

CODE

**CITY OF REDMOND  
ORDINANCE NO. 2858**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND ZONING CODE TO SUPPORT THE USE OF LOW-IMPACT DEVELOPMENT (LID) STORMWATER MANAGEMENT PRACTICES BY AMENDING: (1) RZC 21.08.180(F) RESIDENTIAL DEVELOPMENT AND ARCHITECTURAL, SITE, AND LANDSCAPE DESIGN REGULATIONS; (2) RZC 21.12.130 OVERLAKE LANDSCAPING; (3) RZC 21.17.010(E) ADEQUATE PUBLIC FACILITIES AND SERVICES REQUIRED; (4) RZC 21.32.060 ECOLOGICAL SCORE REQUIREMENTS TABLE; (5) RZC 21.32.070(A) AND (B) PARKING LOT LANDSCAPING STANDARDS AND TABLE 21.32.070 PARKING LOT INTERIOR LANDSCAPING; (6) RZC CHAPTER 21.67 GREEN BUILDING AND GREEN INFRASTRUCTURE INCENTIVE PROGRAM; AND (7) RZC 21.78 DEFINITIONS

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WHEREAS, the Western Washington Phase II Municipal Stormwater Permit (NPDES permit) requires the City of Redmond to revise the Redmond Zoning Code (RZC) to remove barriers to the use of Low-Impact Development (LID) stormwater management practices; and

WHEREAS, City of Redmond staff identified barriers to the use of LID within the RZC; and

WHEREAS, staff engaged the public through workshops and other means over a six-month period, and consulted with neighboring jurisdictions; and

WHEREAS the NPDES permit requires adoption of new code provisions intended to make LID the "preferred and commonly used approach to site development" by December 31, 2016.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. The amendments set forth in Exhibit 1 to this ordinance are of a general and permanent nature and shall become a part of the Redmond Zoning Code.

Section 2. Findings, Conclusion, and Analysis. In support of the recommended amendment to the Zoning Code, the City Council hereby adopts the findings, conclusions, and analysis contained in the Planning Commission Report (City File No. LAND-2016-00722, SEPA-2016-00723) dated June 29, 2016, including the related attachments and exhibits to that report excerpted as noted in Section 3 below.

Section 3. Findings and Conclusion for Portions of Downtown and Overlake Urban Centers. The City Council finds that a change in the City's approach to LID will alter the application of a proposed requirement within RZC 21.17.010 for parts of Downtown Redmond and the Overlake Neighborhoods; removing a requirement that development projects identify the potential location of LID-infiltration facilities early in their development review process. The City Council therefore concludes that the

City use the regulatory flexibility within the NPDES permit to maintain current stormwater management requirements in portions of Downtown and Overlake Neighborhoods, in order to: a) allow the City more time to research questions brought forward by stakeholders, and b) craft an approach to LID in urban centers that achieves the best balance of numerous City interests.

Section 4. Redmond Zoning Code Amended. The following portions of the Redmond Zoning Code are hereby amended as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance:

- RZC 21.08.180 Residential Development and Architectural, Site, and Landscape Design Regulations
- RZC 21.12.130 Overlake Landscaping
- RZC 21.17.010 Adequate Public Facilities and Services Required
- RZC 21.32.060 Ecological Score Criteria
- RZC 21.32.070 Parking Landscaping Standards
- RZC 21.67 Green Building and Green Infrastructure Incentive Program
- RZC 21.78 Definitions

Section 5.      Severability.      If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 6.      Effective Date.      This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the City's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 6th day of December,  
2016.

CITY OF REDMOND

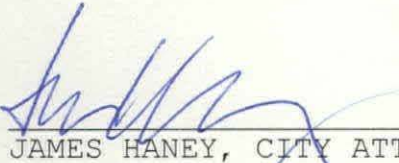
  
\_\_\_\_\_  
JOHN MARCHIONE, MAYOR

ATTEST:

  
\_\_\_\_\_  
MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	November 15, 2016
PASSED BY THE CITY COUNCIL:	December 6, 2016
SIGNED BY THE MAYOR:	December 9, 2016
PUBLISHED:	December 12, 2016
EFFECTIVE DATE:	December 17, 2016
ORDINANCE NO.:	2858

YES: ALLEN, BIRNEY, CARSON, MARGESON, MYERS, SHUTZ, STILIN

**EXHIBIT 1**  
**Proposed Amendments**  
**To the Redmond Zoning Code**

**21.08.180 Residential Development and Architectural, Site, and Landscape Design Regulations**

**21.08.180 F.2.a.viii.B**

B. Drainage swales shall be designed to minimize maintenance required by the City and adjacent property owners. The adjacent property owner is responsible for landscape maintenance, including irrigation of the swale as needed. The City will provide best management practices for swales so that property owners can conduct this landscaping maintenance. The City will provide maintenance to elements of the swale associated with the drainage and stormwater conveyance. The City will provide maintenance regarding the function of the drainage facility and a description of best management practices for swales for property owners.

**21.08.180 E.2.e.i-iii**

e. ~~Low Impact Development within North Redmond Wedge Subarea and Bear Creek Neighborhood. Sustainable and low impact development (LID) techniques shall be incorporated into new residential development within the Wedge Subarea and Bear Creek Neighborhood. Refer to RZC 21.67, *Green Building and Green Infrastructure Incentive Program*, for definitions and guidelines, with the exception of the additional density incentive. Additional density by way of the Green Building and Green Infrastructure Incentive Program shall not be allowed within the Wedge subarea.~~

i. ~~All of the following Green Building and Green Infrastructure techniques are required within the Wedge subarea; bioretention or infiltration (where feasible) and at least two other techniques are required in the Bear Creek neighborhood:~~

- ~~A. Site assessment;~~
- ~~B. Green Building Certification — Demonstrate ability to meet BuiltGreen 4-star/LEED Silver, Salmon Safe, or Evergreen Sustainable Development standard minimum;~~
- ~~C. Drought-tolerant landscaping;~~
- ~~D. Native vegetation retention — refer to points awarded for flexibility in meeting this requirement;~~
- ~~E. Native soil preservation;~~
- ~~F. Native soil restoration;~~
- ~~G. Impervious surface area reduction — refer to points awarded for flexibility in meeting this requirement;~~
- ~~H. Minimal excavation foundation — where feasible;~~
- ~~I. Bioretention or infiltration — where feasible.~~

ii. ~~The following incentives may be used within the Wedge subarea, in accordance with the Green Building and Green Infrastructure Incentive Program (GBP):~~

- A. Sustainable development award;
- B. Priority building permit processing;
- C. Online and print recognition;
- D. Lot size reduction of 15 percent, 25 percent or 30 percent;
- E. Clustered node; and
- F. Alternative road standard.

iii. All incentives described in the Green Building and Green Infrastructure Incentive Program (GBP) are available within the Bear Creek neighborhood.



## 21.12.130 Overlake Landscaping

- A. **General Requirement.** All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas, and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and applied toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in RZC 21.32, Landscaping, shall apply except to the extent that they conflict with landscaping practices appropriate to an urban center. In addition, supplemental landscaping requirements for Overlake Village are defined below.
- B. **Plantings Along Streets.** At a minimum, planting strips along streets shall include street trees per the City's standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. Tree planting pits on streets that include Furniture Zones per RZC 21.12.150, OV Street Cross Sections, shall be covered with cast-iron tree grates of a type that meets ADA requirements.
- C. **Open Space and Plazas.**
1. Plazas and common usable open spaces shall be landscaped to create visual interest by providing a variety of colors, heights, and forms of foliage; soften building edges; and reduce the impact of elements such as noise or wind.
  2. The quantity of trees, shrubs, and other plant materials shall be designed to meet the size and function of the plaza or open space.
- D. **Zone 5 Buffers.**
1. Properties in Zone 5 shall provide a landscape buffer at least 20 feet in width along street frontages where any portion of the street bordering the development site borders a residential zone within a neighboring jurisdiction.
  2. The buffers shall be planted with the following materials:
    - a. Minimum of one tree per 200 square feet of buffer area. No more than 40 percent of trees may be deciduous.
    - b. Evergreen shrubs, a minimum of five gallon in size. The area covered by the shrubs shall equal at least one-third of the buffer frontage.
    - c. Groundcover plantings to cover the ground within three years.
    - d. Plant materials shall be drought tolerant and at least 50 percent native species by area.
    - e. Trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.
  3. Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails, or ground level features such as patios. Other structures may not be placed in required buffers.
  4. Buffers may be counted towards required open space, required pervious surfaces, setbacks, and other requirements in the Use and Bulk Regulations that they meet.
  5. Buffers may include landscaped on site stormwater management BMPs such as bioretention or raingardens.



## 21.17.010 Adequate Public Facilities and Services Required

**E. Surface Water Management.** All new development shall be served by an adequate surface water management system complying with the policies of the Comprehensive Plan and meeting the requirements of RMC Chapter 15.24, Clearing, Grading, and Stormwater Management, and the Stormwater Technical Notebook. Such systems include facilities that first, reduce the volume of runoff from leaving developed sites by infiltrating stormwater. Most systems then also require flow control and treatment facilities to manage the remaining volume of stormwater runoff.

### **1. Areas for On-Site Stormwater Infiltration Facilities (Minimum**

**Requirement #5):** In accordance with RMC 15.24.080(5), the installation of on-site stormwater infiltration facilities is required where feasible for all sites Citywide. Early in the planning process, it is important to identify areas where this requirement may be met.

For planning purposes, during preliminary site design and prior to site land entitlement, development projects shall identify potential areas for on-site stormwater management infiltration as required by Minimum Requirement #5 in RMC 15.24.080 (5), and in accordance with standards found in the Stormwater Technical Notebook. Depending on site conditions and the type of facilities selected, the actual area required for infiltration facilities may be less or greater than these initial estimated areas.

During land use entitlement, the applicant may use site-specific hydrologic modeling to provide more specific information detailing how the site will meet Minimum Requirement #5 requirements. If not determined during land use entitlement, the actual areas required for on-site infiltration facilities shall be determined by modeling and engineering information provided during coordinated civil review.

Infiltration facilities may be co-located with building setbacks, landscaping areas, and open spaces. Structures that accommodate the infiltration of stormwater into the ground are allowed within infiltration areas. Infiltration facilities may be placed beneath impervious surfaces. Above- ground and below-ground structures that reduce the opportunity to infiltrate stormwater into the ground or prevent maintenance of infiltration facilities are prohibited within infiltration areas. Infiltration facilities may not be located within fish and wildlife habitat conservation areas, wetlands, geologically hazardous areas, or their buffers.

### **2. Areas for Stormwater Runoff Management Facilities (Minimum**

**Requirements #6 and #7):** Precipitation that does not infiltrate into the ground, flows overland and becomes stormwater runoff. In accordance with RMC 15.24.080(6) and RMC 15.24.080(7), stormwater runoff treatment and flow control is required in order to reduce erosion, flooding, and water quality impacts.

In addition to areas for on-site stormwater infiltration facilities, most development sites will require additional areas for the construction of runoff flow control and treatment facilities as described in the Stormwater Technical Notebook. Sites served by regional stormwater facilities (RMC 13.20) may meet these requirements by paying a fee in lieu of having to construct flow control and runoff treatment facilities.

**3. Stormwater Management Requirements within Specific Locations in Redmond:** The Stormwater Technical Notebook details information regarding the on-site stormwater infiltration, flow control, and treatment requirements that apply in specific areas of Redmond. This information should be consulted during preliminary site design.

## 21.32.060 Ecological Score Requirements

- A. The purpose of this section is to enhance the city's ecological functions by promoting water conservation, restoring and preserving habitat, increasing energy efficiency, and creating value through significant economic, social, and environmental benefit. This requirement is designed to increase the quality and canopy of planted areas within the city while promoting flexibility in design of landscaped areas.
- B. An applicant is required to comply with ecological score requirements below:
1. With the exception of the MDD3 and Northeast Design Districts, when a required landscaped area exceeds 500 square feet, an applicant shall achieve an ecological score of 20 or greater, based on the techniques listed in the table below, in any combination.
  2. In the MDD3 and Northeast Design Districts, an applicant shall achieve an ecological score of 30 or greater, based on the techniques listed in the table below, in any combination.
  3. Scoring of points is awarded on the basis of a technique's overall ecological benefit.
  4. Techniques listed with an "\*" can achieve an additional score of one point for every increase of 10%. For example, using a technique that requires 40% of trees to be preserved, an additional point shall be awarded as follows:
 

Technique: 40% Tree Preservation

Additional Point: 10% of 40 = 44% Tree Preservation
  5. Every landscape plan shall include a minimum of three different techniques to achieve the total score and any one technique cannot exceed a maximum score of 10 points.
  6. Techniques incorporating stormwater solutions shall comply with RMC Chapter 15.24, *Clearing, Grading, and Stormwater Management*.

**Table 21.32.060  
Ecological Score Requirements**

Technique	Points Awarded Downtown	Points Awarded Overlake Village	Points Awarded MDD3 and NDD	Points Awarded Other citywide zones
1. 25% of the plants installed are Northwest adaptive and 25% of the plants installed are native.*	5 points	5 points	5 points	5 points
2. 40% of existing significant trees includes landmark are retained.	3 points	3 points	7 points	7 points
3. Minimum of 25% of proposed trees are evergreens.	3 points	3 points	5 points	5 points

**Table 21.32.060  
Ecological Score Requirements**

4. Minimum of 25% of evergreen trees are greater than 10 feet high at installation.	3 points	3 points	5 points	5 points
5. Minimum of 25% of deciduous trees are 3-inch caliper or greater at installation.	3 points	3 points	5 points	5 points
6. 10% increase over the minimum number of required replacement trees, street trees, or parking lot trees.*	3 points	3 points	7 points	5 points
7. Vegetated walls (including trellis, green tower or similar features) that have a minimum area of 300 square feet. Additional points in increments of three shall be awarded for every 300 square feet of vegetated walls provided.	5 points	5 points	5 points	3 points
8. Proposed water features use recycled water.	3 points	3 points	3 points	3 points
9. Minimum of 25% of landscaped areas are designed with long-term irrigation from harvested rainwater (such as rain barrels).*	3 points	3 points	5 points	5 points
10. Minimum of 25% of landscaped areas are designed with landscaping that does not require irrigation after a three-year period.	3 points	3 points	3 points	3 points
11. Minimum of 50% of landscaped areas where native soils are preserved on-site.	4 points	4 points	7 points	7 points
12. Minimum of 50% of required planting areas in disturbed soils are amended.	3 points	3 points	3 points	3 points
13. 5% of common open space or 25 square feet per unit, is reserved as a food garden.*	5 points	5 points	7 points	3 points
14. Use of rain gardens, bioretention swales, engineered swales and/or engineered wetlands that treats 25% of pollution-generating impervious surfaces.	N/A	5 points	5 points	5 points
15. Use of rain gardens, bioretention swales, engineered swales and/or engineered wetlands for 25% of non-pollution-generating impervious surfaces.*	5 points	5 points	5 points	5 points
16. Repealed.				
17. Use of permeable paving for 25% of non-pollution-generating paved areas within a site.*	5 points	5 points	5 points	5 points
18. Green roofs that provide 10% of roof coverage.*	5 points	5 points	7 points	5 points
19. Landscape roofs that provide 10% of roof coverage.*	2 points	2 points	5 points	2 points
20. Installed trees that will attain an average 30-foot-spread canopy in 10 years within parking lots.	5 points	5 points	7 points	3 points
21. 10% of roof coverage dedicated to solar panel installation.*	5 points	5 points	5 points	5 points

*Note: any necessary remembering of the preceding code will occur upon its acceptance.*

## 21.32.070 Parking Lot Landscaping Standards

- A. **Scope.** Parking Lot landscaping standards apply to all vehicle use areas such as parking lots, including driveways, and service areas. Landscaping shall be provided for both the interior and perimeter landscape areas and may be used to meet site area and linkage system landscape requirements. The placement of rain gardens or bioretention may be used to help satisfy these landscaping requirements.
- B. **General Requirements.**
1. Parking lots with less than 20 spaces shall not be required to provide any interior landscaping with the exception of Neighborhood Commercial zones. All Neighborhood Commercial uses shall provide parking lot landscaping in accordance with this section and with the Parking Lot Landscaping Table 21.32.070, for 20-150 spaces, when providing any amount of parking less than 20 spaces. (Ord. 2614)
  2. Landscaping islands shall be placed at the end of every parking row with a maximum spacing of one (1) island for every 10 parking spaces. Islands shall be a minimum of 64 square feet measured from the edge of the landscaping. The placement of rain gardens and bioretention within these islands must meet the the performance, design and location requirements detailed in the Stormwater Technical Notebook, and minimum dimensions and plant spacing detailed in Table 21.32.070.
  3. Trees shall be planted within interior landscape areas at a minimum of one tree per four parking stalls and shall be evenly spaced (see illustration below). When combined with rain gardens or bioretention, spacing shall be as detailed in Table 21.32.070.
  4. Permanent curbs or structural barriers/dividers shall enclose planting areas; however, gaps or breaks in the barriers are acceptable at locations where surface water conveyance is desired. When gaps or breaks in the barrier occur, they shall be spaced no less than 6 feet on center.
  5. Trees may be planted no closer than four feet from pavement edges where vehicles overhang planted areas.
  6. Wheelstops and/or curbs shall be installed to prevent vehicles from overhanging landscaping islands.
  7. Narrow parking lot islands or peninsulas and planting strips should not be planted in grass because of potential problems with maintenance. Location of larger parking spaces adjacent to islands is suggested to reduce damage to plant materials.
  8. Parking lot perimeter landscaping shall be measured from the property line.

**Table 21.32.070  
Parking Lot Interior Landscaping Table**

Interior Landscaping		
	20-150 spaces	151+ spaces
Landscaping required	5 percent	7 percent
Maximum contiguous landscape area	500 square feet	1,500 square feet
Perimeter Landscaping		
	Minimum width of planter strip from property line	
	Street Frontage	Interior Lot Line
Parking spaces:		
0—100	5 feet	5 feet
100—499	10 feet	5 feet
500—1,000	15 feet (10 feet)*	10 feet
1,000+	20 feet (10 feet)*	10 feet
* Planter width may be reduced with provision of three-foot-high fence or hedge between parking lot and street side planter, subject to review and approval by the Design Review Board.		

**Table 21.32.070  
Parking Lot Interior Landscaping Table**

Interior Landscaping		
	20-150 spaces	151+ spaces
Landscaping required	5 percent	7 percent
Maximum contiguous landscape area	500 square feet	1,500 square feet
Perimeter Landscaping		
	Minimum width of planter strip from property line	
	Street Frontage	Interior Lot Line
Parking spaces		
0 – 100	5 feet	5 feet
100 – 499	10 feet	5 feet
500 – 1,000	15 feet (10 feet)**	10 feet
1,000+	20 feet (10 feet)**	10 feet
Landscaping Co-located with Rain Gardens or Bioretention (Interior or Perimeter)		
Minimum width in all directions	12 feet	12 feet
Maximum Tree Spacing	40 feet on center	40 feet on center
Minimum Size of Mature Canopy (Deciduous Species)	30 feet	35 feet
Minimum Quantity of Conifers (% of total trees)	NA	30%
** If a rain garden or bioretention facility is not co-located within the planter, the planter width may be reduced with provision of three-foot-high fence or hedge between parking lot and street side planter, subject to review and approval by the Design Review Board.		

## **21.67 Green Building and Green Infrastructure Incentive Program**

### **RZC 21.67 GREEN BUILDING AND GREEN INFRASTRUCTURE INCENTIVE PROGRAM**

#### **21.67.010 Purpose**

A. ~~The purposes of the Green Building and Green Infrastructure Incentive Program (GBP) provisions are to:~~

1. Provide incentives to implement green building ~~and green infrastructure~~ development techniques in all types of development within the City;
2. Reduce the carbon footprint of existing and proposed developments by promoting energy efficient design and construction methods;
3. Reduce the negative impact of development on the natural environment by reducing impacts through green development techniques and mitigating environmental impacts;
4. Reduce development costs related to construction and the provision of utilities; and
5. ~~Manage stormwater in a way that mimics natural stormwater management.~~

#### **21.67.020 Applicability**

A. The provisions of this chapter specific to residential incentives and bonuses may be applied to residential developments in the Neighborhood Commercial (NC-1 and NC-2) zones and all residential (R) zones, including new single-family and multifamily developments, applied in conjunction with the requisite land use permit, such as subdivision, binding site plan, or site plan entitlement.

B. This chapter does not eliminate the requirement to obtain a conditional use permit if required, unless specifically noted in this chapter.

C. The provisions of this chapter specific to nonresidential incentives and bonuses can be applied to developments in all Downtown Zones, OV1-5, RR, GC, OBAT, BP, MP, and I zones. They may apply to new construction and additions to nonresidential and mixed-use buildings, in conjunction with the requisite required land use entitlement permit, such as a master planned development, conditional use permit, binding site plan, boundary line adjustment, or site plan entitlement.

D. Not all incentives established in this chapter apply to all types of land development.

#### **21.67.030 Required Elements**

##### **A. Site Review.**

~~1. As part of the pre-application conference or other initial land use permit application meeting with the City, the applicant shall submit specific elements required as part of this program in accordance with the applicable submittal checklist, and include a brief report outlining how~~

the site's features lend themselves to the application of green infrastructure (i.e., low impact development) techniques.

**B. All proposals incorporating native soil preservation or restoration, permeable materials, minimal excavation foundations, or bioretention (described below in RZC 21.67.050, *Techniques Explained*) shall require a Site Assessment for LID consistent with the requirements of the Redmond Stormwater Technical Notebook.** The Site Assessment for LID is optional for proposals submitted under this chapter that do not incorporate the techniques listed above.

**C. Operations and Maintenance.** As a condition of approval, the City shall require a maintenance agreement to be prepared and distributed to property owner(s) for projects employing on-site stormwater management facilities that will be privately maintained. The maintenance agreement shall conform to the requirements of the Redmond Stormwater Technical Notebook, Chapter 2, Section 2.5.10, or its successor. The agreement shall legally bind current and future property owners to maintain the stormwater facilities in perpetuity. Notice of the agreement shall be provided on the face of the plat, short plat, binding site plan, or boundary line adjustment, if applicable.

**D. Notice.** As a condition of approval, the following notice shall be recorded against properties, excluding commonly owned tracts, on which privately maintained stormwater management facilities will be located: "This property contains a stormwater management facility, such as a green roof or rain garden, that the owner of this property is required to maintain. Stormwater management facilities help collect, treat, and discharge or infiltrate rainwater. These facilities protect public health and safety, and protect the health of the natural environment. For more information about the facilities located on your property, refer to the stormwater facility maintenance agreement provided by the developer of this property, a copy of which is on file with the City of Redmond."

## 21.67.040 Techniques and Incentives for Development

Techniques and Incentives Tables. The tables below summarize the sustainable development techniques for which points are awarded and the incentives toward which points may be used based on the type of development proposed. Sections RZC 21.67.050, *Techniques Explained*, and RZC 21.67.060, *Incentives Explained*, explain the techniques and incentives. Definitions and descriptions of on-site natural stormwater management techniques within Table 21.67.040A can be found in the most recently adopted edition of the Redmond Stormwater Technical Notebook or its successor document.

### A. Green Building and Green Infrastructure Incentive Program Techniques

Table 21.67.040A		
Green Building	Incentive Program Techniques	
Technique	Points Awarded - Residential Development	Points Awarded - Nonresidential Development
1. Site assessment	2 (when optional)	2 (when optional)
■ Assessments plus identification of amenities	1 additional	1 additional
2. Green Building Certification		



▪ Demonstrate ability to meet BuiltGreen 4-star/LEED silver	2	N/A
▪ Demonstrate ability to meet BuiltGreen 5-star/LEED gold	3	N/A
3. Drought-tolerant landscaping	1	1
4. Native vegetation retention		
▪ 20 percent	1	1
▪ 30 percent	2	2
▪ 50 percent	3	3
5. Impervious surface area reduction		
▪ 10 percent	1	1
▪ 20 percent	2	2
6. Permeable materials		
▪ 50 percent	1	1
▪ 100 percent	2	2
5.7. Green Roofs		
▪ First 10,000 square feet of green roof area proposed under this program	1 point per 1,000 square feet of green roof area	1 point per 1,000 square feet of green roof area
▪ Next 20,000 square feet of green roof area proposed under this program	1 point per 2,000 square feet of green roof area	1 point per 2,000 square feet of green roof area
▪ 25 percent of roof area	1	1
▪ 50 percent of roof area	2	2
6.8. Roof rainwater collection	1	1
7.9. Minimal excavation foundation		
▪ First 10 structures constructed under this program using this technique	1 point per structure	1 point per structure
▪ Next 20 structures constructed under this program using this technique	1 point per two structures	1 point per two structures
▪ Thereafter, developments using this technique for all structures	3	3
10. Bioretention or infiltration		
▪ 50 percent detained or infiltrated	1	1
▪ 75 percent detained or infiltrated	2	2
▪ 100 percent detained or infiltrated	3	3
8.44. Water Sense Program	2	N/A
9.42. Alternative forms of energy that power 50 percent of the	3	3
10.43. Two Electric Vehicle Charging Stations located on-site or 5	N/A	1
11.44. Demonstrate ability to meet Salmon Safe Certification Program or equivalent in alternative certification program	3	3
12.45. Demonstrate ability to meet LEED silver standards or equivalent	N/A	3
13.46. Demonstrate ability to meet LEED Gold standards or equivalent	N/A	5
14.47. Demonstrate ability to meet LEED Platinum standards or	N/A	7
15.48. Demonstrate ability to meet Evergreen Sustainable Development Standard or equivalent in alternative certification program	4	N/A

## B. Green Building and Green Infrastructure Incentive Program Incentives

Table 21.67.040A Green Building and Green Infrastructure Incentive Program Techniques		
Incentive	Points Required – Residential Development	Points Required – Nonresidential Development
1. Sustainable development award	0	0
2. Priority building permit processing	0	0
3. Online and print recognition	2	2
4. Unit type flexibility		
▪ Duplex	3	N/A
▪ Triplex	4	N/A
▪ Fourplex	5	N/A
5. Lot size reduction		
▪ 15 percent	2	N/A
▪ 25 percent	3	N/A
▪ 30 percent	4	N/A
6. Density bonus		
▪ 5 percent	3	N/A
▪ 10 percent	5	N/A
7. Clustered node	4	N/A
8. Alternative road standard	2	N/A
9. FAR Bonus*	5	5
10. Building Setback Flexibility*	N/A	3
11. Height Bonus*	N/A	4

**TABLE NOTES:** Where permitted in the underlying zone and shall be permitted without the purchase of TDR's (see RZC 21.67.050, *Techniques Explained*)

### 21.67.050 Techniques Explained

Many of the techniques below are described in more detail in the most recent edition of the Redmond Stormwater Technical Notebook. These techniques, as explained, apply to both residential and nonresidential developments, provided they are an identified option in their respective tables above in RZC 21.67.040.A, *Green Building and Green Infrastructure Incentive Program Techniques*.

Within the Wedge subarea only the following incentives may be used:

A. Sustainable development award;

B. Priority building permit processing;

C. Online and print recognition;

D. Lot size reduction of 15 percent, 25 percent or 30 percent;

E. Clustered node; and

F. Alternative road standard.

**A. Site Assessment.** (Three points possible)

1. In addition to the required site review described in RZC 21.67.030.A, *Site Review*, no later than the time of land use permit application, the applicant shall prepare a Site Assessment for LID consistent with the requirements of the Redmond Stormwater Technical Notebook. The Site Assessment for LID is required when certain natural stormwater management techniques are used (see RZC 21.67.030.B). When the technique is optional, it shall be worth two points.

2. No later than the time of land use permit application, the applicant shall describe in written and graphic form how some or all of the elements identified in subsection A.1 of this section will be used as amenities for future residents or occupants. This shall, at a minimum, include identification of open space tracts, nonmotorized trail corridors, or both, that would not ordinarily be required. (One point)

**B. Residential Green Building Certification.** Use the table below to determine the appropriate type of green building certification for the proposed development. Applicants may certify using BuiltGreen, LEED, or another program determined by the Technical Committee to have similar standards.

**C. Drought-Tolerant Landscaping.** (One point)

1. All required street and open space tract landscaping areas shall be landscaped with drought tolerant, noninvasive vegetation appropriate for site conditions, including but not limited to levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing or future dwellings. Recreation areas, such as for pickup games and picnicking, and private yard areas, except as noted in subsection C.2 below in this section, are specifically exempt from this requirement. In those areas, the use of noninvasive, drought-tolerant landscaping is encouraged. Applicants shall choose from the Drought-Tolerant Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator.

2. A minimum of 51 percent of the planted area shall be native and appropriate for site conditions, including but not limited to, levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing future dwellings. For residential projects, this option shall refer to 51 percent of the planted area in the front yard of each lot. For nonresidential projects, this option shall refer to 51 percent of the planting area anywhere on the site. Plantings shall include a mix of trees or shrubs and living ground cover. Applicants shall choose from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. Native plantings shall be identified on landscaping plans.

**D. Native Vegetation Retention.** For residential development, 20 percent (one point), 30 percent (two points), or 50 percent (three points) of the native vegetation area shall be retained in native vegetation and set aside in Native Growth Protection Areas. For nonresidential development, 10 percent (one point), 20 percent (two points), or 30 percent (three points) of

the native vegetation area shall be retained and set aside in Native Growth Protection Areas.

1. For calculation purposes, total native vegetation area shall include the following, in order from highest priority to lowest priority:

- a. Critical areas and associated buffers;
- b. Forested stands of native trees, including a five-foot buffer from the exterior drip line;
- c. Contiguous areas of native vegetation;
- d. Other native trees, including a five-foot buffer from the drip line; and
- e. Noncontiguous areas of native vegetation.

2. Once calculated, native vegetation shall be preserved in the following ways, in order from highest priority to lowest priority:

- a. In critical areas tracts, when critical areas are being preserved;
- b. In Native Growth Protection Areas;
- c. As common open space; and
- d. For residential projects, on individual lots in areas no less than 100 square feet, where no dimension is less than 10 feet, and where the native vegetation is delineated with a split rail fence.

3. When a lower priority area is proposed for retention instead of a higher priority area, the applicant shall:

- a. Provide a written explanation of why the higher priority area is not proposed to be retained; and
- b. Enhance the lower priority vegetation according to a native revegetation plan.

4. When native vegetation is proposed to be preserved in a lower priority manner before a higher priority manner, the applicant shall provide a written explanation of why the higher priority method of preservation is not proposed; the applicant shall demonstrate that the proposed preservation scheme meets the objectives of this chapter at least as well as the scheme described in subsection D.3 of this section.

5. When required, a native revegetation plan shall conform to the following:

- a. Plants shall be selected by a qualified professional based upon site suitability and shall include a multilayered canopy at maturity of large trees (covering 50 percent of the plan area), small trees, and shrubs unless the professional determines in written form that the revegetation area is not suitable for such a mix;
- b. In Native Growth Protection Areas larger than 0.5 acres, the ratio of evergreens to deciduous trees shall be 2:1; and
- c. Plantings shall be native to western Washington and suitable for the site and for suburban residential areas. Species shall be selected from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or from the guide, Plants of the Pacific Northwest Coast: Washington, Oregon or British Columbia and Alaska, or as approved by the Administrator. Trees shall measure at least two-and-one-half inches in caliper (deciduous) or six feet in height (evergreen) at time of planting.

6. In the North Redmond neighborhood, native vegetation retention at the 50 percent level is required to use the 10 percent density bonus.

**E. Impervious Surface Area Reduction.** Maximum impervious surface area created through a development proposal pursuant to the requirements set forth in the zone use chart for the zone in which the property is located (RZC 21.08.020 through 21.08.140), shall be reduced by either at least 10 percentage points (one point) or at least 20 percentage points (two points) of the total site area (e.g., maximum impervious surface in the R-4 zone would be reduced from 60 percent to 50 percent for one point or 40 percent for two points). Impervious surface area may be calculated on a development-wide basis to provide lot-by-lot flexibility, per RZC 21.08.170.L.2.b.

**F. Permeable Materials Used to Reduce Effective Impervious Surface Area.**

1. Permeable materials shall be used for 50 percent (one point) or 100 percent (two points) of proposed impervious surfaces, including but not limited to patios, walkways, sport courts, and sidewalk areas, subject to the provisions in subsections F.2, F.3, and F.4 of this section.

2. Permeable materials may be used on all soil types where information has been generated by a certified professional (e.g., a geotechnical engineer) and approved by the Public Works Director, demonstrating that the pervious material will function as designed.

3. Permeable materials are allowed to replace pollution-generating impervious surfaces only in Wellhead Protection Zones 3 and 4, in accordance with the Redmond Stormwater Technical Notebook. Permeable materials may only replace nonpollution-generating impervious surfaces in Wellhead Protection Zones 1 and 2, in accordance with the Redmond Stormwater Technical Notebook.

4. Permeable materials shall be considered a stormwater facility and so must be included in the required maintenance agreement.

5. In instances where the City prohibits permeable materials in the right-of-way, impervious surfaces within the right-of-way shall not count against the applicant when calculating the number of points earned through this subsection.

**G. Green Roofs.**

1. Green roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook.

2. Compliance with this stormwater management technique shall require review and approval by the Building Official.

3. The first 10,000 square feet of green roof area proposed under this chapter shall earn one point per 1,000 square feet; the next 20,000 square feet of green roof area shall earn one point per 2,000 square feet; thereafter, applicants shall earn one point when designed for 25 percent of total project roof area and two points when designed for at least 50 percent of total project roof area.

**H. Roof Rainwater Collection. (One point)**

1. Rainwater from all roofs shall be collected for nonpotable water purposes (i.e., rainwater harvesting). Construction, design, and maintenance specifications for rainwater collection shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.

2. This technique is only allowed when consistent with state law.

**I. Minimal Excavation Foundation.**

1. Construction, design, and maintenance specifications of minimal excavation foundations shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.

2. The first 10 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per structure; the next 20 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per two structures; thereafter, developments incorporating minimal excavation foundations for all structures within a proposed development shall earn three points.

**J. Bio-retention or Infiltration.**

1. Where soils permit infiltration, infiltration elements shall infiltrate at least 50 percent (one point), 75 percent (two points) or 100 percent (three points) of the 50-year storm.

2. Where soils do not permit infiltration, bioretention elements, such as rain gardens and bioretention swales, shall detain at least 50 percent (one point), 75 percent (two points), or 100 percent (three points) of the six-month storm.

**K. Water Sense Program. (Two points)**

1. Single-family residential developments that comply with the EPA Water Sense Program shall be awarded two points.

2. Points may be awarded for subsections RZC 21.67.050.D and 21.67.050.E or this subsection, but not both.

**L. Alternative Energy. (Three points)** Buildings or residences shall be designed with alternative energy systems that provide the building or residence with 50 percent of its energy needs through forms, such as solar energy, wind energy, geothermal, biomass, or other forms of alternative energy sources.

**M. Electric Vehicle Charging Station/Parking Reduction. (One point)** One point can be earned either by installing two electric vehicle charging stations on-site or by providing reserved parking for electric vehicles, hybrids, or plug-in electric vehicles for five percent of the total required vehicle parking on-site.

**N. Salmon Safe Program.** For residential and nonresidential developments, demonstrate ability to meet Salmon Safe Program standards or equivalent in alternative certification program project compliance.

**O. LEED Silver. (Three points)** For nonresidential developments, demonstrate ability to meet LEED Silver standards or equivalent in alternative certification program project compliance.

**P. LEED Gold. (Five points)** For nonresidential developments, demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program project compliance.

**Q. LEED Platinum. (Seven points)** For nonresidential developments, demonstrate ability to meet

LEED Platinum standards or equivalent in alternative certification program project compliance.

**R. Evergreen Sustainable Development Standard.** (Four points) For residential developments, demonstrate ability to meet Evergreen Sustainable Development standards or equivalent in alternative certification program project compliance.

### **21.67.060 Incentives Explained**

These incentives, as explained, apply to both residential and nonresidential developments unless otherwise specified below, or identified in the program incentive table above in RZC 21.67.040.B, *Green Building and Green Infrastructure Incentive Program Incentives*.

**A. Sustainable Development Award.** The City shall develop and maintain a Sustainable Development Award to be awarded annually to no more than one residential project and one nonresidential project that best implements the provisions of this chapter. The City reserves the right not to grant an award in a given year. (Zero points)

**B. Priority Building Permit Processing.** Building permit applications for projects that seek BuiltGreen 4-star or LEED Silver certification or higher shall be eligible for the City's Green Expedited Permitting Program or its successor. (Zero points)

**C. Online and Print Recognition.** The applicant may request that the City publish a "Featured Sustainable Development" article in a City newsletter and on the City website, and that the City publish a press release publicizing the sustainable development techniques used in the project. (Two points)

**D. Unit Type Flexibility for Residential Development.** (Three points for incorporating duplexes; four points for duplexes and/or triplexes; five points for duplexes, triplexes, and/or fourplexes.)

1. Two-unit, three-unit, and four-unit attached dwellings may be included in proposed subdivisions as permitted uses.
2. Such structures shall comply with RZC 21.08.260, Attached Dwelling Units, except that such structures shall not be required to access directly to an arterial.
3. In no case shall the allowed density be exceeded unless allowed by neighborhood regulations, nor shall neighborhood or subarea requirements for attached dwelling unit permitting or separation be superseded.
4. When average minimum lot size is reduced through this chapter, the reduced average minimum lot size shall serve as the baseline for calculating the required minimum lot size for lots with attached dwelling units.

**E. Lot Size Reduction for Residential Development.** In residential zones where minimum average lot sizes apply, the minimum average lot size may be reduced up to 30 percent, depending on the number of points used, according to the table in RZC 21.67.040.B and subsection RZC 21.67.040.D of this section. The proposed average lot size of all lots included in a development shall define all other site requirements (as shown in zone use chart for the residential zone in which the property is located, RZC 21.08.020 through 21.08.140, with the

exception of provisions relating to allowed density, which shall remain with the underlying zone, and of provisions otherwise modified by this chapter). For example, a subdivision with an R-4 zone with an average lot size of 4,900 square feet would be subject to the site requirements, with the noted exceptions, of an R-5 zone since that is the nearest zone to which the average lot size would apply. (Two points for 15 percent lot size reduction; three points for 25 percent; four points for 30 percent.)

**F. Density Bonus for Residential Development.** Eligible developments shall be permitted a five percent or 10 percent density bonus, provided that the overall impervious surface of the development is not increased over what is allowed by this chapter. Use of cottages, size-limited dwellings, attached structures, and carriage units is encouraged to achieve the bonus. (Three points for up to five percent density bonus; five points for up to ten percent.)

**G. FAR Bonus for Nonresidential Development and Residential Development in the Neighborhood Commercial (NC) Zone.** Eligible developments shall be granted a floor area bonus where permitted by the underlying zone without the purchase of Transfer of Development Rights (TDRs). (Five points)

**H. Height Bonus for Nonresidential Development.** Eligible developments shall be granted a height bonus where permitted by the underlying zone without the purchase of TDRs. (Four points)

**I. Building Setback Flexibility for Nonresidential Development.** Developments proposed in the RR, CG, BP, MP, and I zones shall be allowed to reduce setbacks by 50 percent, unless they are located adjacent to a residential zone, in which case they shall be allowed to reduce setbacks by 25 percent. The setback flexibility shall not apply to developments located along Willows Road, north of NE 95th Street, which requires a 100-foot setback, as provided for in RZC 21.14.030.C, *Business Park*. Setback reductions shall be required to comply with the International Building Code, Fire Resistive Rating based on separation distance. (Three points)

**J. Clustered Node for Residential Developments.** Applicants may propose clusters of up to three residential structures containing no more than five dwelling units. Clusters may include two-unit attached dwelling units or three-unit attached dwelling units, but not four-unit attached dwelling units.

1. Structures within nodes shall be subject to a six-foot building separation requirement or the minimum separation required by the Building Code, whichever is greater. Citywide and neighborhood-specific building separation and setback requirements apply to the perimeter of the clustered node.

2. Minimum lot size, minimum lot width circle, and minimum lot frontage requirements do not apply within the node. Minimum lot sizes for lots within the node do count toward the minimum average lot size calculation. Points for reducing lot sizes are not required to propose a clustered node.

3. A clustered node must be separated from another clustered node on all sides by a single family detached home, or lot or tract meeting size requirements for such, a street, or the height of the tallest structure within the clustered node, whichever is greatest.

4. Dwelling units within clustered nodes shall share vehicular access.



5. Applicants are encouraged to use techniques, such as zero lot line, yard use easements, and other creative structure arrangement techniques, to provide functional private open space.

6. Density bonus points are required when clustered nodes result in project densities that are in excess of the underlying maximum zone density. (Four points)

**K. Alternative Road Standard for Residential Developments.** Applicants may propose local access streets that are consistent with the Green Infrastructure Street preliminary drawing, which is available from the Development Services Center. When this street is proposed, at least one on-street parking space shall be provided per dwelling unit proposed. The applicant may propose a lower standard if he/she submits a parking study demonstrating that a lower standard would adequately serve the development and not adversely impact the safety of residents or occupants in or near the development. (Two points)

### **21.67.070 Neighborhood and Supplemental Requirements**

A. Nothing in this chapter shall supersede neighborhood-specific regulations or neighborhood plan policies and objectives, except where specifically noted.

B. Single-family developments proposed through this chapter must meet the regulations specified in RZC 21.08.180, *Residential Development and Architectural, Site, and Landscape Design Regulations*.

*Note: any necessary renumbering of the preceding code will occur upon its acceptance.*

## 21.78 Definitions

### Revised Definitions:

**Impervious Surface**--Any material or ground treatment that prevents or substantially reduces absorption of stormwater into the ground (i.e., concrete, asphalt, sidewalks, buildings, etc.). A non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling.

### Added Definitions:

**Bioretention**-- Engineered facilities that treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the Stormwater Management Manual for Western Washington (SWMMWW), Chapter 7 of Volume V for Bioretention BMP types and design specifications.

**Rain garden**--A non-engineered shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile

**Stormwater Technical Notebook**--describes the requirements for new development and redevelopment projects within the City of Redmond. Land developers and development engineers use the Notebook to help design site plans and determine stormwater infrastructure.