

REDMOND RIDGE AND TRILOGY OFF-SITE ROAD MITIGATION PROJECT SUMMARY

PROJECT DESCRIPTION	PROJECT NUMBER	PROJECT TRIGGER	STATUS	SUBSTANTIAL COMPLETION
COMPLETED PROJECTS				
A1-1: Novelty Hill Road @ 214th Avenue NE and 218th Ave. NE , Turn lanes and sight distance enhancements.	L99R0021	1,200 vph(2-way) on Novelty Hill Rd between 208th NE and RR.	Completed	Fall 2002
A1-2: Novelty Hill Road @ 208th Avenue NE traffic signal and turn lanes.	L99RW338	125 Single Family DU constructed and occupied on UPD sites	Completed	Winter 2000
A1-3: Novelty Hill Road @ Redmond Road Turn lanes and sight distance enhancements.	L99R0022	125 Single Family DU constructed and occupied on UPD sites	Completed	Summer 2002
A1-4: Novelty Hill Road @ Avondale Road Modify signal and channelization.	N/A	125 Single Family DU constructed and occupied on UPD sites	Completed	prior to 1999
B: Novelty Hill Road (Blakely Ridge to West Snoqualmie Valley Road) Shoulder widening.	L00RW019	When 100 peak hour trips from UPDs combined impact roadway	Completed	Summer 2004
C: NE 133rd Street (Blakely Ridge to 218th Avenue NE) Minor widening, shoulder improvements, sight distance and turn lanes.	L00RW015	1,350 vph (eastbound only) on Novelty Hill Rd. east of 208th Ave. NE. North Back Door	Completed	Sumer 2003
D: 238th Avenue NE (Redmond Ridge to Union Hill Road) Widening, shoulder and landscaping improvements.	L00RW026	1,350 vph (eastbound only) on Novelty Hill Rd. east of 208th Ave. NE. South Back Door	Completed	Fall 2001
G: 208th Avenue NE @Union Hill Road Interim traffic signal	L99RW344	When 100 peak hour trips from UPDs combined impact intersection	Completed	Spring 2001
H2 : 238th Avenue NE @ Union Hill Road (South) Realign road, replace culvert, sight distance and shoulder widening.	L00RW026	Prior to Redmond Ridge Drive connecting to 238th Ave. NE South Back Door	Completed	Winter 2001
I: 238th/236th Avenue NE (SR 202 to Union Hill Road) Widen shoulders.	L00RW026	Peak traffic volumes on 236th Ave. NE reach 700 vph (2-way) South Back Door	Completed	Summer 2001
J1: NE 133rd Street (218th Avenue NE to Bear Creek Bridge) Interim shoulder, turn lanes, and sight distance.	L00RW018	When Trilogy connects to NE 133rd St. & 700 peak vph on NE 133rd St. North Back Door	Completed	Spring 2003
K: Novelty Hill Road Frontage @ Trilogy at Redmond Ridge Widening, turn lanes, bike path, sidewalks and signals. (Obligation for Trilogy at Redmond Ridge on	L9900229	Trilogy at Redmond Ridge plat	Completed	Fall 1999
L: Novelty Hill Road Frontage @ Redmond Ridge Widening, turn lanes, bike path, sidewalks and signals. (Obligation for Redmond Ridge only)	L98R0019	Redmond Ridge Masterplat	Completed	Summer 2002

REDMOND RIDGE AND TRILOGY OFF-SITE ROAD MITIGATION PROJECT SUMMARY

PROJECT DESCRIPTION	PROJECT NUMBER	PROJECT TRIGGER	STATUS	SUBSTANTIAL COMPLETION
OTHER JURISDICTION & KC CIP PROJECTS				
COMPLETED PROJECTS				
E: Novelty Hill Road at West Snoqualmie Road Traffic signal and turn lane	KC CIP 200301	When 100 peak hour tips from UPDs combined impact intersection	KC CIP Project Quadrant paid fair share 2005	Completed 2006
R2: Avondale Road @ 180th Avenue NE Signal.	N/A	Issuance of 1,125 du building permits for Trilogy UPD	COR project Quadrant paid fair share 2006	Installed
R3: Avondale Road @ Union Hill Road Northbound turn lane.	Redmond C14	Issuance of 100 du building permits for Trilogy UPD	COR project Quadrant paid fair share 2001	Completed 2008
R4: Union Hill Road (178th to 188th Avenue NE) Widen roadway to 5 lanes w/curb, gutter and sidewalk.	Redmond C11	100 single family du permits for Redmond Ridge along with completion of City of Redmond analysis and design	COR project Quadrant paid fair share 2004	Completed 2005
W1: WSDOT SR 202 @ 244th Avenue NE Signal and/or turn lanes.	WSDOT 120214T	When 100 peak hour tips from UPDs combined impact intersection	WSDOT Project Quadrant paid fair share 2000	Signal Installed Sept 2005
W2: WSDOT SR 203 @ NE 124th Roundabout	N/A	When 100 peak hour tips from UPDs combined impact intersection	WSDOT Project Quadrant paid fair share 2003	Installed 2004
PARTIALLY COMPLETED PROJECTS				Est Construction
F: West Snoqualmie Road at NE 124th Street Traffic signal and turn lanes	KC CIP 201101	When 100 peak hour tips from UPDs combined impact intersection	KC CIP Project Quadrant paid fair share 2005	Complete 2014+ Signal Installed Feb 2002
R1: Novelty Hill Road @ Avondale Road Widen roadway and intersection. (partial in 2005 by adjacent developer)	Redmond C26	King County CIP project 100992 contract	Quadrant to pay fair share -- guarantee bond #A99BN539	2010
PENDING MITIGATION PROJECTS				Est Construction
A2: Novelty Hill Road Additional lanes UPDs to Avondale This mitigation also applies to RRE	KC CIP 100992	When 1350 peak hour trips impact Novelty Hill Road east of 208th after North & South backdoors are open	KC CIP Project Quadrant obligation included in Transportation Mitigation Program payments	2010
H1: 238th Avenue NE @ Union Hill Road (North) Realign intersections and all way stop or possible traffic signal or modern roundabout	KC CIP 101101	South Back Door open	KC CIP Project Quadrant paid fair share 2003	Not Constructed No CIP funding for 2009-2014
J2: NE 133rd Street (218th Avenue NE to Bear Creek Bridge) Finalize roadway sight line improvements, shoulder widening, turn lanes, and non-motorized bridge at Bear Creek	KC CIP 100701	North Back Door open	KC CIP Project No Quadrant obligation since J1 is completed	Not Constructed CIP deleted

REDMOND RIDGE EAST OFF-SITE ROAD MITIGATION PROJECT SUMMARY

PROJECT DESCRIPTION	PROJECT NUMBER	Redmond Ridge East PROJECT TRIGGER	STATUS	Construction
COMPLETED MITIGATION PROJECTS				Substantial complete
M: Redmond Road at Novelty Hill Road [a.i] turn lanes and shoulder widening	L07RW012	Final Plat or Permits for 225 dwelling units	Completed	2008
N: Novelty Hill Road between 242nd Pl and 243rd Ave [a.ii] center turn lane and sight distance enhancement	L07RW015	Final Plat or Permits for 225 dwelling units	Completed	2008
T2: Trilogy Parkway north of Novelty Hill Road [c.iii] lengthen left turn lane pocket (south to east)	L07RW018	Final Plat or Permits for 600 dwelling units	Completed	2008
R5 - Avondale Rd traffic signal synchronization	Redmond S30	30 days after Council approval of UPD and Preliminary Plat	COR Project Quadrant paid fair share 2006 9/15/06 \$115,000	2008
R6a - NE 124th St and SR 202 intersection Design and Engineering	Redmond C41=101173	Award of design contract	COR Project Quadrant paid fair share \$500,000 5/6/08	2009
R7 - Alternate to NE 124th and SR 202 intersection Nearby Redmond transportation improvements related to the UPDs		City elects to not construct the NE 124th and SR 202 intersection improvements	COR Project-RITS V Signalization Quadrant paid \$100,000 5/6/08	2008
PENDING MITIGATION PROJECTS				Est Construction
C2: Cedar Park Crescent extension [b] construct Alt C-2 Roadway from RRE to Redmond Ridge Drive	L07SR061	Final Plat or Permits for 600 dwelling units	plans in review	2010-2011
S: Redmond Ridge Drive / Cedar Park Crescent traffic signal - <i>(modern roundabout is an approved alternative)</i> [c.i]	L07SR061	Final Plat or Permits for 600 dwelling units and traffic warrants	plans in review	2010
T1: Novelty Hill Road at 208th [c.ii] lengthen left turn lane pocket (west to south)		Final Plat or Permits for 600 dwelling units	Pending Novelty Hill Road CIP alternatives	
T3: Novelty Hill Road at Eastridge Drive [c.iv] 1 - add second eastbound lane east of intersection 2 - lengthen left turn lane pocket (west to south) [if not in KC CIP] 3 - mitigate westbound queues (option menu) or pay KC CIP equivalent	L07RW019	Final Plat or Permits for 600 dwelling units	plans in review	2010-2011
X: Do Not Block Intersection signs [c.v] a - Cedar Park Crescent at Market Place Drive [for north bound traffic] b - Novelty Hill Road at 224th Avenue [for west bound traffic]		Final Plat or Permits for 600 dwelling units		
R6b - NE 124th St and SR 202 intersection Construction	Redmond C41=101173	Award of construction contract	COR Project Quadrant to pay fair share	2010

REDMOND RIDGE EAST OFF-SITE ROAD MITIGATION PROJECT SUMMARY

PROJECT DESCRIPTION	PROJECT NUMBER	Redmond Ridge East PROJECT LIMIT	STATUS	EVENT COMPLETION
PHASING OF RRE WITH OFFSITE ROAD MITIGATION		cumulative (if in this order)		
PA: Council Approval of RRE Recording of Development Agreement		Permits for 100 dwelling units	Recorded 20061011001157	Oct 11, 2006
PB: NE 124 St and SR 202 Intersection (or alternate) a) payment R-A and R-B mitigation b) City award of contract R-C or R-D	Redmond C41	a) Permits for 225 dwelling units b) Construction of > 100 units	Award of contract for RITS V and payment of R6A & R7	May 1, 2008
PC: Env Assessment issued by FHWA for Novelty Hill Road Novelty Hill Road CIP 100992 - [EA Apr 2009 --> expect FONSI Fall 2009]		Permits for 325 dwelling units (adds 100 dwelling units)	Pending FONSI approval of Env Assessment	
PD: King County current CIP includes Construction Funds Novelty Hill Road CIP 100992	KC CIP 100992	Permits for 475 dwelling units (adds 150 dwelling units)	Construction funds in the 2009-2015 CIP	Nov 2008 budget approval
PE: King County Construction Contract Novelty Hill Road CIP 100992	KC CIP 100992	Permits for 600 dwelling units (adds 125 dwelling units)		
PF: King County Construction Contract plus 12 months Novelty Hill Road CIP 100992	KC CIP 100992	Permits for 800 dwelling units (all remaining dwelling units)		
C2: Substantial completion of NHR phase 1 construction Novelty Hill Road CIP 100992		Cedar Park Crescent extension (Alt C-2) open for public use		