

**TECHNICAL COMMITTEE REPORT
TO THE HEARING EXAMINER**

Project Name: Penny Lane II

Location: 7960, 7970, and 7980 170th Ave NE

Project File Number: Site Plan Entitlement LAND-2019-00399;
Subdivision LAND-2019-00400;
PR-2017-00571

Project Description: This project will construct 14 townhome units within a single building on 0.56 acres within the EH zone.

File Numbers: LAND-2019-00399– Site Plan Entitlement (Type II)
LAND-2019-00400 – Subdivision (Type III)
SEPA-2020-00206 – SEPA Threshold Determination
PR-2017-00571

Applicant: Randy Barnett
Ichijo USA Co., LTD
1406 140th PL NE, Suite 104
Bellevue, WA 98007

Planner: Elise Keim, Associate Planner

Decisions Included: LAND-2019-00399 – Site Plan Entitlement Type II (RZC 21.76); LAND-2019-00400 – Subdivision Type III (RZC 21.76)

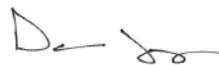
Recommendation: **Approval with Conditions**

Public Hearing Date: May 20, 2020

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).



CAROL HELLAND, Director
Planning and Community Development
Department



DAVID JUAREZ, Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond Technical Committee is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, the Technical Committee provides responses, conclusions, and recommendations (in the form of this report) to the Hearing Examiner. The Hearing Examiner will conduct a public hearing to review the Technical Committee’s analysis and recommendations on the Site Plan Entitlement (LAND-2019-00399) and Subdivision (LAND-2019-00400) and receive public testimony regarding the proposal. Based upon the Technical Committee’s recommendations and testimony received at the public hearing, the Hearing Examiner will approve, approve with conditions, or deny the Site Plan Entitlement (LAND-2019-00399) and Subdivision (LAND-2019-00400). While a Site Plan Entitlement is ordinarily a Type II permit, its being reviewed by the Hearing Examiner as a Type III, as it has been consolidated with the Subdivision Permit.

RZC 21.76.050I(2): Where two or more land use applications for a given development are submitted for consolidated review, the review shall be conducted using the highest numbered process type applicable to any of the land use applications, provided that each land use application shall only be subject to the relevant decision criteria applicable to that particular development application. When the consolidated process established by this section is used, the City shall issue single, consolidated notices, staff reports, and decision documents encompassing all of the land use application under review per RZC 21.76.050.I.3. The applications shall be consolidated in a single, consolidated open record public hearing and shall be subject to no more than one consolidated closed record appeal.

Key Dates

Application/Completeness Date: 1/15/2020
Notice of Application Date: 1/29/2020
DRB Approval Date: 2/20/2020
Neighborhood Meeting Date: 2/24/2020
Date SEPA Determination Issued: 2/28/2020
SEPA Appeal Deadline: 3/13/2020
Public Hearing Date: 5/20/2020

Report Attachments

Attachment A:	Application
Attachment B:	Plan Set
Attachment C:	Design Review Board (DRB) Materials
Attachment D:	Notice of Application
Attachment E:	Written Public Comments
Attachment F:	Notice of Neighborhood Meeting
Attachment G:	Neighborhood Meeting Sign in Sheet

- Attachment H: Notice of Public Hearing
- Attachment I: SEPA DNS
- Attachment J: Tree Health Assessment
- Attachment K: Tree Exception
- Attachment L: Critical Aquifer Recharge Area Report
- Attachment M: Critical Area Report
- Attachment N: Geotechnical Report
- Attachment O: Stormwater Report
- Attachment P: Traffic Study
- Attachment Q: Cultural Resources Assessment

Technical Committee Analysis

I. Proposal Summary

The proposed project is a site plan entitlement and unit-lot subdivision of a 14-unit townhouse development located in the East Hill Zone of the Downtown Neighborhood. The development includes two-car tandem garages with vehicle access for each unit taken from 170th Ct NE while the primary pedestrian entrance is from 170th Ave NE. Frontage improvements include a sidewalk, street parking and street trees. (Attachment A, B and C Application, Plan Set, DRB Materials)

II. Site Description and Context

Penny Lane II is a unit-lot subdivision on .56 Acres in the Downtown Neighborhood, zoned East Hill. The site is generally flat and surrounded by townhome and multi-family structures.

Adjacent	Existing Land Use	Zone
North	Multi-family	R-30
South	Townhome	EH
East	Multi-family	EH
West	Multi-family	EH

Lot and Tract Table

Lot	Area (SF)	Lot	Area (SF)
1	2,263	8	1,452
2	1,452	9	1,592
3	1,452	10	1,452
4	1,452	11	1,452
5	1,452	12	1,452
6	1,452	13	1,452
7	1,592	14	2,336

Avg SF 1,593

III. Site Requirements

The site is located within the East Hill zoning district of the Downtown Neighborhood. The site requirements listed in RZC 21.10.100 for this zone are:

	Requirement	Proposed
Front Setback (Residential):	Type III Pedestrian System: 25' landscaped walkway from back of curb with a 5' parkway for street trees, a 6' sidewalk and a 14' landscaped yard area RZC 21.10.150	25' landscaped walkway from back of curb with a 5' parkway for street trees, a 6' sidewalk and a 14' landscaped yard area
Side Setback (Residential):	8 feet RZC 21.10.130.D	8 feet
Rear Setback (Residential):	10 feet	10 feet
Maximum Building Height	4 stories	3 stories
Maximum Lot Coverage (Residential):	N/A RZC 21.10.130.B	55%
Allowed Residential Density	RZC 21.10.130.B	14 units

Downtown Residential Site Requirements are listed in RZC 21.10.130:

	Requirement	Proposed
Allowed Residential Density:	Density on lots over 12,000 sf with a frontage of over 120 ft <u>shall not be regulated by a maximum number of dwelling units</u> per acre, but by the application of bulk, height, parking and other development standards RZC 21.10.130.B	14 units
Maximum Allowable Lot Coverage:	Lots over 12,000 sf with a frontage of over 120 ft do not have a maximum allowable lot coverage	55%
Side Setback (Residential):	Minimum side setback is 8 feet. Interior townhouses are exempt from this requirement. RZC 21.10.130.D	8 feet sides 0 feet interior
Residential Common Usable Open Space:	Units with at least 200 square feet of private usable open space (like townhomes), where the smallest dimension is no less than 10 feet, may be excluded from the count of units that need to contribute to the common usable open space requirement. RZC 21.10.130.E	Exempt, 200 sf private open space in the form of patios and yards provided per unit.
Open Space Size and Dimensions:	Patio length: 8 ft Patio width: 8 ft Patio area: 80 sf	Patio length: 10 ft Patio Width: 8 ft Patio Area: 80 sf Additional open

		space is in the form of yards
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Pedestrian System Requirements are listed in RZC 21.10.150

	Requirement	Proposed
170th Ave NE	Type III: A 25-foot landscaped walkway with a 5-foot parkway for street trees, a 6-foot sidewalk, and a 14-foot landscaped yard area	Type III provided including street trees, sidewalk, and landscaped yard area
170 th Ct NE	Type VII: A 30-foot wide shared street	8.2' ROW dedication to expand existing 15.93' ROW to 24.13' ROW

The proposal complies with all site requirements for the East Hill zone.

IV. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

A. Notice of Application:

The Notice of Application for this proposal was published on January 29, 2020. The notice was posted at City Hall, the Redmond Regional Library, and four (4) notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment D, Notice of Application).

Public Input: During the public comment period for the Notice of Application, the City received five (5) written comments. (Attachment E, Written Public Comments).

The comments expressed the following concerns or requests for consideration and staff has included responses below:

- Two comments were received regarding likely construction impacts including noise, safety, and utility impacts.

Staff Response: Prior to construction a pre-construction meeting is held with the contractor to go over permitted construction hours, required construction parking plan, and construction waste management. Any questions about construction activity can either be directed to the contractor, whose contact information is required to be posted on site, or by contacting the city. Any illegal or dangerous activity should be reported to the police. Any temporary utility impacts to surrounding residents and businesses will require a two business-day notice and door hangers will be provided to notify impacted neighbors.

- Two comments were received regarding parking impacts and unsafe pedestrian condition.

Staff Response: Each unit will have a two-car garage. Public on-street parking will be constructed, as well as a new sidewalk along the project frontage.

- One comment was received requesting elevations.

Staff Response: A link to Design Review Board materials was provided along with an invitation to attend the Design Review Board meeting and the Neighborhood Meeting.

B. Neighborhood Meeting

A Neighborhood meeting is required for preliminary plats per RZC 21.76.060.C.2.c. A notice of neighborhood meeting was distributed for the meeting held February 24, 2020 (Attachment F, Notice of Neighborhood Meeting). Three neighbors were in attendance. (Attachment G, neighborhood meeting sign in sheet)

Neighbor questions and comments included:

- Concerns about tree removal, would any trees be saved?

Staff Response: The applicant submitted a tree exception request for removal of all trees on site, including a landmark tree, for a total removal of three (3) trees pursuant to RZC 21.72.090. The location of the trees would prevent the construction of required infrastructure improvements. All healthy trees are required to be replaced at a 3:1 ratio when there is a 0% tree retention proposed RZC 21.76.090.B.2. The development is proposing six (6) additional trees beyond the minimum required nine (9) for a total of 15 replacement trees on site.

- The recent development in the area has resulted in a loss of native landscaping. As the school and nearby apartments have developed there has been a loss of lilac, rhododendron, azalea, plum trees and rose bushes.

Staff Response: All proposed landscaping must meet a specific ecological score. One of the methods the applicant can use is a minimum installation of 25% native or northwest adaptive landscaping. The applicant is proposing 44% native and 55% northwest adaptive landscaping. Currently on site, there are some deciduous and coniferous trees and some tall grasses and brambles.

- Statement of general opposition to the gentrification of Redmond and that affordable housing should be for low income housing.

Staff Response: Affordable housing is required to be provided for all developments over 10-units. This 14-unit development is required to provide 1 affordable unit.

Affordable housing is defined by the RZC as 80% of the area median income adjusted for household size. Construction of salable townhomes in Downtown helps increase home ownership choices in Redmond by providing pricing options to the housing supply.

C. Notice of Public Hearing:

The Notice of Public Hearing for this project was posed on the site, at City Hall, and at the Redmond Regional Library on April 29, 2020. The notice was also mailed to property owners within 500 feet of the site, and to individuals who provided written correspondence to the City, on the same date. The notice was also included in a one-time newspaper publication (Attachment H, Notice of Public Hearing)

V. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Street and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Nonsignificance (DNS) is the appropriate threshold determination for this project. The DNS was issued February 28, 2020 (Attachment I, SEPA DNS).

VI. Compliance with Development Regulations

- A. Tree Protection:** The site currently has three (3) total healthy trees. Of those trees, one (1) is considered a Landmark tree and two (2) are considered significant trees (Attachment J, Tree Health Assessment). An exception to remove one (1) Landmark tree and two (2) healthy significant trees for a 0% retention of the existing healthy significant trees on the site was requested by the applicant (Attachment J, Tree Exception). Due to the positions of significant and landmark trees on the site, they cannot feasibly be retained without reducing the number of units on the site to the pre-urban center density (three units) or being impacted by required infrastructure improvements for the development. The Planning Department determined that the exception request meets the criteria in RZC 21.72.090 and granted the exception request (Attachment K, Tree Exception) as part of the Technical Committee’s Recommendation issued on April 8, 2020.

- B. Critical Areas:** The project is in the Critical Aquifer Recharge Area I, and a Seismic Hazard Area. No other critical areas are on or near the site. (Attachment L, Critical Aquifer Recharge Area Report, Attachment M, Critical Area Report, Attachment N, Geotechnical Report).

- C. Open Space:** The proposal provides a minimum of 200 square feet of private open space for each dwelling in the form of both patios and front yards. When each unit provides a minimum of 200 square feet of usable private open space a project is exempt for providing common open space and therefore the applicant has proposed no common open space in compliance with RZC 21.10.130.E.
- D. Affordable Housing:** Per RZC 21.20.030.C at least 10% of the units in new housing developments over 10 dwelling units shall be designated affordable housing units. The 14-unit townhouse development proposes one (1) unit as affordable.
- E. Stormwater:** The site is located within the Downtown Sub-basin and will pay the Downtown and City-wide Capital Facility Charge in lieu of providing on-site detention and water quality. The project shall be designed in compliance with all applicable stormwater regulations including the 2019 version of the Stormwater Technical Notebook. (Attachment O, Stormwater Report)
- F. Utilities:** This new development shall connect 14 new water services to the existing 12” water main along 170th Ave. NE. The existing 8” concrete sewer main is in bad condition and shall be replaced in frontage of the development along 170th Ave. NE. Utilities as proposed, on Sheets C5.01 and C5.21 of the plan set in Attachment B, adequately serves the proposed townhomes. Utility design shall follow City of Redmond Design Requirements Water and Wastewater System Extensions.
- G. Transportation:** This project will provide frontage improvements on 170th Ave NE including but not limited to a complete 8 feet parking lane, vertical curb and gutter, 5 feet planter strips with street trees, 6 feet concrete sidewalk, 14 feet of landscaped yard area, and streetlights. In addition, 170th CT NE will be widened with a total width to minimum 20 feet to meet the fire lane standards with new 6 feet at-grade concrete sidewalks and streetlights along the project side to complete this public shared street. All 14-lot vehicle garages will be accessed off 170th CT NE which is a lower classification street than 170th Ave NE.
- H. Cultural Resources:** A cultural resources assessment of the site was conducted finding no evidence of archaeological sites within the project location. (Attachment Q, Cultural Resources Assessment).
- I. Separate Coordinated Civil Review:** This project is directly south of another unit-lot subdivision application currently under review (Penny Lane III LAND-2019-00438 & 00439). Each project is required to provide its own adequate infrastructure, open space and frontage improvements to satisfy the requirements of RZC 21.74.030.B. While these two projects have been under review at the same time, they are two independent projects and will be reviewed and permitted for construction as two independent projects.

VII. Criteria Applicable to all Land Use Permits:

Proposed land use actions within the city must comply with the criteria listed in RZC 21.76.070.B.3.a. These criteria are applicable to all land use permits to ensure overall consistency between proposed land use permits, applicable regulations, and the Comprehensive Plan. Staff's analysis of whether the proposal meets the decision criteria is below.

A proposed project's consistency with the City's development regulations shall be determined by consideration of:

- A. The type of land use;
- B. The level of development, such as units per acre or other measures of density;
- C. Availability of infrastructure, including public facilities and services needed to serve the development; and
- D. The character of the development, such as development standards.

Staff Response: Technical review staff have completed a comprehensive review of the applicant's proposal against all adopted regulations including design and engineering standards. The proposed development is a single-family attached residential use in a predominantly residential portion of the Downtown neighborhood. The level of development proposed is permitted for the zone and infrastructure is available to serve the development or is conditioned to be installed prior to unit construction.

Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:

- A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
- B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
- C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
- D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section;
- E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

Staff Response: City Staff have reviewed the proposed development and determined it complies with the Comprehensive Plan, the Redmond zoning code, Redmond municipal code, SEPA policies and has followed the review procedures set forth in the zoning code for a site plan entitlement and preliminary plat. The site plan entitlement was elevated to a Type III permit consistent with the process for preliminary plats per RZC 21.76.050.E.2. The proposed development specifically addresses the following Comprehensive Plan goals and policies:

Goal/Policy	<i>Staff Response</i>
LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.	<i>Development of three parcels with existing single-family structures to 14 townhomes with building height, and design which is compatible with its surroundings of both single-family homes and recently redeveloped multi-family structures.</i>
HO-11 Encourage the development of a variety of housing types, sizes and densities throughout the city to accommodate the diverse needs of Redmond residents through changes in age, family size, and various life changes.	<i>Development of salable properties in the Downtown neighborhood in proximity to commercial uses, educational institutions and transit systems advances this policy.</i>
HO-15 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.	<i>The development helps achieve Redmond's goal of developing more housing options in Downtown and is compliant with design and landscaping standards of the Downtown Neighborhood.</i>
UC-4 Support the urban centers as Redmond's primary locations for added residential development to help create economically vibrant and healthy neighborhoods in the morning, daytime and evening.	<i>The proposal adds salable units in Downtown in a development that is in scale with surrounding developments in a primarily residential part of Downtown.</i>

VIII. Subdivision Decision Criteria

Decision Criteria for Approval of unit lot subdivision RZC 21.74.030.B

A. Each proposed unit lot subdivision shall be reviewed to insure that:

1. The proposal complies with the general criteria applicable to all land use permits set forth in RZV 21.76.070.B, *Criteria Applicable to all Land Use Permits.*

Staff Response: See Section VI, above, for staff response to the criteria applicable to all land use permits.

2. The proposal conforms to the site requirements for the zoning district in which the property is located.

Staff Response: The property is in the East Hill zone and conforms to the site requirements in RZC 21.10.100 more fully detailed in Section III, above and shown in Attachment B, Plan Set.

3. The proposal conforms to the requirements of this chapter.

Staff Response: RZC 21.74 details lot division standards, decision criteria and process for unit lot subdivisions with which this project complies.

4. The proposed unit lot subdivision:
 - i. Makes adequate provision for streets, roads, alleys, other public ways, and transit stops as required by this chapter; and the proposed street system conforms to the City of Redmond Transportation Master Plan and Neighborhood Street Plan, and is laid out in such a manner as to provide for the safe, orderly, and efficient circulation of traffic.

Staff Response: Proposed dedication of a strip of land 8.2 feet wide to the edge of the new sidewalk abutting the existing 170th CT NE right-of-way, and frontage improvements along 170th Ave NE conform to Redmond's Transportation Master Plan and Neighborhood Street Plan. All infrastructure improvements will be finalized during the Coordinated Civil Review (CCR) and are required to be installed to ensure adequate provision for transportation have been made prior to approval of the final plat.

- ii. Will be adequately served with water, sewer, storm drainage, and other utilities appropriate to the nature of the subdivision or short subdivision.

Staff Response: Adequate service of all appropriate utilities, including, but not limited to water, sewer, and storm water facilities, have been reviewed. All infrastructure improvements will be finalized during the Coordinated Civil Review (CCR) and are required to be installed to ensure adequate service prior to approval of the subdivision map being recorded.

- iii. Makes adequate provisions for parks, recreation, and playgrounds, as required by this chapter.

Staff Response: The project proposes 200 square feet of usable private open space meeting RZC. 21.10.130 requirements for open space. In addition, the project will be required to pay park impact fees on a per-unit basis at the time of building permit.

- iv. Makes adequate provision for schools and school grounds.

Staff Response: Adequate provisions for schools and school grounds are assessed through school impact fees on a per-unit basis at the time of building permit.

- v. Makes adequate provisions for sidewalks and other planning features that meet the requirements of this chapter and that provide safe walking conditions for students who walk to and from school.

Staff Response: Frontage improvements including sidewalk construction are required to be built to city standards in order to provide safe walking conditions for students who walk to and from school.

- vi. Serves the public interest and makes appropriate provisions for the public health, safety, and welfare.

Staff Response: The proposed development complies with the adopted zoning code and is consistent with the Comprehensive Plan vision, thereby serving the public interest and has demonstrated appropriate provisions for the public health, safety, and welfare via compliance with development standards confirmed during a comprehensive technical review by city staff.

- 5. Geotechnical considerations have been identified, and all hazards and limitations to development have been considered in the design of streets and lot layout to assure streets and building sites are on geologically stable soil, considering the stress and loads to which the soil may be subjected.

Staff Response: The property is located within a known seismic hazard area. Seismic hazard areas are lands subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. The development properly meets the geologic hazard area performance standards in RZC 21.64.060.E as demonstrated in Attachment N, Geotechnical Report.

IX. Site Plan Entitlement Decision Criteria RZC 21.76.020.Y

Review and approval of a Site Plan Entitlement is required for any public, semi-public, or private proposal for new construction or exterior modification to a building or site, including multifamily, attached dwelling units in non-single-family zones, commercial, industrial, utility construction, expansion, or exterior remodeling of structures, parking, or landscaping, where the proposed use is shown as permitted in the applicable permitted use chart.

Decision Criteria for Site Plan Entitlements are listed in RZC 21.76.020.Y.3:

a. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.

Staff Response: The application has been reviewed for compliance with both the State Environmental Policy Act and the RZC.

b. The Landmarks and Heritage Commission will review all Certificates and Appropriateness for compliance with the RZC.

Staff Response: The project does not include a structure with Historic Landmark Designation (RZC 21.30.040) and the proposed project scope is not subject to the Landmarks and Heritage Commission.

X. Code Deviations Recommended for Approval

Penny Lane II is a subdivision, meaning it is a Type III Land Use Decision. Final decision-making authority, including design review authority, lies with the Hearing Examiner. The Design Review Board's determination shall be given the effect of a recommendation to the Hearing Examiner RZC 21.76.060.G. Therefore, Administrative Design Flexibility decision-making authority lies with the Hearing Examiner for Type III Permits RZC 21.76.070.C.3.

The Design Review Board has recommended the following deviations to the design standards through the authority referenced.

A. Residential Modulation Dimensions RZC 21.62.020.F.6.c & d

Facades facing interior property lines that are visible from the street shall be modulated approximately every 40 feet with a minimum depth of four feet and minimum width of five feet. Due to the narrowness of the units, the applicant requested flexibility from this modulation standard. The buildings do not meet these minimum dimensions on all facades visible from the street but are frequently modulated and vary in design and projections. (Attachment C, DRB Materials) **The Design Review Board recommended this deviation be approved at the February 20, 2020 DRB meeting.**

Code Authority: RZC 21.58.020.E

B. Additional Required Landscaping in Downtown Yards RZC 21.62.020.F.8.b

One additional tree is required for each 125 square feet of required yard area including front yards, side yards and rear yards. The total required yards of the project would necessitate the planting of 52 additional trees, exceeding the number of existing trees on site, reduce developability of the site and conflict with required utility easements in which the planting of trees is prohibited. (Attachment B, Plan Set) **The Design Review Board recommended this deviation be approved at the February 20, 2020 DRB meeting with the condition that the applicant pay a fee-in-lieu for the trees which are not planted.**

Code Authority: RZC 21.58.020.E

XI. Vesting/Approval Expiration

The approval of this site plan entitlement shall expire two years from the date of this decision, unless an approval extension is granted. Extensions can be requested on a yearly basis if proper justification is demonstrated (see RZC 21.76.090.C.2). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration date.

Final approval of this unit-lot subdivision must be acquired within five (5) years of preliminary plat approval, after which time the preliminary plat approval is void. The Hearing Examiner may grant an extension of the approval for one year if the applicant has attempted in good faith to submit the final plat within the required time period, provided, however, the applicant must file a written request with the Planning Department requesting the extension at least 30 days before expiration of the required time period. RZC 21.74.030.E.4.

XII. Conclusions and Recommendations

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **approve the 14-unit-lot subdivision and site plan entitlement known as Penny Lane II (LAND-2019-00399 & 00400) subject to conditions** listed in Section XIII.

XIII. Recommended Conditions of Approval

A. Site Specific Conditions of Approval

1. Approved Plans

The following table identifies those materials that are approved with conditions as part of this decision.

Item	Date Received	Notes
Plan Set	1/15/20	<i>and as conditioned herein.</i>
SEPA Checklist	1/15/20	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 2/28/20.</i>
Design Review Board Approved/Plans	1/15/20	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	1/15/20	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	1/15/20	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	1/15/20	<i>and as conditioned herein.</i>
Stormwater Design	1/15/20	<i>and as conditioned herein.</i>

2. Separate Coordinated Civil Review

This project is directly south of another unit-lot subdivision application currently under review (Penny Lane III LAND-2019-00438 & 00439). Each project is required to provide its own adequate infrastructure, open space and frontage improvements. Separate Coordinated Civil Review (CCR) permits will be submitted for each project and shall demonstrate that each can be constructed independent of the other. Bonding and permitting shall not be combined for the projects.

Code Authority: RZC 21.74.030.B
Condition Applies: Coordinated Civil Review

The following conditions shall be reflected on the Civil Construction Drawings, unless otherwise noted:

Development Engineering - Transportation and Engineering

Reviewer: Andy Chow, Senior Engineer

Phone: 425-556-2740

Email: kachow@redmond.gov

- a. Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

- i. Easements are required as follows:
 - (a) 10 feet wide Sidewalk and Utilities easement type, granted to the City of Redmond, along the existing right-of-way of 170th Ave NE.
 - (b) 10 feet wide Sidewalk and Utilities easement type, granted to the City of Redmond, along the new right-of-way of 170th CT NE.
 - (c) Minimum 8.8 feet wide private access and utility easement adjacent to the most northerly parcel shall be required as part of the overall shared access prepared for Penny Lane III project to 170th CT NE only. This shared access easement shall not be extended to the 170th Ave NE Right-of-Way and no direct access to 170th Ave NE will be permitted.
 - (d) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
- ii. Dedications for right-of-way are required as follows:
 - (a) A strip of land with minimum 8.2 feet wide or to the edge of the new sidewalk abutting the existing 170th CT NE right-of- way.

Code Authority: RZC 21.52.030.G; RMC 12.12

- b. **Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on 170th Ave NE and 170th CT NE, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 202 or 203. If the Pavement Condition Index (PCI) of the existing pavement is below 70 (as determined by the City’s bi-annual pavement survey), the development shall be required to plane and overlay the entire half street along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. Street Frontage Improvements

- i. The frontage along 170th Ave NE must meet current City Standards which include asphalt paving 19 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strips, 6 feet wide concrete sidewalk, 14 feet of landscaped yard area within the 25 feet Type III landscaped walkway, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
 - 7 inches HMA Class ½” PG 64-22
 - 4” of 1-1/4” minus crushed rock base course per WSDOT standard spec 9-03.9(3).
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
 - Street crown 2% sloped to drain system

Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details

a. The frontage along 170th CT NE must meet current City Standards which include asphalt paving minimum 10.2 feet from centerline to edge of concrete sidewalk at-grade with appropriate tapers, 6 feet wide concrete sidewalks, storm drainage, streetlights, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½” PG 64-22
- 4” of 1-1/4” minus crushed rock base course per WSDOT standard spec 9-03.9(3).
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- 2% sloped cross slope to invert crown

Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details

iii. A separate 20 or 40-scale channelization plan may be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual. (Code Authority: RZC 21.52.030.F; RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020)

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

- 6 feet sidewalk along 170th Ave NE
- 6 feet sidewalk along 170th CT NE

Code Authority: RZC 21.10.150; RZC 21.17.010; RZC 21.52.050; RMC 12.12

d. Access Improvements

i. The type and location of the proposed site accesses are approved as shown on the Penny Lane II preliminary transportation and grading plan prepared by CORE Design dated 12/23/2019. To prevent vehicles parking overhanging onto the new sidewalk on 170th CT NE, no less than 18 feet long driveway from the individual unit in between the face of the garage door and the new Right-of-way line of 170th CT NE will be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

Code Authority: RZC 21.52.030.E; RZC 21 Appendix 2

ii. Direct vehicular access to 170th Ave NE will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

Code Authority: RZC 21.52.030.E; RZC 21 Appendix 2

e. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

Code Authority: RZC 21.17.020; RZC 21 Appendix 2 – A.11

f. **Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Hidemi Tsuru, Transportation Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:

<http://www.redmond.gov/development/CodesAndRules/StandardizedDetails>

Code Authority: RZC 21.52.030.F; RZC 21 Appendix 2

g. **Temporary Pedestrian Access Plan.** The applicant is required to provide a temporary pedestrian access plan for approval by the City prior to any construction on the project site. This plan needs to show how pedestrian traffic passing by the proposed development will be accommodated during the entire length of the construction phase.

Existing sidewalks or pathways shall be closed only when absolutely necessary during construction. If unavoidable, the pedestrian access plan should provide temporary routes with barricades and cones that parallel existing facilities. These routes must be accessible for persons with disabilities per the current ADA regulations and standards, including the provision of ramps, minimum widths, and smooth surfaces for wheelchair access. When a parallel route is not available, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices. The developer may be required to install temporary crosswalks and street lighting as part of this detour.

In order to keep existing routes open during the construction of new structures adjacent to existing sidewalks, a covered walkway will be required to protect pedestrians from falling debris. Covered walkways should be designed to provide sturdiness, adequate light for nighttime use and safety, and proper sight distance at intersections and crosswalks. Plans and details for the construction of these covered walkways shall be included as part of the civil construction plan set.

Code Authority: MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, & 6D.05

Condition Applies: Civil Construction

2. Development Engineering – Water and Sewer

Reviewer: Zheng Lu, Senior Utility Engineer

Phone: 425-556-2844

Email: zlu@redmond.gov

a. Water Service. Water service will require a developer extension of the City of Redmond water system as follows:

- There is an existing 12” ductile iron water main in front of the development frontage along 170th Ave. NE. Fourteen water service lines shall be extended from this water main to serve all 14 new townhomes.
- One irrigation water service shall be installed. The meter shall be owned by homeowner association.

Code Authority: RZC 21.74.020.D, RZC 21.17.010

Condition Applies: Civil Construction

b. Sewer Service. Sewer service will require a developer extension of the City of Redmond sewer system as follows:

- The developer shall replace the existing aged 8” concrete sewer main with an 8” PVC sewer main in frontage of the development from manhole 4F4SMH098 to King County manhole MHR19-52. One additional standard 48” manhole shall be installed before new sewer main connecting to King County manhole at turning point. The minimum slope for new sewer main shall not be less than 0.5%. 14 new side sewers shall be constructed connecting 14 new townhomes to new sewer main.
- The developer shall be responsible to reconnect four existing side sewers to the new sewer main for Redmond Square Property in west side of 170th Avenue.
- The applicant shall get King County Wastewater Treatment Division’s approval of the sewer design at the King County manhole connection before City’s coordinate Civil Review will be approved.

Code Authority: RZC 21.74.020.D, RZC 21.17.010

Condition Applies: Civil Construction

c. Easements. Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Offsite easements must be recorded prior to construction drawing approval.

Code Authority: RZC 21.74.020.C, Appendix 3

Condition Applies: Civil Construction, Short Subdivision Document

- d. Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All stub fees shall be paid prior to sale of water and side sewer permits.

Code Authority: RMC 13.08.010

Condition Applies: Prior to Permit Purchase

- e. Potholing.** All existing utilities at the location of the proposed water/sewer mains, storm, soil nail, traffic signal and service line crossings shall be potholed prior to submittal of first Civil Plan Review.

Potholing in the City Right-of Way requires a permit, approved traffic control plans, and a performance bond before commencing work. The developer shall include in the Right-of-Way permit, a list of potholing numbers along with the potholing information for each number, such as utility name, type of facility and the reason for potholing.

The developer shall do the following during and after potholing:

1. Follow City of Redmond Detail 203 for pothole restoration.
2. Protect existing traffic loops.
3. Survey all potholing locations.

Based on the final survey, a modified design of sewer, water and storm facilities may be necessary to avoid conflict with existing utilities.

All potholing information shall be included in the plans and profiles of water, sewer and storm design in first submittal of CCR review. The developer shall add clearance information on the water/sewer/storm profiles at all crossings of existing and proposed utilities. Minimum clearance in compliance with City standards is required between the sewer/water mains and other utilities including storm sewer.

Code Authority: Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V. 3. K

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Cindy Wellborn, Senior Engineer

Phone: 425-556-2495

Email: cwellborn@redmond.gov

a. Water Quantity Control:

- i. Project lies within the Downtown Regional Stormwater Facility Basin. Stormwater quantity control will be provided by the City of Redmond upon payment of the Downtown Capital Facility Charge.
- ii. Provide for overflow routes through the site for the 100-year storm.
Code Authority: RZC 21.74.020.D; RMC 15.24.080(9)
Condition Applies: Civil Construction

b. Water Quality Control

- i. Project lies within the Downtown Regional Stormwater Facility Basin. Stormwater quality control will be provided by the City of Redmond upon payment of the Downtown Capital Facility Charge.
Code Authority: RZC 21.74.020.D; RMC 15.24.080(8)
Condition Applies: Civil Construction

c. Public Stormwater Easements. Easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit or issuance of water meter or side sewer permits. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

- i. No public easements identified on the project.

Code Authority: RZC 21.74.020.C

d. Private Stormwater Easements. Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval and final subdivision recording, fully executed and recorded easements shall be provided to the Development Engineering Division.

- i. A private easement over each parcel for the benefit of the homeowner's association for maintenance of stormwater facilities.

Code Authority: RZC 21.74.020.C

Condition Applies: Civil Construction, Short Subdivision Document

e. Clearing and Grading.

- i. On-site infiltration trench shall infiltrate approximately 14,712 square feet of roof area.
- ii. On-site stormwater shall connect to the existing stormwater system located in 170th Avenue NE.
- iii. Applicant shall provide confirmation from geotechnical and structural engineer of knowledge of proximity of infiltration to buildings and retaining

walls.

iv. Existing stormwater system that is no longer needed shall be removed.
Code Authority: RMC 15.24.080

f. Temporary Erosion and Sediment Control (TESC).

i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.

Code Authority: RMC 15.24.080

g. Floodplain Management. Not applicable to this project.

Code Authority: RZC 21.64.010 and 21.64.040

h. Landscaping.

i. All new landscaped areas within the project site are required to have compost amended soils. See City or Redmond Standard Detail 632 and City of Redmond Specification 9-14 for requirements.

Code Authority: RZC 21.32

i. Department of Ecology Notice of Intent Construction Stormwater General Permit.

Notice of Intent (NOI) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: www.ecy.wa.gov/pubs/0710044.pdf.

Code Authority: Department of Ecology Rule

Condition Applies: Prior to Commencement of Construction

j. Regional Capital Facilities Charge: A Regional Capital Facilities Charge applies to this project, located in the Downtown Sub-basin. Please see the Development Engineering Fee schedule for current fee information.

City-wide Capital Facilities Charge: A City-wide Capital Facilities Charge applies to this project. Please see the Development Engineering Fee Schedule for current fee information

Code Authority: RMC 13.20.045 (Downtown); RMC 13.20.040 (Citywide)

k. Critical Landslide Hazard Areas. Not applicable to this project.

Code Authority: RZC 21.64.060.B

Condition Applies: Civil Construction, Short Subdivision Document

4. Natural Resources

Reviewer: Angie Venturato, Environmental Scientist

Phone: 425-556-2466

Email: aventurato@redmond.gov

a. Wellhead and Groundwater Protection. Wellhead and groundwater performance

standards shall be met as per RMC 15.24.095, including providing the City with any well monitoring and decommissioning reports

- b. Discovery of Soil Contaminants during Construction.** Report any contaminants to the City during project construction and remediate in accordance Washington State reporting and cleanup processes of the Model Toxics Control Act. Code Authority: WAC 173-340

5. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2019-00399 Approval, but does not fully represent compliance with all requirements. The following conditions are integral to the approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

- a.** Site Plan Condition – Required Fire access shall be provided as indicated on the site plan. Signage and striping will be formalized in the civil review process.
- b.** Fire Protection Plan – Fire access per RFD 2.0, Hydrants per RMC and IFC, Fire sprinkles per RMC 15.06
- c.** Change or Modification - NA
- d.** Fire Code Permit – These units are to be built as single-family residential units. Units will be equipped with NFPA 13d sprinkler systems per RMC 15.06
- e.** Comment
Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG

6. Planning Department

Reviewer: Elise Keim, Planner

Phone: 425-556-2480

Email: ekeim@redmond.gov

- a. Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
170 th Ave NE	Zelkova Serrata 'Musashino' (Sawleaf Zelkova)	As shown on preliminary landscape plan

Code Authority: RZC 21.32.090
 Condition Applies: Civil Construction

- b. Final Critical Areas Report.** A final Critical Areas Report must be submitted with the civil construction drawings or building permits if civil construction drawings are not required. If report is greater than two years old at time of CCRs, an updated report shall be submitted. All required enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report.

Code Authority: RZC Appendix 1, Section G.2

Condition Applies: Civil Review

- c. Setbacks.** Setback classifications (e.g. front, side, side street, rear) shall be noted on each lot corresponding to the appropriate location for each setback. The setback dimensions shall not be included.

Code Authority: RZC 21.08.170.H

Condition Applies: Building Permits and Final Plat documents

- d. Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

Code Authority: RZC 21.32.080

Condition Applies: Civil Construction

- e. Impact Fees.** For the Purpose of Impacts, the use(s) assigned for this project have been determined as the following: 14 units classified as single-family residences. The following total units of single-family residence use may be credited for three (3) demolished structures at time of impact fee calculation of associated project permits. If the proposed development is eligible for any additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

Code Authority: RMC 3.10

Condition Applies: Building Permit

- f. Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement and

Mitigation shall be provided no less than five days prior to request for Mylar signatures. Drafts of the Bond Agreements, Bond quantity Worksheets and Bond Calculation Worksheets shall be submitted at time of Civil Construction Application. If not provided at the time of CCR submittal, the entire submittal will be rejected for intake.

Code Authority: RZC 21.76.090.F
Condition Applies: Civil Construction

- g. Affordable Housing.** Penny Lane II shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050 by providing one (1) affordable unit. An agreement in a form approved by the City must be recorded with the King County Recorder's Office to stipulate conditions under which the required affordable housing unit will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. Applicant shall initiate contract by contacting Sarah Stiteler on Human Services and Long Range Planning staff at 425-556-2469 or at sstiteler@redmond.gov.

Code Authority: RZC 21.20.050
Condition Applies: Building Permit

- h. Archeological and Historical Preservation:** If archaeological resources or archaeological indicators are unearthed or exposed in the course of a project the applicant and its contractors shall stop work immediately. The applicant and its contractors shall implement the procedures of the Inadvertent Discovery Plan.

Code Authority: RZC 21.30.070.D
Condition Applies: Civil Construction & Building Permit

- i. Design Review:** The Design Review materials shown in Attachment C were recommended for approval at the 2/20/2020 Design Review Board meeting. Where inconsistencies between the floor plans and elevations are found after the Design Review Board has recommended approval of this project, the elevations recommended for approval by the Design Review Board at their meetings will prevail.

Code Authority: RZC 21.76.060.G

Condition Applies: Building Permit

- j. Administrative Design Flexibility:** The Administrative Design Flexibility regarding building modulation dimensions is granted. The building shall be modulated as shown on the Design Review Materials (Attachment C, DRB Materials) The Administrative Design Flexibility for the additional required landscaping in Downtown is granted waiving the planting of 52 additional trees. A fee-in-lieu for the trees that are not planted will be required to be paid to the City's tree fund for the planting of new trees in City-owned parks, open spaces, or rights-of-way prior to mylars being submitted.

Code Authority: RZC 21.76.060.G; RZC 21.76.070.C.3; and RZC 21.58.020.E

Condition Applies: Civil Construction & Building Permit

- k. Easements:** Access easement, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of vehicle access areas, underground utilities, exterior building facades and roofs and other similar features, shall be recorded with the King County Department of Records and Elections.

Code Authority RZC 21.74.030.H.7

- l. Unit Lot Subdivision Notes:** Notes shall be placed on the face of the plat as recorded with the King County Department of Records and Elections to acknowledge the following:

- a. Approval of the design of the units on each of the lots was granted by the review of the development as a whole, on the parent lot by RZC 21.76.070.Y Site Plan Entitlement LAND-2019-00399
- b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through LAND-2019-00399

Code Authority: RZC 21.74.030.H.10

Condition Applies: Final Plat

- m. Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-

date and visible at all times. The assigned city planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

RMC 6.36:	Noise Standards
RZC 21.52:	Transportation Standards
RZC 21.40.010.E:	Design Requirements for Parking Facilities
RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Buildings and Development
RMC 12.16:	Highway Access Management
RZC 21.76.100.F.9.c:	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020.G:	Site Construction Drawing Review
RZC 21.76.020.H.6:	Preconstruction Conference
RZC 21.76.020.H.7:	Performance Assurance
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, July 2015
City of Redmond:	Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04:	Sewage and Drainage
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention
RZC 21.17.010:	Adequate Public Facilities and Services Required
RZC Appendix 4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions - January 2012.

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
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RZC21.64.060.C:	Planting Standards
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas
RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, Issue No. 8, April 1 st , 2019
Department of Ecology:	Stormwater Management Manual for Western Washington (amended December 2014)

Fire

RMC 15.06:	Fire Code
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

Planning

RZC 21.10:	Downtown
RZC 21.58-21.62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RZC 21.34:	Exterior Lighting Standards
RMC 6.36:	Noise Standards
RZC 21.40:	Parking Standards
RCZ 21.64:	Critical Areas
RZC Appendix 1:	Critical Areas Reporting Requirements

Building

Applicable codes will be determined by individual building permit vesting date.