



King County

DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW KING COUNTY, WASHINGTON

PRELIMINARY REPORT TO THE HEARING EXAMINER November 1, 2018 – PUBLIC HEARING AT 10 A.M.

DPER Hearing Room
35030 SE Douglas St., Suite 210
Snoqualmie, WA 98065-9266
Phone: (206) 296-6600

PROPOSED MAJOR MODIFICATION TO UPD/FCC PERMIT

FILE NO: PMSC17-0004

PROPOSED ORDINANCE NO.: 2018-0407

A. SUMMARY OF PROPOSED ACTION:

The applicant is requesting a major modification, per section 3.1 of the Redmond Ridge UPD/FCC Permit (L94UP001) in order to modify Attachment 4, the allowed uses table, to allow for retail uses within the business park and to modify section 2.4.4, regarding signage, to allow for a larger sign area within a signage tract on the corner of NE Novelty Hill Road and NE Redmond Ridge Drive. See Attachment 1 for a copy of the modification request.

B. GENERAL INFORMATION:

Date of Application: September 7, 2017
Completeness Determination: October 4, 2017

Owner/Developer: Pacific Realty Associates LP
Attn: Benjamin Chessar
15350 SW Sequoia Pkwy, Suite 300
Portland, OR 97224

Consultant: Mackenzie
Attn: Michael Chen
500 Union Street, Suite 545
Seattle WA 98101

STR: Sections 33 & 34, Township 26 North, Range 6 East

Location: Redmond Ridge Business Park parcels BP-1a, BP-1b, BP-4, BP-5, BP-6, and TR-PP-801; Located on both sides of Redmond Ridge Drive between Novelty Hill Road and NE Marketplace Drive. (Parcel Nos.: 720237-0010, 720237-0020, 720323-0050, 720323-0060, 720323-0070, 720232-0220)

Postal City: Redmond

Zoning: UR-P-SO
Acreage: 14.23 acres
Sewage Disposal: City of Redmond
Water Supply: City of Redmond
Fire District: City of Redmond under contract with King County FD #34
School District: Lake Washington School District #414
Associated Permits: L94UP001 and L96FC001

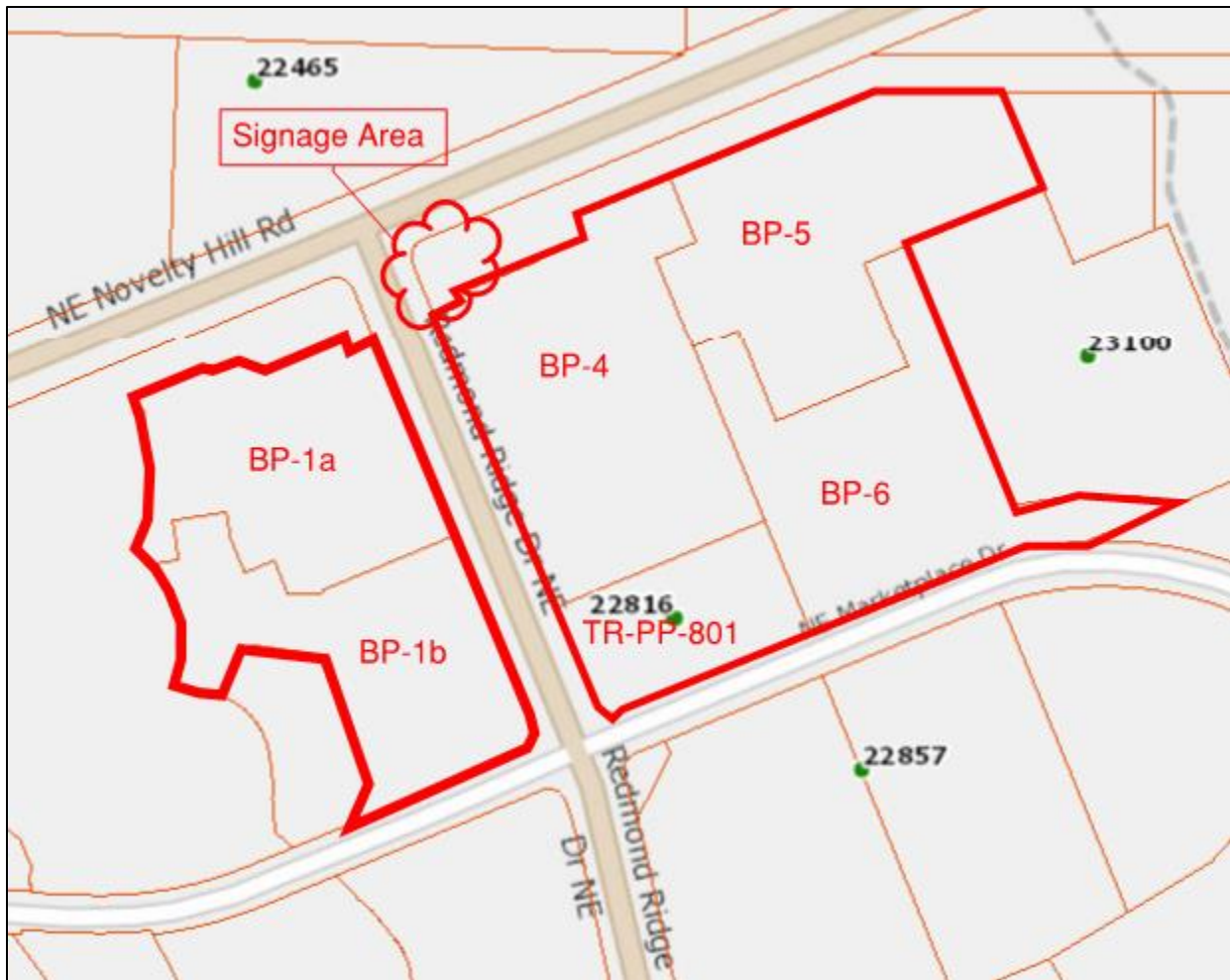


Figure 1: Area of Modification Request

C. HISTORY/BACKGROUND:

The community of Redmond Ridge (originally referred to as Northridge) was developed as an urban planned development (UPD) and fully contained community (FCC) under King County Permits L94UP001 subject to the regulations contained in King County Code 21A.39. These provisions require a development agreement be established setting forth the conditions of the proposed development. The development agreement for Redmond Ridge was recorded in 1997 under recording number 97022181008.

Section 3.1 of the development agreement, authorized by KCC 21A.39.030 (D), acknowledges that conditions may change over the life of the UPD and that the developer or subsequent property owners may need to request modifications to the term and conditions of the UPD permit. This section sets out three categories of modifications: 1) authorized modifications, 2) minor modifications, and 3) major modifications. Major modifications shall be reviewed in the manner provided in KCC 21A.39.020, which specifies that a major modification shall follow the hearing examiner review procedure in KCC 21A.42.100. In short, the request for a major modification shall be handled as if it were a new application for a urban planned development permit (a Type 4 land use decision) subject to the decision criteria in KCC 21A.44.070.

The request is to modify the permitted uses (enumerated in Attachment 4 of the UPD permit) on selected parcels within the business park to allow retail uses where there is currently a maximum square footage limitation based on the gross square footage of the building on the parcel. The retail land uses table in Attachment 4 specifies that, "Except for Gasoline Service Stations, no more than 10% of the gross floor area of any building within the Business Park shall be used for retail land uses. ...Requests to exceed the 10% limit on gross floor area for retail land uses shall be reviewed through the Major Modification process." See Attachment 4 of the UPD/FCC Permit, Development condition (8).

The applicant is also requesting a modification of Section 2.4.4 of the Redmond Ridge UPD/FCC permit to allow for freestanding signage within the entrance tracts.

On December 5, 2016, the property owner, Pacific Realty Associates, attended a preapplication meeting with King County to discuss the request. An application for a major modification was received on September 7, 2017. The application was deemed complete on October 4, 2017. On October 20, 2017, notices of application were published in the local paper, property owners within 1000 feet of the affected parcels were mailed an application

notice postcard, and sign boards were installed along the property frontages.

D. THRESHOLD DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE:

Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the responsible official issued a threshold determination of non-significance (DNS) for the proposed development on August 16, 2018. This determination was based on the review of the environmental checklist and other pertinent documents, resulting in the conclusion that the proposal would not cause probable significant adverse impacts on the environment.

During the comment period for the application, several members of the public contacted DPER to gather more information about the request. One commenter expressed disapproval of further development within the business park, especially retail. The concerns focused on increased traffic, loss of trees, and a decline in "peace and quiet."

Agencies, affected Native American tribes and the public were offered the opportunity to comment on or appeal the determination for 24 days. As of the transmittal of this report, the DNS has not been appealed by any party, including the applicant.

E. AGENCIES CONTACTED:

1. King County Department of Natural Resources and Parks: No response.
2. King County Fire Protection Engineer: No response.
3. Seattle King County Department of Public Health: No response.
4. Lake Washington School District #414: No response.
5. City of Redmond: No response.
6. Washington State Department of Ecology: No response.
7. Washington State Department of Fish and Wildlife: No response.
8. Washington State Department of Natural Resources: No Response
9. Washington State Department of Transportation: No response.
10. METRO: No response.

F. NATURAL ENVIRONMENT:

1. Topography: The site under review is separated by Redmond Ridge Drive NE. On the west side of Redmond Ridge Drive NE are business park parcels BP-1a and BP-1b. The eastern half of these parcels are relatively flat and the western half slopes down to the west at approximately 8% slope.

One the west side of the road are business park parcels BP-4, BP-5, BP-6, and TR-PP-801. The western half of this group of parcels are relatively flat and then they slope down to the east at approximately 8% slope.

2. Soils: The site is predominantly Alderwood gravelly sandy loam (AgC). These soils are found on this site per King County Soil Survey, 1973. AgC: 8-15% slopes. Runoff is slow and the erosion hazard is slight. This soil type is moderately well drained and susceptible to erosion when not covered with vegetation.
3. Wetlands/streams: No mapped hydrographic features exist on the site. The site lies within the Bear Creek Drainage Basin. The Redmond Ridge UPD area contains a number of wetland critical areas. These areas, along with their critical area buffers, were set aside in critical area tracts.
4. Vegetation: The site is currently vegetated with native conifers and deciduous trees. The understory is dominated by native Pacific Northwest shrubs and ground covers. There are some invasive non-native species along the edges.

Business park parcel TR-PP-801 has been cleared and is developed with a parking lot and ornamental landscaping.

5. Wildlife: Small birds and animals undoubtedly inhabit this site. Larger species may visit this site on occasion. No threatened or endangered species are known to exist on or near the property.

G. NEIGHBORHOOD CHARACTERISTICS:

The property lies in an unincorporated urban area of King County. The zoning of all of the parcels in Redmond Ridge UPD are zoned UR-P-SO. Within this context however, there are

different development areas in the UPD that are covered under the permitted use tables in Attachment 4 of the development agreement. The area in question is within the Business Park.

The following table summarizes the developed condition of the properties surrounding the proposal:

Direction	Development Pattern
North	Novelty Hill Road, the urban growth boundary with low-density single family residences on the north side of the road (RA-5 zoning)
East	Puget Sound Energy Substation and Regional Stormwater Facility
South	South of BP-1b: 30,905 square foot, 1-story office building; South of TR-PP-801 and BP-6: undeveloped with an approved building permit for 140,000 square foot professional office and high-technology manufacturing building.
West	West of BP-1a and BP-1b: vacant stormwater facility for use by BP-1a and BP-1b and a sensitive area tract containing a wetland and wetland buffer.



Figure 2: Zoning Classification (King County iMap)

Over the years, a number of modifications have been granted by King County in accordance with the permit modification provisions granted in KCC 21A.39.030.D and Section 3.1 of the UPD/FCC permit. The following table summarizes the requested modifications that directly relate to the permitted uses with the parcels within the Business Park.

Permit Mod #	Brief Description	File #	Action	
28	Allow Hotel/Motel Use in BP lot	L01MI085	10/3/01 Approved	1.2.4 a Page 3
36	Allow Day Care II on BP-2	L05MI059	9/29/05 Approved	Attachment 4
37	Allow Day Care II at Community Center	L10MI035	10/13/10 Approved	Attachment 4
39	Allow Self-Service Storage on BP-24 site	PMSC14-0037	9/2/14 Approved	Attachment 4
40	Allow Middle/Junior High School Use on Lots BP-21, BP-22, BP-23, BP-25R, and BP-26R	PMSC14-0038	11/20/14 Approved	Attachment 4
41	Allow expanded retail uses in the business park	PMSC15-0003	Withdrawn	
42	Allow truck rentals associated with self-storage on BP-24	PMSC17-0001	Approved 2-7-2017	Attachment 4 & Modification 39
43	Allow "amusement and recreation services" on business park parcel BP 9-1	PMSC17-0002	6/26/2017 Approved	Attachment 4
44	Allow retail uses on BP parcels BP-1, BP-4, BP-5, BP-6, and TR-PP-801	PMSC17-0004	Applied 9/7/2017	Attachment 4

The UPD/FCC permit, in Section 1.2 General Project Elements, provided for 105,851 square feet of retail square footage and 1,200,000 square feet of business park square footage.

Since the Redmond Ridge development agreement was approved, 65,554 square feet of has been constructed within the existing “marketplace” retail/commercial zone; and 752,357 square feet of building area has been constructed in the Business Park. Of the built square footage in the Business Park, 135,000 square feet will be a new public middle school (currently under construction with completion in Fall of 2019); 90,000 square feet is a self-storage enterprise, 50,000 square feet is a data center with computer servers; 7,400 square feet is daycare operation; 28,425 is family recreation center and restaurant; and approximately 35,000 square feet is a private sports club (tennis center). These uses total approximately 345,825 square feet of built floor area, and, with the exception of the sports club, were all allowed through the administrative minor modification process.

Contrary to the initial UPD design, the Business Park has developed more-slowly and with an eclectic mix of professional office and high-tech manufacturing uses. Other governmental, service, and recreational uses have been allowed to meet the needs of the community and changing economic factors. This mixture of uses has been sanctioned by County through the modification process provided for in the UPD regulations and the UPD/FCC permit.

H. DESIGN:

The applicant has submitted several versions of conceptual site plans with renderings depicting potential design elements. The final design will be governed by the design guidelines contained in Attachment 5-Density and Dimensions section of the UPD/FCC permit.

In the Business Park, the following dimensional standards apply:

- Minimum lot width – Not applicable
- Minimum street setback – 10 feet
- Minimum interior setback – 5 feet
- Base height – 65 feet
- Maximum Floor/Lot Area Ratio – Not Applicable
- Maximum impervious surface – Governed by the Master Drainage Plan (80% of the lot area on average)

In the Retail/Commercial areas, the following dimensional standards apply:

- Minimum lot width – Not applicable
- Minimum street setback – 10 feet
- Minimum interior setback – 5 feet
- Base height – 35 feet, with allowance to exceed, 60 feet for mixed use building
- Maximum Floor/Lot Area Ratio – 1.5/1 per KCC 21A.14 Neighborhood Business (NB) zones
- Maximum impervious surface – Governed by the Master Drainage Plan (80% of the lot area on average)

The design of the development is further guided by the Design Guidelines in Section 2.4.6 of the UPD/FCC permit.

Finally, the final plat (Redmond Ridge Division 8) that created Parcel BP-4 has an additional access restriction limiting direct vehicular access from Redmond Ridge Drive NE to the parcel. The access restriction for BP-4 from Redmond Ridge Drive NE can only be removed through a final plat alteration.

I. TRANSPORTATION PLANS:

The project site is located within the Woodinville/Duvall Travelshed of unincorporated King County. According the King County Department of Transportation’s Transportation Concurrency Management System, the Woodinville/Duvall Travelshed passes concurrency standards.

The applicant submitted a trip generation estimate that evaluated the potential impacts to the transportation system from the proposed change in uses on the sites. Their conclusion is that the proposed land uses, when evaluated within the context of the existing permitted uses and the other development areas within the Business Park are within the anticipated traffic impacts that were initially envisioned and accounted for in the UPD/FCC permit and associated environmental reviews.

J. PUBLIC SERVICES:

1. Schools: No school services will be required to serve the proposed request.
2. Parks and Recreation Space: The County does not anticipate any additional impacts on parks

and recreation spaces as a result of the request.

3. Fire Protection: Fire protection is provided by the City of Redmond under contract with King County Fire Protection District No. 34. A "Fire District Receipt" will be required at the time of development permit application to verify that the fire district has the capacity to serve the proposed development.

K. UTILITIES

1. Sewage Disposal: Sewer service is provided by the City of Redmond. The proposal will not increase the demand for sewer service beyond what was currently allowed on the parcels. A certificate of sewer availability will be required at the time of development permit application to verify that service is available.
2. Water Supply: Water service is provided by the City of Redmond. The proposal will not increase the demand for water service beyond what was currently allowed on the parcels. A certificate of water availability will be required at the time of development permit application to verify that service is available.

L. COMPREHENSIVE AND COMMUNITY PLAN:

1. Comprehensive Plan: The King County Comprehensive Plan Designation of the property is UPD (urban planned development). The existing and proposed development is consistent with this designation. The following to Comprehensive Plan Policies apply directly to Urban Planned Developments:

U-176 Sites for potential new Urban Planned Developments may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. Two Urban Planned Developments areas have been designated by the county: the Bear Creek Urban Planned Development area, comprised of the Redmond Ridge (formerly known as Northridge) Urban Planned Development, the Trilogy at Redmond Ridge (formerly known as Blakely Ridge) Urban Planned Development, and the Redmond Ridge East Urban Planned Development; and Cougar Mountain Village Urban Planned Development. Future Urban Planned Development sites in the Urban Growth Area shall be designated through a subarea planning process, or through a Comprehensive Plan amendment initiated by the property owner.

U-177 The creation of Urban Planned Developments is intended to serve as a model for achieving a mix of uses, appropriate development patterns, and high quality design, as well as providing for public benefits that shall include:

- a. Open space and critical areas protection;
- b. Diversity in housing types and affordability;
- c. Quality site design; and
- d. Transit and nonmotorized transportation opportunities.

2. Community Plans: The site is located within the Bear Creek/Sammamish Community Service Area. There is no currently adopted Community Plan for the area.

M. STATUTES/CODES:

The decision criteria for an urban planned development are provided in King County Code section 21A.44.070, which states, "An urban plan development permit shall be granted only if the applicant demonstrates compliance with the provisions of K.C.C.21A.39."

The KCC Chapter 21A.39, provides the regulatory framework for the urban planned development permit process, including provisions for modifications of the UPD/FCC permit that may occur throughout its life.

In accordance with KCC 21A.39.030.D, the UPD/FCC permit provided three tiers of modifications, as follows:

- 1) Authorized modifications that may be approved by the Department of Permitting and Environmental Review or his/her designee provided the request is within the scope of the original approval and no other regulated feature may be affected.
- 2) Administrative minor modifications that may be approved in writing by the Department of Permitting and Review or his/her designee upon determination that the proposed modification reasonably meets or exceeds the protections provided by the original requirement.
- 3) Major modifications that shall be reviewed following the same process as a new application. This process is provided in KCC 21A.39.020, which characterizes it as a

Type 4 land use decision (KCC 20.20.020) whereby the Department makes a recommendation to the King County Hearing Examiner who then makes a recommendation to the King County Council for a final decision.

The current Permitted Uses for Retail Land Uses, Footnote 8, in Attachment 4 of the UPD/FCC permit specifies that “Except for Gasoline Service Stations, no more than 10% of the gross floor area of any building within the Business Park shall be used for retail land uses. Retail uses within the Business Park shall be limited to land uses which support the daily needs of business park tenants and employees, and shall be dispersed throughout the Business Park area to avoid concentration of retail land uses therein. Standards for avoiding concentration of retail uses shall be included in the Northridge Design Manual and reviewed and approved by County staff pursuant to Section 2.4.6 of this permit. . . . *Request to exceed the 10% limit on gross floor area for retail land uses shall be reviewed through the Major Modification process.* (emphasis added)”

Section 2.4.4 of the UPD/FCC permit provides the regulations on signage.

N. CONCLUSIONS:

The decision criteria for a UPD in KCC 21A.44.070 refers to compliance with the regulations in KCC 21A.39. The requested modification is must be considered a major modification per Footnote 8 in Attachment 4 of the approved UPD/FCC permit for Redmond Ridge.

The original UPD/FCC permit accounted for development on the subject parcels in terms of provision of public facilities to serve the properties. The development provided for water, sewer, and fire services, which are all still current and will be able to provide service in the future. Stormwater facilities were designed and substantially constructed in phases as Redmond Ridge was developed over time. These facilities are in place and are adequate serve the proposed development of the subject parcels.

The UPD/FCC permit, in Section 1.2, allowed commercial land uses in the UPD area to include 105,851 square feet of retail and 1,200,000 square feet in the business park. There are currently approximately 65,554 built square feet in the retail/commercial area and 752,357 built square feet in the business park. The allowed amounts have not yet been met in either area. No changes are proposed to the amount of area and number of dwelling units allowed by the UPD permit.

The applicant seeks to add retail uses in the business park that have the potential of adding approximately 95,650 square feet of retail to the business park parcels. The addition of retail land uses to what is already constructed would bring the retail land uses above the square footage allowed in the UPD permit. The addition of square footage in the business park would still leave the business park below the total allowed. An adjustment in the mixture of retail and business park square footages is within the parameters of commercial land uses contemplated by the UPD permit. Section 1.2 of the UPD permit pertaining to square footages should be modified to account for this request in order to prevent conflicts in the future. Adjusting these maximum square footages is appropriate under this proposal under the major modification provisions in Section 3.1.c 2).

Traffic impacts for the Redmond Ridge UPD/FCC permit were mitigated based on the amount of development initially envisioned. Section 2.11 of the UPD permit set the conditions for mitigation of traffic impacts. The applicant has demonstrated that the practical implication of allowing 95,650 square feet of is still below the traffic impacts originally anticipated by the UPD.

Signage for the Redmond Ridge UPD is covered in Section 2.4.4 of the UPD permit. The applicant is requesting specific allowance for freestanding signage within the entrance tracts (ET-R, ET-3, and ET-4) to support the existing retail area and the proposed retail uses within the business park. The binding site plan for the Redmond Ridge Retail area and the Redmond Ridge Master Plat envisioned signage in these areas to support the community and the uses with the UPD areas.

O. RECOMMENDATIONS:

The Department of Permitting and Environmental Review recommends approval with modifications the applicant’s request to allow retail uses within the business park, on parcels BP-1a, BP-1b, BP-4, BP-5, BP-6, and TR-PP-01; and to modify Section 2.4.4 of the UPD permit pertaining to Signs. The Department’s recommendation modifications to the applicant’s request are contained in the Attachments 2 and 3 of this report.

Attachment 1 contains the applicant’s modification request that was submitted to initiate this review.

Attachment 2 contains the applicant's requested changes to the Attachment 4 – Permitted Uses from the UPD/FCC Permit followed the Department's recommendation of changes to Attachment 4 – Permitted Uses from the UPD/FCC Permit.

Attachment 3 contains the applicant's requested modification of Section 2.4.4 – Signs followed by the Department's recommendation.

The Department also recommends modification of allowed amounts of square feet of specific land uses in Section 2.1 of the UPD permit with the following:

Commercial Uses:

Retail ~~105,854~~ 205,851 square feet
Business Park ~~1,200,000~~ 1,000,000 square feet, excluding the square footages of the middle school on parcels BP-21, BP-22, BP-23, BP-25R, and BP-26R; and the Daycare II use on parcel BP-2

Finally, the Department recommends that the Hearing Examiner recommend to the King County Council that the following alteration of Plat Condition on Sheet 4 of 23 of the Plat of Redmond Ridge Division 8 (King County Recording # 20021001000271) be authorized for modification if the applicant were to file a request:

"BUILDING PERMIT RELATED NOTES:"...~~"5. DIRECT VEHICULAR ACCESS IS NOT~~ MAY ONLY BE PERMITTED TO REDMOND RIDGE DRIVE NE FROM PARCELS BP-4, BP-13 AND BP-19 AND TRACT P-801 WHICH ABUT IT:WHEN REVIEWED AND APPROVED BY KING COUNTY DEPARTMENT OF TRANSPORTATION AND FOUND TO BE IMPROVING CIRCULATION AND SAFETY OF THE PUBLIC."

P. TRANSMITTED TO PARTIES LISTED HEREAFTER:

Robert Eichelsdoerfer	robert.eichelsdoerfer@kingcounty.gov	KC DOT		
Joanne Carlson	joanne.carlson@kingcounty.gov	KC DPER		
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Matthew Baerwalde	mattb@snoqualmietribe.us	Snoqualmie Indian Tribe Environmental & Natural Resource Dept.		

ATTACHMENT 1

REQUEST TO
KING COUNTY DPER
FOR
REDMOND RIDGE
UPD/FCC PERMIT MODIFICATION

DDES File No. L94UP001

To: King County
Department of Permitting and Environmental Services
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065

Mod. #41 was Withdrawn. Applicant reused application form for this Major Modification (PMSC17-0004)

Attn: Kevin LeClair, Senior Planner

Modification Request No. 41

Date September 6, 2017

Pursuant to KCC 21A.39.030(D) and Section 3.1 of the Redmond Ridge UPD/FCC Permit (as attached to the Redmond Ridge UPD/FCC Development Agreement, King County Recording No. 9702181008), M&T Partners Inc. hereby requests an amendment or modification to a term or condition of the Redmond Ridge UPD/FCC Permit.

If the request sought herein by M&T Partners Inc. is for an Authorized Modification pursuant to UPD/FCC Permit § 3.1.a, and DPER determines that the request is not within the scope of those Authorized Modifications identified in § 3.1.a, or that another regulated feature would be affected by the requested modification, then pursuant to UPD/FCC Permit § 3.1.a (Page 40), M & T Partners Inc. requests that the modification sought hereunder be considered as a request for a Major Modification pursuant to UPD/FCC Permit § 3.1.c.

Modification Requested:

- Authorized Modification
- Major Modification

UPD Permit Reference: Attachment 4 Permitted Uses – Retail Land Uses & § 2.4.4 Signs
(cite specific permit condition)

1. Summary of Requested Modification:

M&T Partners Inc. would like to modify the allowed uses table in Attachment 4 of the Redmond Ridge UPD/FCC permit to allow a broader range of retail within the business park and modify § 2.4.4 Signs of the Redmond Ridge UPD/FCC permit for larger signage along NE Novelty Hill Road to support and provide adequate visibility for the broader range of retail uses. The modifications would only apply to Redmond Ridge BP Lots 1, 4, 5, and 6.

2. Current Language of Condition (as set forth in UPD/FCC Permit, and as modified by UPD/FCC Permit Modifications):

Current language for allowed uses is Attachment 4, Permitted Uses – Retail Land Uses Table, and for allowed signage is § 2.4.4 Signs.

3. Requested Modification of Condition (show requested addition by underlined text and requested deletions by ~~strikethrough-text~~):

See revised Attachment 4 and § 2.4.4 Signs with requested modifications to the Redmond Ridge UPD/FCC Permit.

4. Rationale for Requested Modification:

The proposed Major Modification will provide access to employment opportunities and allow a broader mix of commercial and retail uses – such as drug stores, home furnishings stores, sporting goods, and pet shops in close proximity to residential uses within the Redmond Ridge and Trilogy at Redmond Ridge Communities. The proposed amendments will also encourage pedestrian rather than automotive access to employment opportunities and good and services by enhancing pedestrian connections throughout the UPD. By providing additional retail and commercial services at Redmond Ridge, this will reduce the vehicle trips to downtown Redmond and Duvall.

The proposed Major Modification, to be processed in accordance with Chapter 21A.42 King County Code (KCC), also continues to be consistent with the standards applicable to the UPD. A brief discussion of consistency with the standards of KCC 21A.39.050 through 21A.39.130 follows.

While the proposed modification will allow for a broader mix of retail uses, including a pharmacy, it is in an area that was established as business park land uses. As a result, the UPD will continue to be primarily residential, and its residential density will not change. At the same time, the UPD will continue to be consistent with the minimum one acre of retail/commercial per 2,500 projected UPD residents. The location of the proposed retail uses is just east of the existing Redmond Ridge retail area, and co-location bolsters this UPD area's ability to meeting residents' convenience shopping needs within 0.25 miles of the UPD.

The proposed modification is limited to the business park area of the UPD, and the attached Redmond Ridge Corporate Center – Trip Generation Estimate Memorandum (“Memorandum”), dated August 11, 2017 and prepared by Transpo Group, evaluates its full build-out. The UPD was originally approved with a maximum 1,200,000 SF of business park

uses, which the TIA uses as the baseline maximum number of PM peak-hour trips approved for the UPD business park area. The proposed modification would specifically allow for the build-out of Lots 1, 4, 5, and 6 of the UPD business park area as approximately 95,650 SF of general retail and pharmacy uses. With the proposed build-out of Lots 1, 4, 5, and 6 and existing and future development for the remainder of the business park area, the resultant PM peak-hour trips generated by the UPD business park area is equivalent to approximately 854,149 SF of business park uses. This is less than 75% of the maximum 1,200,000 SF of business park uses originally approved for the UPD business park area. As a result, no roadway or intersection will be below King County level-of-service standards established by the original UPD approval, as the number of PM peak-hour trips would not increase from what was originally approved. Therefore, no changes to existing roads and the Memorandum of Understanding for traffic mitigation fees are proposed.

Additionally, there are no changes proposed to existing affordable housing units, on-site recreation, water and sewer service, and stormwater management facilities, which continue to adequately serve the UPD and potential proposed retail uses. Neither would the change be inconsistent with the zoning provisions of the CB zone where not specifically regulated by the UPD permit, nor a latecomer agreement proposed.

Moreover, the proposed Major Modification is consistent with the standards applicable to an FCC permit. A brief discussion of consistency with the standards of KCC 21.A.39.200 follows.

As discussed above, per the Memorandum, existing transportation infrastructure and traffic impact fees are adequate. Existing water and sewer lines were constructed to serve the business park area, and the retail uses are not anticipated to increase demand such that water and sewer services will be inadequate. Retail uses would also not necessitate additional impervious surfaces over what would be required for business park uses, so existing stormwater facilities will continue to meet the UPD's needs. Consequently, no new infrastructure is necessary or proposed.

As also discussed above, a broader mix of retail uses would bolster pedestrian access to employment opportunities and commercial services within the UPD without any net increase to the approved number of PM peak-hour trips. At a neighborhood meeting held by the Applicant on June 14, 2017, residents in the UPD voiced their support for additional retail in the business park area. Also attached is a letter of support the Applicant has received from the Redmond Ridge Residential Owners Association Board.

The subject properties do not directly abut urban and low-density residential development, but required perimeter buffers for the UPD continue to be maintained. Although the proposed revision to § 2.4.4 Signs of the existing UPD/FCC permit allows for larger signage, trees removal would not be permitted to accommodate the larger signage. In fact, the proposed additional signage for the retail uses will be located in existing entrance tracts only, be limited to one (1) freestanding sign per retail center, and will be no larger than freestanding signs permitted in the Neighborhood Business zone per KCC 21A.20.095, in order to preserve the existing mature vegetation in the perimeter buffer and to be at a context-appropriate scale that maintains the perimeter buffer's ability to adequately separate

the UPD from residential development located across NE Novelty Hill Road. Further, this is also similar in scale with the freestanding sign for the Village at Redmond Ridge commercial center approximately 0.5 miles to the east on NE Novelty Hill Road, which has larger signage than the subject properties, despite not being separated from NE Novelty Hill Road by a vegetated perimeter buffer. Attached is a conceptual rendering of proposed signage for reference.

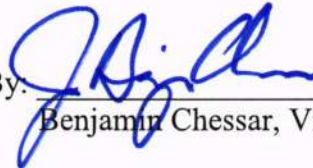
The additional retail uses provide a more balanced mix of jobs and services to the residents of the FCC. The current mix of uses permitted by the UPD/FCC permit is not reflective of market demand. Since the UPD/FCC permit's original approval, only approximately 480,000 SF of business park uses (less than half of the originally projected 1,200,000 SF) has been developed, and the subject properties have remained vacant. Moreover, as supported by the Memorandum, the proposed build-out of additional retail uses in the business park area will generate less PM peak-hour trips than full build-out of the subject properties as business park uses.

The subject properties were also already planned for urban development, and the change from the existing permitted business park uses to retail uses will not extend urban growth to adjacent nonurban areas.

No impacts to the provision of affordable housing units provided in the FCC, critical areas protected by the original UPD/FCC permit, or any designated agricultural, forest, or mineral resource lands are anticipated based on the proposed Major Modification.

APPLICANT:

PACTRUST, Pacific Realty Associates, L.P.

By: 
Benjamin Chessar, Vice President

**MODIFICATION OF CONDITION AS REQUESTED
IN HEADING NO. 3 ABOVE IS HEREBY APPROVED
AS AN AUTHORIZED MODIFICATION:**

**KING COUNTY DEPARTMENT OF
DEVELOPMENT OF PERMITTING AND ENVIRONMENTAL REVIEW**

By _____
Title _____
Date _____

**ATTACHMENT 2
UPD FCC PERMIT SECTION 2.4.4 REQUEST AND RECOMMENDATION**

**REQUESTED MODIFICATIONS TO
ATTACHMENT 4
PERMITTED USES – RETAIL LAND USES**

		NORTHRIDGE UPD DEVELOPMENT AREAS					
	Retail Land Uses	Medium Density Residential 13-10	Med-High Density Residential 8-14	High Density Residential 12-24	Retail/Commercial	Business Park (8)	Community/Utility
SIC#	Specific Land Uses						
•	Building, hardware and garden materials				P	P	
•	Department and variety stores				P	<u>P(9)</u>	
54	Food stores	M(1)	M(1)	M(1)	P	<u>P(2)</u>	
•	Agricultural product sales	M(1)	M(1)	M(1)	P	P	
553	Auto supply stores				P(3)	<u>P(3)</u>	
554	Gasoline service stations				P	P	
56	Apparel and accessory stores				P	<u>P(9)</u>	
•	Furniture and home furnishings stores				P	<u>P(9)</u>	
58	Eating and drinking places	M(1)(4)	M(1)(4)	M(1)(4)	P	P	P(4)(7)
•	Drug store				P	<u>P(9)</u>	
592	Liquor stores				P	<u>P(9)</u>	
593	Used goods: antiques/secondhand shops				P	<u>P(9)</u>	
•	Sporting goods and related stores				P	<u>P(9)</u>	
•	Book, stationery, video & art supply stores	M(1)(5)(6)	M(1)(5)(6)	M(1)(5)(6)	P(5)	<u>P(9)</u>	
•	Jewelry stores				P	<u>P(9)</u>	
•	Hobby, toy & game shops				P	<u>P(9)</u>	
•	Photographic and electronic shops				P	<u>P(9)</u>	
•	Fabric shops				P	<u>P(9)</u>	
•	Florist shops	M(1)	M(1)	M(1)	P	<u>P(9)</u>	
•	Personal medical supply stores				P	<u>P(9)</u>	
•	Pet shops				P	<u>P(9)</u>	

P = Permitted Use

M = Minor Modification pursuant to UPD Section 3.1

Development Conditions:

- (1) Shall be subject to the following requirements:
 - a. Shall not exceed 1,500 square feet of gross floor area;
 - b. The parking standards of 21A.18 are modified as follows: a minimum of two on-site or off-site parking spaces are required, and the location shall be determined through the Minor Modification review process;
 - c. Buildings shall be set back from the sidewalk a distance compatible with the building setbacks in the immediate area; and
 - d. Sign and landscape standards shall be determined through the Minor Modification review process.
- (2) Limited to SIC Industry No. 5411 – Grocery Stores.
- (3) Only the sale of new or reconditioned automobile supplies is permitted.
- (4) Excluding SIC Industry No. 5813 – Drinking Places.
- (5) Adult use facilities shall be prohibited.
- (6) Limited to SIC Industry No. 5942 – Book Stores
- (7) Only as accessory to the Community Center.
- (8) Except for Gasoline Service Stations, no more than 10% of the gross floor area of any building within the Business Park shall be used for retail land uses. Retail uses within the Business Park shall be limited to land uses which support the daily needs of business park tenants and employees, and shall be dispersed throughout the Business Park area to avoid concentration of retail land uses therein. Standards for avoiding concentration of retail uses shall be included in the Northridge Design Manual and reviewed and approved by County staff pursuant to Section 2.4.6 of this permit.

Except for Gasoline Service Stations (SIC #554), no building in the Business Park shall be constructed solely for retail land uses. Business park retail uses shall neither be allowed within 400 feet of nor to place any signage on Novelty Hill Road.

Requests to allow other retail land uses in the Business Park which are not permitted in the Northridge Land Use table shall be reviewed through the administrative Minor Modification process.

Requests to exceed the 10% limit on gross floor area for retail land uses shall be reviewed through the Major Modification process.

- (9) Limited to Redmond Ridge Business Park lots 1, 4, 5, and 6.

**KING COUNTY DPER'S RECOMMENDED MODIFICATIONS TO
ATTACHMENT 4
PERMITTED USES – RETAIL LAND USES**

		NORTHRIDGE UPD DEVELOPMENT AREAS					
	Retail Land Uses	Medium Density Residential 13-10	Med-High Density Residential 8-14	High Density Residential 12-24	Retail/ Commercial	Business Park (8)(9)	Community/ Utility
SIC#	Specific Land Uses						
•	Building, hardware and garden materials				P	P	
•	Department and variety stores				P	<u>P(9)</u>	
54	Food stores	M(1)	M(1)	M(1)	P	<u>P(2)</u>	
•	Agricultural product sales	M(1)	M(1)	M(1)	P	P	
553	Auto supply stores				P(3)	<u>P(3)</u>	
554	Gasoline service stations				P	P	
56	Apparel and accessory stores				P	<u>P(9)</u>	
•	Furniture and home furnishings stores				P	<u>P(9)</u>	
58	Eating and drinking places	M(1)(4)	M(1)(4)	M(1)(4)	P	P	P(4)(7)
•	Drug store				P	<u>P(9)</u>	
592	Liquor stores				P	<u>P(9)</u>	
593	Used goods: antiques/secondhand shops				P	<u>P(9)</u>	
•	Sporting goods and related stores				P	<u>P(9)</u>	
•	Book, stationery, video & art supply stores	M(1)(5)(6)	M(1)(5)(6)	M(1)(5)(6)	P(5)	<u>P(9)</u>	
•	Jewelry stores				P	<u>P(9)</u>	
•	Hobby, toy & game shops				P	<u>P(9)</u>	
•	Photographic and electronic shops				P	<u>P(9)</u>	
•	Fabric shops				P	<u>P(9)</u>	
•	Florist shops	M(1)	M(1)	M(1)	P	<u>P(9)</u>	
•	Personal medical supply stores				P	<u>P(9)</u>	
•	Pet shops				P	<u>P(9)</u>	

P = Permitted Use

M = Minor Modification pursuant to UPD Section 3.1

Development Conditions:

- (1) Shall be subject to the following requirements:
 - a. Shall not exceed 1,500 square feet of gross floor area;
 - b. The parking standards of 21A.18 are modified as follows: a minimum of two on-site or off-site parking spaces are required, and the location shall be determined through the Minor Modification review process;
 - c. Buildings shall be set back from the sidewalk a distance compatible with the building setbacks in the immediate area; and
 - d. Sign and landscape standards shall be determined through the Minor Modification review process.
- (2) Limited to SIC Industry No. 5411 – Grocery Stores.
- (3) Only the sale of new or reconditioned automobile supplies is permitted.
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- (5) Adult use facilities shall be prohibited.
- (6) Limited to SIC Industry No. 5942 – Book Stores
- (7) Only as accessory to the Community Center.
- (8) Except for Gasoline Service Stations, no more than 10% of the gross floor area of any building within the Business Park shall be used for retail land uses. Retail uses within the Business Park shall be limited to land uses which support the daily needs of business park tenants and employees, and shall be dispersed throughout the Business Park area to avoid concentration of retail land uses therein. Standards for avoiding concentration of retail uses shall be included in the Northridge Design Manual and reviewed and approved by County staff pursuant to Section 2.4.6 of this permit.

~~Except for Gasoline Service Stations (SIC #554), no building in the Business Park shall be constructed solely for retail land uses. Business park retail uses shall neither be allowed within 400 feet of nor to place any signage on Novelty Hill Road.~~

Requests to allow other retail land uses in the Business Park which are not permitted in the Northridge Land Use table shall be reviewed through the administrative Minor Modification process.

Requests to exceed the 10% limit on gross floor area for retail land uses shall be reviewed through the Major Modification process.

- (9) Major Modification #44 (DPER file PMSC17-0004) - Development condition (8) does not apply to Redmond Ridge Business Park parcels BP-1a, BP-1b, BP-4, BP-5, and BP-6.

ATTACHMENT 3
UPD FCC PERMIT SECTION 2.4.4 REQUEST AND RECOMMENDATION

APPLICANT'S REQUEST

§ 2.4.4 Signs

Residential uses within Northridge shall comply with KCC 21A.20.080, residential zone signs. Signs for the retail uses shall comply with KCC 21A.20.095 for neighborhood business zone signs, and signs for business park uses shall comply with KCC 21A.20.100, community business and industrial zone signs; provided that, commercial signage along Novelty Hill Road within any required buffer shall not require the removal of existing trees located in the required buffer and shall be deemed off-premises and limited to one 16 square foot ~~directional~~ freestanding sign ~~each~~ for each ~~the~~ business park and one 50 square foot freestanding sign for each retail center. Signs within the community/utility development areas shall comply with KCC 21A.20.070, resource zone signs. The applicant shall comply with all other provisions of KCC 21A.20, Development Standards – Signs.

KING COUNTY DPER'S RECOMMENDATION

§ 2.4.4 Signs

Residential uses within Northridge shall comply with KCC 21A.20.080, residential zone signs. Signs for the retail uses shall comply with KCC 21A.20.095 for neighborhood business zone signs, and signs for business park uses shall comply with KCC 21A.20.100, community business and industrial zone signs; provided that, commercial signage along Novelty Hill Road within any required buffer shall not require the removal of existing trees located in the required buffer and shall be deemed off-premises and limited to one ~~16~~ 32 square foot ~~directional~~ freestanding sign located in entrance tracts ET-3 and ET-4 (Shown on Redmond Ridge Master Plat) ~~each~~ for the business park and one 48 square foot freestanding sign for the retail center in entrance tract ET-R (Shown on Redmond Ridge Retail Binding Site Plan). Signs within the community/utility development areas shall comply with KCC 21A.20.070, resource zone signs. The applicant shall comply with all other provisions of KCC 21A.20, Development Standards – Signs.