<i>and as conditioned herein.</i>
SEPA Checklist	3/11/2020	<i>and as conditioned by the SEPA threshold determination on March 18, 2020.</i>
Architectural Elevations	3/4/2020	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	3/4/2020	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	1/30/2020	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	1/30/2020	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	1/30/2020	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	1/30/2020	<i>and as conditioned herein.</i>
Stormwater Design	1/30/2020	<i>and as conditioned herein.</i>

The following conditions are recommended to 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. **Site Specific Conditions.** A strip of land 36 feet wide for the future NE 70th Street between 188th Avenue NE and the Woodside's main entrance, including the right-of-way for the proposed roundabout shall be obtained by the Woodside Developer/Applicant from the adjacent properties, then shall be dedicated to the City as right-of-way. A 10-foot wide public access easement covering the trail on the east side of the Woodside main entrance shall be obtained from the adjacent properties by the Woodside Developer/Applicant and then granted to the City. The offsite easements and right-of-way dedications shall be provided to the City for review at the time of coordinated civil review and finalized for recording prior to civil construction drawing approval. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer shall be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
- b. **Easements and Dedications.** Easements and right-of-way dedications shall be provided to the City for review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s)-of-way and/or easement(s) by the City, the developer shall 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) A 10-foot wide sidewalk and utility easement, granted to the City of Redmond, abutting the south side of NE 70th Street right-of-way between 192nd Avenue NE and the Woodside main entrance, and a 10-foot wide public access easement covering the 10-foot ped/bike shared lane that is on the east of the Woodside's main entrance are required.
 - b) A 10-foot wide utility easement, granted to the City of Redmond, abutting the east side of 192nd Avenue NE right-of-way.
 - c) A 24-foot wide public access easement, granted to the City of Redmond, as shown on Sheet C1.04, and on the east side of the property provided by CORE Design on November 18, 2019.
 - d) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

- ii. Dedications for right-of-way are required as follows:
 - a) New right-of-way lines joining at the southeast corner of the roundabout of NE 70th Street and 192nd Avenue NE 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 36-feet wide for the future NE 70th Street between 188th Avenue NE and the Woodside's main entrance, including the right-of-way for the proposed roundabout shall be obtained by the Woodside Developer/Applicant from the adjacent properties, then shall be dedicated to the City as right-of-way.
 - c) A strip of land 48-feet wide consisting of 192nd Avenue NE south of NE 70th Street shall be granted as right-of-way.

(Code Authority: RZC 21.52.030.G; RMC 12.12)

- c. **Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on 188th Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 202 or 203.

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

d. Street Frontage Improvements

- i. NE 70th Street between 188th Avenue NE and the Woodside's main entrance must meet current City Standards, which include asphalt paving 20-feet from face of curb to face of curb with appropriate tapers, appropriate curb and gutter, 5-foot wide planter strips on the south side of NE 70th Street, 5-foot wide concrete sidewalk on the south side of NE 70th Street between 188th Avenue NE and 192nd Avenue NE, 10-foot wide sidewalk on the south side of NE 70th Street between 192nd Avenue NE and the regional trail on the east side of the property, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
 - 7-inches HMA Class ½" PG 64-22
 - 4-inches of 1-1/4" 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 system

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

- ii. The frontage along 192nd Avenue NE must meet current City Standards, which include asphalt paving 20-feet from face of curb to face of curb with

appropriate tapers, type A-1 concrete curb and gutter, 7.5-foot wide planter strip on both sides, 6-foot wide concrete sidewalk on both sides, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7-inches HMA Class ½" PG 64-22
- 4-inches of 1-1/4" 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 system

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

- iii. The private Road B must meet current City Standards, which include asphalt paving 24-feet from face of curb to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5-foot wide planter strip on both sides, 5-foot wide concrete sidewalk on both sides, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 3-inches HMA Class ½" PG 64-22
- 4-inches of 1-1/4" 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 system

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

- iv. The private Roads C and D must meet current City Standards, which include asphalt paving ranging from 20-feet to 28-feet from face of curb to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 6-foot wide concrete sidewalks on one side, storm drainage, street lights, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 3-inches HMA Class ½" PG 64-22
- 4-inches of 1-1/4" 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 system

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

- v. The private Roads E, F, G, and H must meet current City Standards, which include asphalt paving 20-feet from face of curb to face of curb with appropriate tapers and curb, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
- 3-inches HMA Class ½” PG 64-22
 - 4-inches of 1-1/4” 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 system

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

- vi. The private Road I must meet current City Standards, which include asphalt paving 20-feet from face of curb to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 6-foot wide concrete sidewalks on one side, storm drainage, street lights, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
- 3-inches HMA Class ½” PG 64-22
 - 4-inches of 1-1/4” 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 system

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

- vii. The regional trail on the east side of the property must meet current City Standards, which include hard surface 12-foot wide asphalt concrete, 2-foot crushed surfacing level spreader shoulder on each side, and some grading buffer with maximum slope (3:1) on each side for a total of 24 trail easement. A 5-foot wide internal trail connecting to Woodbridge neighborhood is required. The minimum paving section for the trail shall consist of:
- 3-inches compacted depth class “B” asphalt concrete
 - 6-inches of 1-1/4” 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 system

(Code Authority: PARCC PLAN 2017; Redmond Standard Specifications & Details)

- viii. The roundabout at NE 70th Street and 192nd Avenue NE shall be designed and installed per City of Redmond Standards. The plans shall be prepared in accordance with the City's Roundabout Design Manual.

(Code Authority: RZC 21.17.010, Roundabout Design Manual; Redmond Standard Specifications & Details)

- ix. ADA Compliant Requirements:
All new curb ramps in combination with sidewalks, paths, or other pedestrian access ways for persons with disabilities are required to be ADA compliant.

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

- x. 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 and Details Manual.

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

- xi. Sidewalks constructed to City standards are required at the following locations:
- A 5-foot concrete sidewalk on the south side of NE 70th Street between 188th Avenue NE and 192nd Avenue NE
 - A 10-foot concrete sidewalk connecting to the regional trail on the south of NE 70th Street east of 192nd Avenue NE
 - A 6-foot concrete sidewalk on both sides of 192nd Avenue NE
 - A 5-foot concrete sidewalk on both sides of Road B
 - A 5-foot concrete sidewalk on one side of Roads C, D, and I.
 - A 12-foot hard surface (asphalt concrete) for the regional trail on the east side of the property.

(Code Authority: RZC 21.10.150, RZC 21.17.010; RZC 21.52.050; RMC 12.12; PARCC PLAN 2017; Redmond Standard Specifications & Details)

e. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the Woodside site plan prepared by Core Design on November 8, 2019.

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

- ii. Direct vehicular access from each individual lot to 192nd Avenue will not be permitted. The access from Road I shall be limited to emergency vehicle access only. This restriction shall be indicated on the civil construction plans and other final documents.

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

- f. **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 21.17.020; RZC 21 Appendix 2 – A.11)

- g. **Street Lighting.** Illumination of the street(s) along NE 70th Street between 188th Avenue NE and 192nd Avenue NE and along the property frontage and the sidewalk on the south side of NE 70th Street east of the Woodside's main entrance must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Traffic 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: <https://www.redmond.gov/DocumentCenter/View/424>

(Code Authority: RZC 21.52.030.F, RZC 21 Appendix 2; Illumination Design Manual)

Development Engineering – Water and Sewer

Reviewer: Zheng Lu, Senior Utility Engineer

Phone: 425-556-2844

Email: zlu@redmond.gov

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:
 - A 12-inch ductile iron (DI) distribution water main will be constructed along looped neighborhood road B, road C, Road D and Road I.

- Construct a 12-inch DI water main along 192nd Avenue NE (Road A) in entire frontage of the Woodside development.
- Construct 12-inch DI water main from 188th Avenue NE to Road B along NE 70th Street.
- A centralized water service shall be installed for each condo building for residential use. The size of water service shall be designed during CCR based on fixture counts and water demand. The location of the meter shall be in landscaped or soft area.
- A dedicated fire line with PIV valve shall be installed for each condo building to power sprinkler system for the entire condo building.
- Fire hydrants are installed along looped road, 192nd Avenue NE and NE 70th Street. The location of each fire hydrant must be approved by Fire Department.

The civil construction water plans shall be developed based on approved PREP utility plans the Engineer stamped on August 23, 2019.

(Code Authority: RZC 21.74.020.D, RCZ 21.17.010)

b. Sewer Service. Sewer service will require a developer extension of the City of Redmond sewer system as follows:

- Two sewer collection pipes shall be constructed in the looped neighborhood road. One is along Road C in north loop and the other one is along Road D in south. Two sewer systems are joined at the Road I. An 8-inch PVC sewer pipe shall be used with min. slope of 0.5% within neighborhood.
- Construct a 10-inch DI sewer main along 192nd Avenue NE (Road A) in entire frontage of the Woodside development and connect the existing sewer manhole 5F2SMH502 upstream to the south.
- Construct temporary 10-inch DI sewer main along NE 70th Street from 188 Avenue NE to Road B. The new sewer main shall connect to the existing 12-inch sewer main along 188th Avenue NE.
- One sewer service shall be installed for each condominium building. The minimum size of sewer service shall be 6-inch with 2% minimum slope.
- The developer shall also be responsible for abandonment of the existing 10-inch temporary sewer main from 191st Avenue. NE to 188th Avenue NE along north side of NE 68th Street. The existing sewer main can be abandoned in place, but the contractor shall disconnect this sewer main with manholes in both ends in accordance with City of Redmond Standards.

The civil construction sewer plans shall be developed based on approved Prep utility plans the Engineer stamped on August 23, 2019.

(Code Authority: RZC 21.74.020.D, RCZ 21.17.010)

- c. Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing review. All easements must be recorded prior to construction drawing approval.

(Code Authority: RZC 21.74.020.C, Appendix 3)

- d. Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to sale of water and side sewer permits.

(Code Authority: RMC 13.08)

Development Engineering – Stormwater/Clearing and Grading

Reviewer: Cindy Wellborn, Senior Engineer

Phone: 425-556-2495

Email: cwellborn@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 for on-site development shall be provided in a privately maintained partial infiltration vault.
 - ii. 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 for off-site public roadway improvements for 192nd Avenue NE shall be provided in a publicly maintained partial infiltration vault.
 - iii. 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 for off-site public roadway improvements for NE 70th Street shall be provided in a publicly maintained detention pond.
 - iv. Provide for overflow routes through the site for the 100-year storm.

(Code Authority: RZC 21.74.020.D; RMC 15.24.080.9)

b. Water Quality Control

- i. Enhanced water quality treatment for the on-site development shall be provided in a privately maintained BioPod® Biofiltration System. Treatment is required for the 6-month, 24-hour return period storm.
- ii. Enhanced water quality treatment for the off-site public roadway improvements for 192nd Avenue NE shall be provided in a publicly maintained BioPod® Biofiltration System. Treatment is required for the 6-month, 24-hour return period storm.
- iii. Enhanced water quality treatment for the off-site public roadway improvements for NE 70th Street shall be provided in a publicly maintained BioPod® Biofiltration System. Treatment is required for the 6-month, 24-hour return period storm.

(Code Authority: RZC 21.74.020.D; RMC 15.24.080.8)

- c. Public Stormwater Easements.** Public 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. 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 to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded off-site easements shall be provided to the Development Engineering Division.

(Code Authority: RZC 21.74.020.C)

- 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, fully executed and recorded easements shall be provided to the Development Engineering Division.

(Code Authority: RZC 21.74.020.C)

e. Clearing and Grading.

- i. The project shall not exceed the peak flows from the 0.89 acres of impervious surface area accounted for in the detention pond design of the Lakeside development, located downstream from the project.
- ii. The on-site private partial infiltration vault shall infiltrate a minimum 95.99 percent of stormwater runoff.
- iii. The on-site public partial infiltration vault shall infiltrate a minimum 87.63 percent of stormwater runoff.
- iv. The project shall install a compost-amended vegetated filter strip, as identified in the Stormwater Report, on the east side of the improvements that

shall treat runoff from the area proposed to discharge into the wetland. The area shall not exceed 0.76 acres.

- v. The project shall grade the site to have finish grades no steeper than 3H:1V.

(Code Authority: RZC 21.74.020.J; 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. Floodplain Management. Not applicable

(Code Authority: RZC 21.64.010; RZC 21.64.040)

h. Landscaping.

- i. All new landscaped areas within the project site are required to have compost amended soils. See City or Redmond Standard Detail 632 and City of Redmond Specification 9-14 for requirements.

(Code Authority: RZC 21.32)

- i. **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)

Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2018-01323 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

- 1) All Emergency Vehicle Access roadways are required to be recorded as an Emergency Vehicle Access Easement (EVAE).
- 2) Firefighter access paths shall be provided around all buildings.

- 3) Access to the development along 192nd Avenue to NE 70th Street shall be designed and built to allow all fire department vehicles to access the site.
- 4) An automatic opening gate is required for the roadway on Road I to 192nd Avenue NE
- 5) Access per Redmond Fire Department Standard 2.0 shall apply.
- 6) Residential buildings designed and built under the IBC shall be equipped with an NFPA 13 system.

The fire access roadways shall support the weight of the fire apparatus per RFDS 2.0.

b. Fire Protection Plan

- 1) The dwellings defined as townhomes may be designed and built under the IRC and will be equipped with NFPA 13d sprinkler systems.
- 2) Residential buildings designed and built under the IBC shall be equipped with an NFPA 13 system.
- 3) Residential buildings designed and built under the IBC shall be equipped with an NFPA 72 compliant fire alarm system.

c. Fire Code Permit

- 1) Residential fire sprinkler permits
- 2) Fire Alarm permits
- 3) Gate and barricade permit

(Code Authority: RMC 15.06; RZC Appendix 2, RFD Standards, RFDD&CG)

Planning and Community Development Department

Reviewer: Cameron Zapata, Senior Planner

Phone: 425-556-2411

Email: czapata@redmond.gov

- a. Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
NE 70 th Street	Acer Rubrum ‘Red Rocket’; Red Maple	30’ O.C.
192 nd Avenue NE	Acer Rubrum ‘Red Rocket’; Red Maple	30’ O.C.

Code Authority: RZC 21.32.090

Condition Applies: Civil Construction

- b. 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.

(Code Authority: RZC 21.72.060.D)

- c. **Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process.

(Code Authority: RZC 21.32)

Condition Applies: Civil Construction

- d. **Critical Areas Recording.** The regulated critical area and its associated buffer(s) must be protected by an NGPE or placed in a separate tract where development is prohibited. Proof of recording must be submitted to the City prior to issuance of a Certificate of Occupancy on the site.

(Code Authority: RZC 21.64.010.R.4)

- e. **Final Critical Areas Report.** A final Critical Areas Report must be submitted with the civil construction drawings or building permits if civil construction drawings are not required. All required enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report. If report is greater than two years old at time of CCRs, an updated report shall be submitted.

(Code Authority: RZC Appendix 1, Section G.2)

Condition Applies: Building Permits and Final Plat documents

- f. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8-feet from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least 4-feet of clearance from the center of all fire hydrants/connections.

(Code Authority: RZC 21.32.080)

Condition Applies: Civil Construction

- g. **Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval. An approval letter from Waste Management must be submitted to the Planning and Community Development Department prior to approval any associated building permit. Per the ADF condition

related to garbage pickup, two people must coordinate the backing movements of any vehicle entering/exiting the garbage pick-up location to ensure pedestrian safety. This may be coordinated either with the facility's management or with Waste Management or a combination of the two.

(Code Authority: RZC 21.38.020.F)

- h. Impact Fees.** For the Purpose of Impacts, the use(s) assigned for this project have been determined as the following: 170 units classified as multi-family residential. 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 pursuant to the Development Agreement.

(Code Authority: RMC 3.10)

Condition Applies: Building Permit

- i. Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement and Mitigation shall be provided no less than 5 days prior to request for Mylar signatures. Drafts of the Bond Agreements, Bond quantity Worksheets and Bond Calculation Worksheets shall be submitted at time of Civil Construction Application. If not provided at time of CCR submittal, entire submittal will be rejected for intake.

Condition Applies: Civil Construction

- j. Affordable Housing.** The Woodside shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.030. which states "At least 10 percent of the units in new housing developments in those areas specified in RZC 21.20.020, Applicability, of 10 units or greater must be affordable housing units." An agreement in a form approved by the City must be recorded with the King County Recorder's Office to stipulate conditions under which required affordable housing units will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. Applicant shall initiate contact by contacting a member of the Housing and Human Services staff.

(Code Authority: RZC 21.20.060.B.2.b.ii)

Condition Applies: Building Permit

- k Green Built Certification.** All dwelling units shall be built to 3-Star Green Built standards. At building permit, a checklist verification that 3-Star Built Green will be met shall be submitted. A third-party verification letter will be required prior to scheduling the Planning inspection for the building permit.

Condition Applies: Building Permit

l. Archeological and Historical Preservation:

- i. 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.
- ii. A geotechnical consultant and archaeologist shall be on site monitoring any native soil disturbances. A monitoring plan shall be coordinated with Kim Dietz, Senior Planner at 425-556-2415 or kdietz@redmond.gov.
- iii. The Redbrick Road (196th Avenue NE) is registered as a King County Landmark and shall not be used for construction access or hauling.

The applicant shall provide information to new residents of the development about Redbrick Road and its historical significance.

(Code Authority: RZC 21.30.070.D)

Condition Applies: Civil Construction & Building Permit

- m. Building Permit.** All building permits currently under review or issued for the project known as Woodside shall be updated to show current approved Floor Area Ratio, Gross Floor Area and show/ note the parking stalls as approved by this Site Plan Entitlement. All revisions for the building permits shall be submitted within 14 days of the issuance of this Notice of Decision.

(Code Authority: RZC 21.76.020)

Condition Applies: Building Permit

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.G.3	Preconstruction Conference
RZC 21.76.090.F	Performance Assurance
RZC Appendix 2	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 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	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
RZC 21.32.080	Types of Planting
RZC 21.64	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, Issue 7A, March 1, 2017

Department of Ecology Stormwater Management Manual for Western
Washington (amended December 2017)

Fire

RMC 15.06	Fire Code
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide
City of Redmond	Fire Department Standards

Planning

RZC 21.13	Southeast Redmond
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	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
RZC 21.64	Critical Areas
RZC 21.44	Signs
RZC Appendix 1	Critical Areas Reporting Requirements

Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code