

**BEFORE THE HEARING EXAMINER  
FOR CITY OF REDMOND**

In the Matter of the Application of	)	NO. L110091
	)	
<b>Lake Washington School District</b>	)	
	)	<b>Redmond High School Expansion</b>
	)	
for approval of a	)	FINDINGS, CONCLUSIONS,
Conditional Use Permit	)	AND RECOMMENDATION
_____	)	

**SUMMARY OF RECOMMENDATION**

The request for approval of a conditional use permit to allow expansion of existing Redmond High School, including construction of a two-story addition, an auxiliary gymnasium, renovations in the existing building, and rough-in preparation for six portable classrooms at 17272 NE 104th Street in Redmond, Washington **SHOULD BE APPROVED subject to conditions.**

**SUMMARY OF RECORD**

Request:

Lake Washington School District (District, Applicant), requested conditional use permit approval to allow expansion of existing Redmond High School, including construction of a two-story addition, an auxiliary gymnasium, renovations in the existing building, and rough-in preparation for six portable classrooms at 17272 NE 104th Street in Redmond, Washington.

Hearing Date:

The City of Redmond Hearing Examiner conducted an open record hearing on the request on May 16, 2011.

Testimony:

At the open record hearing, the following individuals presented testimony under oath:

- Dennis Lisk, Associate Planner, City of Redmond
- Judd Black, City of Redmond Development Review Planning Manager
- Dave Almond, City of Redmond Public Works
- Ralph Rohwer, Lake Washington School District, Applicant Representative
- Mark Gleeson, McGranahan Architects, for Lake Washington School District
- Jeff Haynie, Transportation Engineering NW, for Lake Washington School District
- Susan Wilkins

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Exhibits:

At the open record hearing, the following exhibits were admitted in the record:

- Exhibit 1 Redmond Technical Committee Report to the Hearing Examiner, with the following attachments:
1. Vicinity Map
  2. Site Plan
  3. Notice of Application and Affidavit of Publishing
  4. NOA Public Comments and City Response
  5. SEPA Checklist and Determination and Subsequent Addendums
  6. Notice of Public Hearing and Certificates of Posting
  7. Full Scale Preliminary Site Development Plans, April 14,
  8. Design Review Board Presentation Materials from April 7, 2011 meeting
  9. Critical Areas Report, March 16, 2011
  10. Traffic Impact Analysis, January 2011
  11. Preliminary Stormwater Report & Geotechnical Report, April 14, 2011
  12. Emergency Generator Noise Analysis, April 13, 2011
  13. CUP Application
- Exhibit 2 Staff's PowerPoint presentation slides
- Exhibit 3 Excerpts from the Lake Washington School District Student Transportation Policy:
- a. Walkers and Riders, adopted 1974, last revised 1997
  - b. Student Transportation Services, adopted 1967, last revised 1990
  - c. Student Transportation Services -R, adopted 1976, last revised 1990
- Exhibit 4 Transportation Management Plan for (future) Modernization of Redmond High School, February 11, 2003
- Exhibit 5 Email from K. Reith, Lake Washington School District, submitted by Susan Wilkins
- Exhibit 6 OSPI School Facilities Manual excerpts, submitted by Susan Wilkins
- Exhibit 7 Locker Count Detail (from site plan set), submitted by Susan Wilkins
- Exhibit 8 District Education Specification: Lake Washington School District, July 1, 2005

Also included in the record of this matter is the May 17, 2011 Post-Hearing Order setting submission scheduled for items identified at hearing as pertinent to the record.<sup>1</sup>

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<sup>1</sup> Exhibit 1, Attachment 13 and Exhibits 3, 4, and 8, identified on the record, were timely submitted in accordance with the Post-Hearing Order. They are admitted.

Upon consideration of the testimony and exhibits admitted, the Hearing Examiner enters the following findings and conclusions in support of the recommendation:

### FINDINGS

1. The Applicant requested a conditional use permit to allow expansion of existing Redmond High School, including construction of a two-story classroom addition, an auxiliary gymnasium, renovations in the existing building, and rough-in preparation for six portable classrooms, at 17272 NE 104th Street in Redmond, Washington. The proposed expansion would provide landscaping, pedestrian walkways, and parking improvements amongst other modifications of the existing campus described in more detail below. *Exhibit 1, page 3; Exhibit 1, Attachment 13.*
2. The application for CUP was submitted on March 22, 2011 and determined to be complete on the same day. Notice of application was published, posted on-site, and mailed to owners of property within 500 feet of the site. *Exhibit 1, pages 2-4; Exhibit 1, Attachment 3.*
3. Lake Washington School District assumed lead agency status for review of the project pursuant to the Statement Environmental Policy Act (SEPA). A determination of non-significance (DNS) was issued on February 14, 2011 with a 14-day comment period. No comments were submitted and the determination became final on February 28, 2011. *Exhibit 1, page 4; Exhibit 1, Attachment 5.*
4. Redmond High School is located a 39.65-acre parcel in the Education Hill Neighborhood in an area dominated by residential development. To the north is Emerald Heights, a continuing care retirement community. Hartman Community Park and Horace Mann Elementary are across NE 104th Street south of the school. Properties to the east and west are developed with single-family residences. *Exhibit 1, page 4; Exhibit 1, Attachment 1.*
5. The high school has been located on-site place for decades. The surrounding residential development has filled in around it. The school's close proximity to residential uses provides efficient public service to the area and is compatible with the City's preferred land use pattern. In 2002, the school was remodeled, including extensive utility upgrades (water, sewer, gas, stormwater, electric, and telecommunications); the upgrades contemplated the present expansion and site utility infrastructure is generally adequate to serve the proposed increase in use. The present expansion project is part of the District's plan to integrate approximately 500 ninth grade students into Redmond High School in fall 2012. *Exhibit 1, pages 4, 8; Exhibit 1, Attachment 9, page 2.*
6. The subject property is zoned Residential (R-6, low moderate residential). The purpose of the low-moderate residential zones is to provide for primarily single-family residential neighborhoods on lands suitable for residential development with allowed densities of four, five, or six dwellings per gross acre, to provide for stable and attractive suburban residential neighborhoods with a full range of public services and facilities. *Exhibit 1, page 1; Redmond Community Development Guide (RCDG) 20C.30.15-050).*

7. The proposal consists of the following elements:

- A two-story, 23,821 square foot classroom addition built off of the south end of the existing building. This addition would provide space for 11 classrooms, two science labs, an art room, restrooms, hallways, and mechanical/administrative spaces;
- A new 8,462 square foot auxiliary gym added off the south end of the existing gym;
- Three new portable buildings, which would house up to six classrooms and/or restrooms;
- Twenty-two existing student parking spaces would be converted to faculty parking and ten new faculty parking spaces would be added west of the auxiliary gym;
- Landscaping around the new improvements is proposed, including a new landscaped courtyard outside the new gym;
- A new covered walkway would connect the classroom addition to the existing building;
- Thirty-three new bike parking stalls would be added;
- A new emergency generator would be added on the east side of the new classroom addition with appropriate screening; and
- A row of existing, unhealthy trees along the front entry drive to the school would be removed and replaced.

During construction of the proposed improvements, the Applicant plans renovations to the existing facilities, including the lunch room. However, the renovation projects are not subject to conditional use review and they are excluded from these findings. *Exhibit 1, page 3; Rohwer Testimony.*

8. The classroom addition is proposed immediately south of and visually connected to the existing high school building, approximately 200 feet from the eastern site boundary and more than four hundred feet from NE 104th Street. The proposed portable classrooms would be placed near the center of the nearly forty-acre site; their setbacks from the north, east, and south boundaries would equal or exceed 600 feet, and the setback from the west boundary would be well over 400 feet. The auxiliary gym building would be added south of the existing gym, setback at least 600 feet from the east, south, and west boundaries, and screened to the north by the existing gym. The character, form, massing, and materials chosen for each structure would be consistent with the existing school buildings and compatible with the character of the surrounding neighborhood. With the proposed additional buildings, the site would not exceed maximum lot coverage by structure. Total site impervious surface area would increase from 51% to 52.8%, still below the 65% maximum allowed in the R-6 zone. *Exhibit 1, page 8; Exhibit 1, Attachment 8; Exhibit 1, Attachment 9; Exhibit 1, Attachment 11.*
9. Existing structures on-site are up to 40 feet tall. All proposed buildings comply with the R-6 zone's 35-foot height limit except the two-story classroom addition. As permitted

pursuant to RCDG 20C.30-25-130(2)(a), the classroom addition would exceed the height limit by two feet ten inches to enclose rooftop mechanical units under the roof. *Exhibit 1, page 8; Exhibit 1, Attachment 2, Site Plan.*

10. The new emergency generator would operate during school hours and after hours in an emergency situation arises in the community in which the school is needed to provide emergency services. The generator model selected is rated to produce 68.4 decibels at a distance of 21 feet. The generator would be placed in the eastern portion of the site, 148 feet from the nearest off-site residential property line. The unit would be enclosed to the north, east, and south, with a partial opening to the west for maintenance access. According to a professionally prepared acoustical review, the selected unit enclosed as proposed would result in a sound level of less than 42 decibels at the nearest receiving property, within the City's noise code limits. *Exhibit 1, page 8; Exhibit 1, Attachment 12.*
11. The hours of operation and nature of the use of the site would not change from the those of the existing high school. The school operates on weekdays from 8AM to 3PM, with semi-frequent weeknight and weekend sporting and other school and community events. *Exhibit 1, page 9; Lisk Testimony.*
12. The Applicant submitted a professionally prepared traffic impact analysis (TIA) assessing the proposed school expansion's impacts on area transportation facilities. The expansion is anticipated to generate 1,360 net new weekday vehicle trips: 450 new AM peak hour trips, 255 weekday afternoon peak hour trips (when school gets out), and 140 new PM peak hour trips (end of work day). *Exhibit 1, Attachment 10.*
13. According to the TIA, with or without the proposed additions, the projected level-of-service (LOS<sup>2</sup>) at the intersection of 166<sup>th</sup> Avenue NE and NE 104<sup>th</sup> Street would be LOS E during the PM peak hour by 2012. Additional operational issues were identified at the intersection of Avondale Road NE and NE 104<sup>th</sup> Street. Such impacts require mitigation per City standards. The TIA proposed the following mitigation:
  - Work with the City's Transportation Demand Management office to update the high school's transportation management plan (TMP) to reduce congestion through greater use of alternate modes of transportation by students and staff.
  - At the time of building permit issuance, pay transportation impact fees to the City at the current rate of \$527.00 per student, minus any credits which may be applicable.
  - Compensate the City to modify the traffic signal at the intersection of Avondale Road NE and NE 104<sup>th</sup> Street to monitor and better control the flow of vehicular turning movements during the AM and PM peak hours.

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<sup>2</sup> The Examiner takes official notice for the record that LOS is a measure of delay experienced by drivers at intersections.

*Exhibit 1, page 10; Exhibit 1, Attachment 10.*

14. Parking requirements for schools are established in RCDG 20D.130.10-020(1). There is no specific formula for school parking; instead, school uses must provide the number of spaces that will accommodate the peak shift as determined by the Code Administrator, considering the probable numbers of employees and students. With the expansion, the student population would increase from 1,500 to approximately 2,000. Currently there are 121 staff members. With 500 additional students, staffing is expected to increase to 160. The ninth graders would not be driving to/parking at the school because they are not of driving age. *Exhibit 1, Attachment 10, pages 39-40.*
15. Presently, the high school provides 406 student parking stalls, 127 staff stalls, and 25 visitor/ADA stalls.<sup>3</sup> In addition, there are approximately 50 to 60 legal on-street parking spaces in the vicinity that are used by students. The parking demand study concluded that the school currently has a weekday demand for 357 student spaces and 114 staff spaces. Each spring, parking demand tends to increase by approximately 75 to accommodate sophomores with new driver licenses. The proposal would convert 22 existing student parking spaces to staff parking and provide ten new staff spaces, for the following totals: 384 off-street student spaces, 159 staff spaces, and 25 visitor/ADA spaces. The Code Administrator, via Planning Staff, indicated that these totals complied with the RCDG's off-street parking requirements. *Exhibit 1, page 6; Lisk Testimony; Almond Testimony; Exhibit 1, Attachment 10, pages 39-40.*
16. The parking demand study evaluated event parking demand at a September 2010 football game (Redmond vs. Woodinville), concluding such events utilize 545 on-site and 146 off-site parking spaces, for a total of 691 vehicles at a typical event. The increase of the student body by 500 members is anticipated to proportionally increase attendance at events by 33% at the low end (921 spaces) potentially up through stadium capacity at the high end (estimated to generate demand for 967 parking spaces). On-street parking is legal on many streets in the vicinity of the school, and event parking typically overflows onto the streets. In the past, Redmond High School event parking has been available either formally or informally at other nearby schools and area churches. In order to address the impacts of overflow event parking on the neighborhood, Planning Staff recommended a condition of approval requiring the Applicant to develop an event parking management plan that incorporates off-site event parking by formalized agreements with area schools, churches, and potentially the adjacent public park. *Exhibit 1, Attachment 10, pages 38-40; Exhibit 1, pages 6, 16; Lisk Testimony.*
17. Landscaping improvements would include construction of a new courtyard between the existing building and the new classroom addition. Amenities proposed in the new courtyard include student seating areas and a "tree of learning". An existing tree of learning, a giant Sequoia, is currently growing in the site proposed for the new auxiliary

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<sup>3</sup> The Staff report states that there are 127 existing staff parking spaces, while the parking demand study says there are 128. The record as presented does not clarify this discrepancy. It is not likely that one more or one fewer staff parking spaces would result in a noticeable difference as to off-site impacts.

gym. The Sequoia would be relocated to another green space on campus. Forty-two new trees would be planted. The Redmond Community Development Guide, Section 20D.80.20 requires development to preserve a minimum of 35 percent of the significant trees on a project site. As proposed, 100 percent of healthy significant trees would be retained. *Exhibit 1, pages 5, 7.*

18. The subject property contains no wetlands, streams, or steep slopes; however it is located within Wellhead Protection Zone 3 ,triggering a requirement for a critical areas report. The Applicant submitted the required report addressing the project's effects on groundwater recharge rates and quality. Considering existing and proposed site improvements, the report concluded that the expansion would have a "negligible effect on the volume of recharge and the quality of groundwater within the Redmond aquifer and for the water supply wells in the site vicinity." *Exhibit 1, Attachment 9, page 7; Exhibit 1, page 5.*
19. The existing stormwater facilities on-site were installed during the 2002 remodel of the school, sized to satisfy stormwater standards in effect at that time. The City has subsequently amended its stormwater requirements and additional stormwater detention facilities are required for the proposed expansion. Stormwater detention facilities would be required for the new buildings. The Applicant proposed to use underground detention tanks for each new building and for the portables and requested a modification from City standards to allow the underground detention tanks to be placed within the standards ten-foot building setback. The requested modification was approved provided that the tank trenched lie outside of the structural bearing zone of any building footings. Stormwater runoff from the paved parking areas would be treated in the existing bioswale east of the classroom addition. New paved areas would be smaller than the existing paved areas to be removed. *Exhibit 1, pages 10-11; Exhibit 1, Attachment 9, pages 2-3; Exhibit 1, Attachment 11.*
20. The City reviewed the proposed increase in population to be served on-site and determined that no off-site water or sewer upgrades are required to accommodate the proposed expansion. *Exhibit 1, Attachment 9, page 3.*
21. Municipal water, sanitary sewer, police, and fire protection currently serve this site. According the Technical Committee, the high school expansion project would not result in development that exceeds the capacity of any public service or facility. *Exhibit 1, pages 8, 10.*
22. The site is located within the Education Hill Neighborhood. *Exhibit 1, page 7.* Development of the site is guided by the Education Hill goals and policies of the City of Redmond Comprehensive Plan. City Planning Staff identified the following as applicable City of Redmond Comprehensive Plan goals and policies:

*Framework Policies*

FW-10: Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment,

reduces sprawl, promotes efficient use of land and provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.

*Land Use Policies*

LU-3 Allow new development only where adequate public facilities and services can be provided.

LU-10 Promote compatibility between land uses by minimizing adverse impacts on the lower intensity or more sensitive uses.

LU-14 Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, cultural and recreational facilities, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.

*Exhibit 1, pages 7-8.*

23. The Technical Committee asked that the Hearing Examiner recommend approval of the Redmond High School Expansion based on conditions that would ensure compliance with various applicable development standards. Review for compliance with specific guidelines and regulations would be ensured through building permit review. *Exhibit 1, page 11; Lisk Testimony.*
24. On April 25, 2011, notice of public hearing was posted on-site and at other City government locations, published in The Seattle Times, and mailed to owners of property within 500 feet of the site and to others who had asked to be included in notices regarding the application. *Exhibit 1, page 4; Exhibit 1, Attachment 6.*
25. The City received public comments from one individual on the CUP proposal, both at notice of application and at the public hearing. Concerns expressed related to: the large size of the school's population when ninth graders are enrolled; how increased use of school buses could potentially reduce traffic impacts; objection to the use of portable classroom buildings; the large size of incoming classes and whether the school as expanded will be adequate; and the adequacy of the size of the high school's library and cafeteria once ninth graders are enrolled. *Exhibit 1, Attachment 4; Wilkins Testimony; Exhibit 6, OSPI School Facilities Manual (excerpt).*
26. Before the hearing, Planning Staff provided written comments in response to the public comments above, noting as follows: size of the school is not related to CUP criteria; the City lacks authority to enforce state regulations not yet in effect relating to which students the District must bus or can allow to walk to school; portable units are allowed at schools by City regulations; and the sizes of various on-site amenities, such as cafeteria and library, are not within the City's purview and are not subject to conditional use review criteria. *Exhibit 1, Attachment 4; Lisk Testimony; Black Testimony.*

27. According to District representatives, the OSPI document referenced in public comment is not based on state regulations and does not establish requirements; it relates to state funding assistance for public schools. The cafeteria is being expanded as part of the renovations excluded from project review, but the District has determined that the library is not in need of expansion. The District submitted excerpts from its current student transportation policy. Students living within a one-mile radius of the school are not bused, except in certain cases where either student disability or lack of safe walking route makes walking impractical. *Exhibit 3; Rohwer Testimony.*
28. In order to minimize future parking and traffic impacts, the District would update its transportation management program (TMP) for the high school. As stated in a 2003 TMP, the District's goal is to reduce the number of staff and students who commute to school in single occupant vehicles (SOV). The TMP identifies a target of 30% of the total number of staff and students traveling to campus by another method than SOVs. The TMP includes such measures as surveys, carpool parking, and ride matching for students and staff. *Exhibit 4; Rohwer Testimony.*
29. The site is served by King County Metro, Route 221. The nearest stop is located on NE 104th Street west of 176th Avenue NE. *Exhibit 1, Attachment 10.*
30. The use of portable classrooms allows for flexibility, so that existing facilities are not overcrowded while incoming student populations are forecasted more accurately to assure facilities are not overbuilt. *Rohwer Testimony.* Portable classrooms are exempt from the requirement to obtain a temporary building permit at schools sites when approved by the Administrator. *RCDG 20D.190.10-025(4)(f); Black Testimony.*

## **CONCLUSIONS**

### Jurisdiction:

Pursuant to RCDC 20F.30.45-100, the Hearing Examiner has jurisdiction to hear a conditional use permit request and make a recommendation to the Redmond City Council for approval, approval with conditions, or denial of the application.

### Criteria for Review:

Pursuant to RCDG 20F.40.40-040, requests for conditional use permits may be approved, or approved with conditions, if the Applicant provides sufficient evidence to demonstrate compliance with the following criteria:

1. The conditional use is consistent with the Redmond Community Development Guide, which includes the Comprehensive Plan.
2. The conditional use is designed in a manner that is compatible with and responds to the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity.

3. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.
4. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses shall be examined to determine if there are unusual hazards or characteristics of the use that would have adverse impacts.
5. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title.
6. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.
7. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.
8. If applicable, the application must also conform to the standards established in Chapter 20D.170 RCDG, Special Uses.

Conclusions Based on Findings:

1. As conditioned, the proposed school expansion project would be consistent with zoning requirements and the goals and policies of the Redmond Comprehensive Plan. Schools are identified in the zoning code and the Comprehensive Plan as compatible with residential development. The subject property is an established school site; expansion of the existing facilities would increase public school capacity in the Education Hill area. Other than landscaping, all proposed improvements would be setback 148 feet or more from the nearest property boundary. New landscaping would help to buffer the increased site development. As proposed, the expansion would be consistent with R-6 development standards, with the exception of the slightly increased height on the classroom addition to enclose mechanical units, which is permitted by Code. *Findings 4, 5, 6, 7, 8, 9, 10, 11, 12, and 22.*
2. As conditioned, the proposal would result in development that remains consistent with existing neighborhood character. Placement and design of new structures were selected to match existing site improvements and to result in the least possible off-site impact. Additional landscaping would help to screen and blend new improvements with the existing campus. The proposed emergency generator, as enclosed, would not exceed the limits of the City's noise ordinance. *Findings 7, 8, 9, 10, 11, and 17.*
3. As proposed, the height, mass, and placement of all improvements would have no impact on neighborhood circulation and would not hinder development of permitted uses on

adjacent properties. The majority of surrounding parcels are already developed with residential, school, and public park uses. Increase in square footage in the central portion of the 40-acre school site would not impact adjacent properties. *Findings 7, 8, 9, 10, and 11.*

4. The expansion would not result in any change in hours of operation or the nature of the existing use. It would result in some increased traffic and on-street parking on public streets in the vicinity. These impacts would be mitigated by conditions requiring payment of traffic impact fees, contribution to intersection improvements, and the development and implementation of an event parking plan that would incorporate off-site parking for evening and weekend events such as football games. With the conditions imposed, the expanded high school facility would remain appropriate for the location. *Findings 12, 13, 14, 15, and 16.*
5. The requested modifications to stormwater standards would mitigate impacts in a manner equal to or greater than would be accomplished through strict application of the code as written. *Findings 18 and 19.*
6. As conditioned, the increased pedestrian and vehicular traffic associated with the expanded high school would not conflict with traffic in the neighborhood. Conditions require that the Applicant pay traffic impact fees, contribute to off-site intersection improvements, and update and implement a transportation management plan focused on reducing the traffic impacts of the school on the neighborhood. *Findings 12, 13, 14, 15, and 16.*
7. Approval of the expansion would not adversely affect public services to the surrounding area. Infrastructure improvements installed in the last remodel are sufficient to accommodate projected school populations. *Findings 18, 19, 20, and 21.*
8. Special Use requirements established in RCDG Chapter 20D.170 do not apply to the application.

### **RECOMMENDATION**

Based on the preceding findings and conclusions, the request for approval of a conditional use permit to allow expansion of existing Redmond High School, including construction of a two-story addition, an auxiliary gymnasium, renovations in the existing building, and rough-in preparation for six portable classrooms at 17272 NE 104th Street in Redmond, Washington **SHOULD BE APPROVED**, subject to the following conditions:

#### **A. Site Specific Conditions of Approval**

The following table identifies those materials that are approved with conditions as part of this decision. The “Date Received” is the date that is stamped as “Received” by the Development Services Center.

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Plan Set, [pages C0.00, A1.00, C1.00-C3.03]	04/14/11	<i>and as conditioned herein.</i>
SEPA Checklist, as provided by Lake Washington School District*	02/15/11	
Architectural Floor Plans and Elevations, [pages A2.01-A5.03]	04/07/11	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	04/07/11	<i>and as conditioned herein.</i>
Landscape Plans [pages L2.00-L2.04]	04/14/11	<i>and as conditioned herein.</i>
Lighting Plan	04/14/11	<i>and as conditioned herein.</i>
Tree Protection & Removal Plans [L1.00-L1.03]	04/14/11	<i>and as conditioned herein.</i>
Fire Protection Plan, [page FP-1]	04/14/11	<i>and as conditioned herein.</i>
Traffic Impact Study	02/24/11	<i>and as conditioned herein.</i>
Preliminary Stormwater Report	04/14/11	<i>and as conditioned herein.</i>

\*Lake Washington School District assumed lead agency status for SEPA and issued a Determination of Non-Significance on Feb. 14, 2011.

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

**Public Works Transportation and Engineering**

**Reviewer: Kurt Seemann, P.E., Senior Engineer**

**Phone: 425-556-2881**

**Email: kseemann@redmond.gov**

- a. Easements and Dedications.** The existing and proposed easements and right-of-way shall be shown on the civil plans. No new easements or dedications are anticipated for this project.
- b. Construction Restoration.** In order to mitigate damage due to trenching and other work on NE 104<sup>th</sup> Street, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Public Works Development Services Division. (Code Authority: RMC 12.08; Redmond Standard Specifications and Details)
- c. Offsite Improvements**
  - iii. At the intersection of Avondale Road and NE 104<sup>th</sup> Street, the Lake Washington School District shall compensate the City of Redmond the amount of \$13,150.00 (plus sales tax ) for modifications to the traffic signal described as follows:

- Install new eastbound 4-section signal display with bi-modal arrow
- Install conductors in mast arm (and possibly to cabinet).
- Install northbound left turn auxiliary loop
- Install CCTV, mount, and cabling
- Replace controller with new Econolite ASC3 controller
- Program controller and related elements in cabinet.

(Code Authority: RCDG 20D.210.20-090)

- d. Access Improvements:** The type and location of the proposed site accesses are approved as shown on the Redmond High School Expansion site plan prepared by Coughlin Porter Lundeen received on February 24, 2011.  
(Code Authority: RCDG 20D.210.20-080; Appendix 20D-3)
- e. Underground Utilities.** All new utilities serving the development shall be placed underground. (Code Authority: RCDG 20D.220.10)
- f. Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights 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 Paul Cho, Transportation Operations at (425) 556-2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:  
**<http://www.redmond.gov/Transportation/Resources/Engineering/IlluminationDesignManual/>** (Code Authority: RCDG 20D.210.20-090; Appendix 20D-3)
- g.** At the time of building permit issuance, the Applicant shall pay transportation impact fees to the City at the current rate of \$527.00 per student, minus any credits which may be applicable.

## **2. Public Works – Water and Sewer**

**Reviewer: Jim Streit, P.E., Sr. Utility Engineer**

**Phone: 425-556-2844**

**Email: [jstreit@redmond.gov](mailto:jstreit@redmond.gov)**

- a. Water Service.** Water service is currently provided to the majority of the high school. A new 4-inch fire line with PIV and FDC will be provided as shown on drawing C3.01 to the new addition. A new water meter will be added as shown on sheet C3.03 to the “wet” portable. These plans were prepared by Coughlin, Porter and Lundeen Engineers date stamped February 24, 2011. (Code Authority: RCDG 20D.220.020)
- b. Sewer Service.** Sewer service is currently provided to the majority of the high school. A new 6-inch diameter side sewer and an acid neutralization tank will be

provided as shown on sheet C3.01 and a new 6-inch diameter side sewer will be provided from the new “wet” portable as shown on sheet C3.03. These plans were prepared by Coughlin, Porter and Lundeen Engineers date stamped February 24, 2011. (Code Authority: RCDG 20D.220.020)

- 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 approval. Offsite easements must be recorded prior to construction drawing approval. No new easements are anticipated for this project. (Code Authority: RCDG Appendix 20D-4)
- d. **Metro Pretreatment.** The proposed development requires approval by Metro and will need industrial pretreatment. The side sewer shall include the installation of an acid neutralization tank, reference sheet C3.01. (Code Authority: King County DNR Contract)
- e. **Backflow Preventers:** Backflow preventers shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10)
- f. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Public Works Development Services Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Development Services Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All reimbursement fees shall be paid prior to sale of water and side sewer permits. (Code Authority: RMC 13.08.010, 13.12)

### 3. Public Works – Stormwater/Clearing and Grading

**Reviewer: Jeff Dendy, PE, Senior Engineer**

**Phone: 425-556-2890**

**Email: jdendy@redmond.gov**

- a. **Water Quantity Control:**
  - i. Stormwater discharges shall match the developed discharge duration to the pre-developed duration for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a privately maintained, underground facility. Detention vaults and detention tanks are approved for use in Redmond. Detention tanks have restrictions written in the Clearing, Grading and Stormwater Management Technical Notebook, (Issue No. 5) Section 3.2.2 – Detention Tanks, which include: Tanks shall be air-testable, Tanks cannot be built of corrugated metal.

- ii. The Stormwater Reviewer has approved the applicant's request in the letter dated March 3, 2011 to install detention tanks within the standard 10-foot building setback, provided that the tank trench lies outside of the structural bearing zone of any building footings.
- iii. Provide for overflow routes through the site for the 50 year storm.

(Code Authority: RMC 15.24.080)

- b. Water Quality Control:** The project, as presented to date, does not exceed the threshold of "added pollution generating impervious surface" that requires additional storm water quality treatment. (Code Authority: RMC 15.24.080(2)(d))
- c. Easements.** Easements will be required for any public stormwater conveyance systems on private property. No public storm water easements are anticipated at this time. (Code Authority: RMC 15.24.080(2)(i))
- d. Clearing and Grading.** The final project storm water report shall include a conveyance analysis of on-site storm pipes demonstrating sufficient capacity to convey the discharges from the proposed detention systems. Allow sufficient spacing between parallel detention tanks to achieve proper compaction. (Code Authority: RMC 15.24.080)
- e. Temporary Erosion and Sediment Control (TESC).** Rainy season work permitted October 1<sup>st</sup> through April 30<sup>th</sup> with an approved Wet Weather Plan. (Code Authority: RMC 15.24.080)
- f. Floodplain Management.** Project does not lie within a flood plain. (Code Authority: RCDG 20D.140.10 and 20D.140.40)
- g. Landscaping.** Plant no deep rooted vegetation within 8 feet of the storm detention tanks. (Code Authority: RCDG 20D.80.10-150(8))
- h. Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: [www.ecy.wa.gov/pubs/0710044.pdf](http://www.ecy.wa.gov/pubs/0710044.pdf). (Code Authority: Department of Ecology Rule)

#### **4. Fire Department**

**Reviewer: Bob Lovett, Fire Marshal**

**Phone: 425-556-2245**

**Email: [bnilson@redmond.gov](mailto:bnilson@redmond.gov)**

- a. Site Plan Condition:** The access roads shall be maintained during construction and

- the fire lane markings shall be according to RFDS #2.
- b. Fire Protection Plan: No comment
- c. Change or Modification: N/A
- d. Fire Code Permit: Permits are required for the new sprinkler system and alarm system for the classroom addition, and for adding to the existing sprinkler and alarm systems in the aux. gym addition. The new portables shall have smoke detection with notification devices connected to the existing fire alarm panel.
- e. Comment: N/A  
(Code Authority: RMC 15.06; RCDG Appendix 20D-3, RFD Standards, RFDD&CG)

**5. Planning Department**

**Reviewer: Dennis Lisk, Associate Planner**

**Phone: 425-556-2471**

**Email: [dwlisk@redmond.gov](mailto:dwlisk@redmond.gov)**

- a. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be shown on the face of the deed or similar document and shall be recorded with the King County Department of Records and Elections.  
(Code Authority: RCDG 20D.80.20-070(4)(b))
- b. **Transportation Management Plan.** Redmond High School’s existing Transportation Management Plan shall be updated and approved by the City’s Transportation Demand Management Division prior to civil construction drawing approval. (Code Authority: RCDG 20D.210.15)
- c. **Event Parking Management Plan.** The Lake Washington School District shall submit a Parking Management Plan for the purpose of reducing the impact of event parking on adjacent residential neighborhoods. Such a plan shall seek to increase any available opportunities for event parking at off-site locations within the immediate vicinity of the high school and consider the provision of shuttle service from off-site locations to the high school for events. The Parking Management Plan must be approved by the Planning Department prior to issuance of any building permits for this project. (Code Authority: RCDG 20D.130.10-040)
- d. **Design Review Board Approval.** Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board’s conditions of approval are:
  - i. Presentation Materials Inconsistencies
    - a. Where inconsistencies between the floor plans and elevations are

found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.

- b. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement.

ii. Design of Portable Buildings

Due to the prominence and visibility of the proposed portable classroom buildings from NE 104<sup>th</sup> St., and the indeterminate period of time the portables will be located at the high school, the portable buildings shall: (1) be designed with building forms and colors which blend in with the rich color palette utilized by other buildings on campus; (2) incorporate high-quality building design with regard to choice of building materials and finishes; and, (3) include adequate and effective landscape screening. The portable buildings shall be reviewed by Planning staff prior to building permit approval.

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

This approval is subject to all applicable City of Redmond codes and standards, including the following:

**Transportation and Engineering**

RCDG 20D.100:	Noise Standards
RCDG 20D.210:	Transportation Standards
RCDG 20D.130.10-030:	Design Requirements for Parking Facilities
RCDG 20D.220:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Buildings and Development
RMC 12.16:	Highway Access Management
RCDG 20F.10.50-090(4):	Nonconforming Landscaping and Pedestrian System Area
RCDG 20F.20.50:	Site Construction Drawing Review
RCDG 20F.20.60-050:	Preconstruction Conference
RCDG 20F.30.60-060:	Performance Assurance
RCDG 20F.40.40	Conditional Use
RCDG Appendix 20D-3:	Construction Specification and Design Standards for

	Streets and Access
City of Redmond:	Record Drawing Requirements, Version 10-2005 (2005)
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
RCDG 20D.220.20:	Adequate Public Facilities and Services Required
RCDG 20F.40.40	Conditional Use
RCDG Appendix 20D-4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions - January 2000.

### **Stormwater/Clearing and Grading**

RMC 15.24:	Clearing, Grading, and Storm Water Management
RCDG 20D.80.10-150(8):	Planting Standards
RCDG 20D.140.10:	Critical Areas
RCDG 20D.140.40:	Frequently Flooded Areas
RCDG 20D.140.50:	Critical Aquifer Recharge Areas
RCDG 20D.140.60:	Geologically Hazardous Areas
RCDG 20F.40.40	Conditional Use
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, Issue No. 5 (2007)
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

### **Fire**

RMC 15.06:	Fire Code
RCDG Appendix 20D-3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

### **Planning**

RCDG 20D.40:	Design Standards
RCDG 20D.60	Impact Fees
RCDG 20D.80:	Landscaping and Tree Protection
RCDG 20D.90:	Exterior Lighting Standards
RCDG 20D.100:	Noise Standards

RCDG 20D.120: Outdoor Storage and Service Areas  
RCDG 20D.130: Parking Standards  
RCDG 20D.140: Critical Areas  
RCDG 20D.160: Signs  
RCDG 20D.230: Transition Area Overlay Areas  
RCDG 20D.240: Transit Supportive Development  
RCDG 20F.40.40: Conditional Use  
RCDG Appendix 20D-2: Critical Areas Reporting Requirements

**Building**

2006 International Building Codes (IBCs)  
2006 Uniform Plumbing Code  
2006 International Residential Code (IRC)

RECOMMENDED May 31, 2011.

By:



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Sharon A. Rice  
City of Redmond Hearing Examiner