Redmond Citizen Academy – 2011 Series

April 28, 2011

Meeting 2 of 6: Development Services and Public Safety

Preliminary interests

- In advance of the evening's presentation, Citizen Academy participants suggested the following topics for discussion:
  - Redmond's plan for staffing Fire Station #17, located on NE 116th Street in the North Redmond neighborhood
  - The difference between citywide regulations and neighborhood-based regulations pertaining to single-family development and in the context of Redmond's updated Zoning Code
  - Status of the City's effort to remap flood hazard zones and work with FEMA

Development Services

- The following includes the question/answer portion of the Development Services discussion with Judd Black, Planning Manager of Development Services and David Almond, Public Works Manager of Development Services.
  - Description of Design Review Board and its volunteers: this is an ongoing board that meets twice monthly. It includes five professionals such as architects and landscape architects as well as two citizens. Positions are recruited publicly and notice can typically be found on the City's homepage (www.redmond.gov), the board's primary page (http://www.redmond.gov/Government/BoardsCommissions/DesignReviewBoard/), or by contacting the Mayor's office (mayor@redmond.gov or 425-556-2101)
    - From the Boards and Commissions webpage: "Members of Redmond's Boards and Commissions are volunteers assisting the City in an advisory role. Citizens interested in serving may pick up a Community Service Application at the Mayor's or City Clerk's office (425-556-2101 or 425-556-2190), or print this linked form."
  - Purposes of the 2009-2010 rewrite of Redmond's Zoning Code (previously the Community Development Guide) include streamlining and improving conciseness, enhancing usability and readability, and to address the code's format – not to modify Redmond's development standards. A Code Rewrite Commission dedicated more than one-year to advise staff regarding the update.
  - How does Redmond work with PSE concerning tree trimming, removal, and replacement? The City and PSE have a positive working relationship which includes a franchise agreement. While the organizations have different needs, the primary

purpose is to maintain uninterrupted power. PSE may trim and remove trees to ensure power service. When possible and site appropriate, the City and PSE may work with property owners to consider alternatives to tree removal and to coordinate tree replacement.

o   Affordable housing is located throughout the City, in all ten of Redmond's neighborhoods. Neighborhood plans help determine the techniques through which affordable housing may be incorporated. For example, several neighborhoods require that 10% of all new residential development of 10 or more dwelling units be affordable at 80% of the King County median income. The purchase or rental amount is determined by family size and may change annually according to fluctuations in countywide median income. Staff from Redmond and ARCH plan to present additional information to the Citizen Academy on May 5th.

o   Information regarding current projects may be found at http://www.redmond.gov/Government/MapsGISservices/StandardMaps/ (http://www.redmond.gov/common/pages/UserFile.aspx?fileId=24791) and citywide/neighborhood-based project status reports at http://www.redmond.gov/BusinessDevelopment/DeveloperServicesCenter/CurrentProjectStatus

o   A description and the process of Site Plan Entitlement may be found on page 732 of Redmond's Zoning Code: http://www.redmond.gov/common/pages/UserFile.aspx?fileId=43362 . This process is utilized for applications that are consistent with the underlying zoning such as request to construct a multi-family project in Redmond's Downtown.

o   The threshold for obtaining a building permit is based on the type of project and its location. For example, a commercial or multifamily structure that underwent review by the Design Review Board would need to obtain review and approval to change the exterior color. Improvements greater than 200 square feet and activities involving plumbing, electrical, and roofing also require building permits. To determine if an intended project or modification to a structure requires a building permit, contact the Planner-On-Call at PlannerOnCall@redmond.gov or 425-556-2494

o   A significant tree is any tree that is any healthy tree six inches in diameter at breast height (d.b.h.), or any tree four inches in diameter at breast height (d.b.h.) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant.

o   Redmond is underway in an effort to remap floodplains. Additional information regarding the City Comprehensive Flood Management Plan may be found at http://www.redmond.gov/Environment/StormwaterUtility/FloodHazardPlan/

o   Street frontage improvements are a requirement of new development. The updated threshold for single-family is a 100% increase in value or a 100% increase in floor area. The requirement includes both the installation of infrastructure when absent or an upgrade when the infrastructure no longer meets current code requirements. Typical improvements include sidewalk and bikelane and burying overhead utility lines. To

ensure feasibility of the requirement, the City compares the cost, nexus, and proportionality in addition to the intended land use. If not required by the private developer, the improvements may be incorporated into the City's programs such as the Sidewalk Improvement Program. In this manner, projects are prioritized throughout the City.

- o Community members wishing to connect to City sewer will need to manage the costs of the improvement. Where a sewer line is available, the property owner will be responsible for hook-up costs in addition to construction costs. If a line is not readily available, the property owner(s) must fund the creation of utility line in addition to their individual hook-up.
- o Commercial sidewalks are maintained by both the property owner and by the City. WA state code requires maintenance by the respective property owner. However, Redmond does work with the owner to assist with maintenance.
- o A property owner wishing to modify their driveway that also involves utility service will need to work with both the City and the utility provider. The owner would fund any subsequent work. To determine whether a driveway may be widened, contact the Planner-On-Call at PlannerOnCall@redmond.gov or 425-556-2494

Public Safety: Police, Fire, and Emergency Preparedness

- The following includes the question/answer portion of the Public Safety discussion with RPD Community Outreach Facilitator James Bove, Officer Corey Stevens, Fire Captain Robert Torrey, and CERT volunteer Janeen Olson.
  - o To help prepare for disaster, the following initial steps are recommended: 1) create a plan including a family plan and meeting place; 2) establish out-of-area contacts and notify family members and those who may tend to your children in your absence; and 3) build a 3-day kit that includes shelter, food, water, and elimination needs. A 5- to 10-day kit is best. In particular, consider a solution to travel to the prearranged meeting place on foot, over several days and what would be required.
  - o Volunteer positions with the Police department include the Community Policing Advisory Board; contact Lieutenant Charles Gorman at 425-556-2566.
  - o Crime rates in Redmond and throughout the nation have decreased. The City is preparing to provide on-line crime mapping that reflects activity on a 24-hour basis. Crime statistics are updated on an annual basis. Accidents related to cell phone texting are also decreasing.
  - o Complaints to the Police department may be made anonymously but it is most helpful to provide contact information so that officers may obtain additional information.
  - o Call 911 to report missing children. While a child is most often found playing nearby, it is recommended to contact 911 immediately.
  - o Redmond's Downtown Parking Program is operated through the City's Transportation Demand Management division and may be found at http://www.redmond.gov/BusinessDevelopment/DowntownParkingProgram/

- CERT training is offered seasonally with a 20-participant minimum. To register for the next opportunity, contact 425-556-2225 and refer to http://www.redmond.gov/PublicSafety/DisasterPreparedness/specializedtraining/ .
- Redmond currently maintains three red light cameras. During the first month of operation, only one accident occurred at the camera locations. The cameras will remain in pilot mode during 2011 and City Council will consider the program thereafter. Staff remains to be utilized throughout the City as before camera installation.
- To receive Redmond's Crime Alerts via e-mail, contact James Bove at 425-556-2545.
- Additional information regarding fire prevention standards and inspections can be found at http://www.redmond.gov/BusinessDevelopment/DeveloperServicesCenter/PermitsForms/FirePrevention/
- Out of date extinguishers may be donated to the CERT program, contact 425-556-2225.