Technical Committee
Site Plan Entitlement Notice of Decision
Transmittal Letter

June 8, 2011

Carolyn Hope
City of Redmond – Parks Department
PO BOX 97010
Redmond, WA 98073

Subject: Redmond Bike Park, L110182, DEV110016

Location: 17195 NE 100th Street, Redmond, WA 98052; 720000-1950

Dear Ms. Hope:

The City of Redmond Technical Committee has reviewed and approved the above referenced proposal for construction of a bike park with trails and park area for bicycling. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section III) for this project.

NEXT STEPS
This letter is a guide to assist you with next steps in the approval process now that your project has received Site Plan Entitlement approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include obtaining a Clearing & Grading permit.

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

Department-Division	Contact	Title	Phone	Email
Transportation & Engineering	Kurt Seemann	Senior Engineer	425.556.2881	kseemann@redmond.gov
Water & Sewer	Lisa Rigg	Senior Engineer	425.556.2758	lrigg@redmond.gov
Stormwater, Clearing & Grading	Lisa Rigg	Senior Engineer	425.556.2758	lrigg@redmond.gov
Fire	Todd Short	Fire Marshal	425.556.2242	tshort@redmond.gov

Planning – Development Review	Thara Johnson	Associate Planner	425.556.2470	tmjohnsonredmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Thara Johnson, Associate Planner at 425-556-2470 or tmjohnson@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,

James L. Roberts,
Deputy Director
Planning and Community Development Department

David K. Almond,
Development Services Manager
Public Works Department

Technical Committee Site Plan Entitlement
Notice of Decision

Project Name: Redmond Bike Park Site Plan Entitlement

Location: 17195 NE 100th Street, Redmond, WA 98052

Project File Number: L110182, DEV 110016

Project Description: Develop a public bike park - park and trails for bicycling- using standards for bike park design on 2.5 acres in the R-5 zone.

Application Date: May 2, 2011

Notice of Application Date: May 12, 2011

State Environmental Policy Act
SEPA Threshold Determination: Determination of Non-Significance (DNS)
SEPA File Number: L110183
Date Issued: May 12, 2011

Robert G. Odle, Director Planning and Community Development Department	William J. Campbell, Director Public Works Department

Technical Committee Decision
Approval with Conditions

Decision Date: **June 8, 2011**
Appeal Deadline: **June 22, 2011**

This decision may be appealed to the Hearing Examiner by filing an appeal with the Planning and Community Development Department within 14 calendar days of the date of this decision. Appeal forms are available on-line at www.redmond.gov. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Thara Johnson, Associate Planner at 425 556-2470 or tmjohnson@redmond.gov.

James L. Roberts, Deputy Director Planning and Community Development	David K. Almond, Development Services Manager Public Works Department Department

I. State Environmental Policy Act (SEPA)

The Optional DNS process was used for this project. The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Street and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) is the appropriate threshold determination for this project.

II. Vesting/Approval Expiration

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

III. Conditions of Approval

A. Site Specific Conditions of Approval

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

Item	Date Received	Notes
Plan Set, pages AS-01 – AS-07, C1.0, C2.0, C4.0, L1.0	05/02/2011	*and as conditioned herein.*
SEPA Checklist	05/02/2011	*and as conditioned herein and as conditioned by the SEPA threshold determination on 05/12/2011.*
Conceptual Landscaping Plan Sheet L1.0	05/02/2011	*and as conditioned herein.*
Proposed Tree Retention Plan (Sheet C2.0)	05/02/2011	*and as conditioned herein.*
Stormwater Design (Sheet C4.0)	05/02/2011	*and as conditioned herein.*

The following conditions shall be reflected on the Clearing and Grading Drawings, unless otherwise noted:

1. Public Works Transportation and Engineering
Reviewer: Kurt Seemann, Senior Engineer
Phone: 425-556-2881
Email: kseemann@redmond.gov

a. **Improvements**

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

- Construct approximately 60 l.f. of 5'-wide sidewalk as shown on the Redmond Bike Park plans from Hilride Progression Development Group received May 2, 2011. Meet all current requirements for ADA ramp accessibility.

(Code Authority: RZC 21.52.030(E); Appendix 2; RMC 12.12)

2. Public Works – Water and Sewer
Reviewer: Lisa Rigg, P.E., Senior Engineer
Phone: 425-556-2758
Email: lrigg@redmond.gov

a. **Water Service.** No new water service is required for this project.
(Code Authority: RZC 21.54.010)

b. **Sewer Service.** No new sewer service is required for this project.
(Code Authority: RZC 21.54.010)

c. **Easements.** No new water or sewer easements are required for this project.
(Code Authority: RCDG Appendix 3)

3. Public Works – Stormwater/Clearing and Grading
Reviewer: Lisa Rigg, P.E., Senior Engineer
Phone: 425-556-2758
Email: lrigg@redmond.gov

a. **Water Quantity Control:**
i. Stormwater quantity control is not required for this project.
ii. Provide for overflow routes through the site for the 25 year storm.

b. **Water Quality Control**

i. Formal water quality control is not required for this project. To reduce any impact to the adjacent wetland buffer the applicant will provide an area of compost amended mulch upstream of the wetland buffer, generally as shown on the Site Stormwater and Civil Plan by Dowl HKM dated April 26, 2011.

(Code Authority: RMC 15.24.080(2)(d))

c. **Clearing and Grading.** No special requirements apply to this project.
(Code Authority: RMC 15.24.080)

d. **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)

e. **Floodplain Management.** No special requirements apply to this project.
(Code Authority: RZC 21.64.010 and 21.64.040)

f. **Landscaping.** Trees shall be a minimum of 8 ft. horizontal distance from all utilities.
(Code Authority: RZC 21.32.080)

g. **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)

4. Planning Department

Reviewer: Thara Johnson, Associate Planner
Phone: 425-556-2470
Email: tmjohnson@redmond.gov

a. **Landscape and Tree Replacement Plan.** Landscaping and Tree Replacement shall be provided for as shown on the submitted Landscape Plan. The minimum size at installation is 2 ½ inch caliper.

(Code Authority: RZC 21.32.090)

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. A plan showing the location of preserved trees and containing protection language approved by the City shall be shown on the face of the deed or similar document and shall be recorded with the King County Department of Records and Elections.

(Code Authority: RZC 21.72.060(D)(2))

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

RMC 6.36:	Noise Standards
RZC 21.52:	Transportation Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RZC 21.76.020(G):	Civil Construction Drawing Review
RZC 21.76.020(H)(6):	Preconstruction Conference
RZC Appendix 2:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04:	Sewage and Drainage
RZC 21.54.010:	Adequate Public Facilities and Services Required
City of Redmond:	Standard Specifications and Details (current edition)

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC 21.32.080:	Types of Planting
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 No. 5 (2007)
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

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 5/6/97
City of Redmond:	Fire Department Standards

Planning

RZC 21.08	Residential Regulations
RZC 21.32:	Landscaping
RZC 21.72:	Tree Preservation
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 21.44:	Signs
RZC 21.64	Critical Areas

Building

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