



Technical Committee
Site Plan Entitlement Type II Notice of Decision
Transmittal Letter

November 30, 2020

Reid Dickinson
Inland Group
201 W. Cataldo Ave, Ste 100
Spokane, WA 99201

Subject: The Together Center, **LAND-2020-00182**, PR -2019-01503

Location: 16225 NE 87th Street, Redmond, WA 98052, Parcel Number: 0225059099

Dear Mr. Dickinson:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for two mixed-use residential buildings with a total of 280 affordable residential units, approximately 49,000 square feet of gross floor areas of ground floor office space, and 228 stalls of below grade parking. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section XI) for this project.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received Site Plan Entitlement Type II approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Review and the Building Permit Review processes.

Coordinated Civil Review Process. This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees. Construction drawings must be submitted per the ***Civil Drawing Checklist*** and the Notice of Decision Conditions of Approval; the drawings must be reviewed and approved by all applicable divisions of Development Services. The ***Civil Drawing Checklist*** can be found on the City's website. A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Zheng Lu at 425.556.2844 or zlu@redmond.gov.

Additional information regarding the Coordinated Civil Review process and Record Drawings can be found at <https://www.redmond.gov/944/Coordinated-Civil-Review>.

City Hall

15670 NE 85th Street
PO Box 97010
Redmond, WA
98073-9710

Building Permit Review Process. You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time, but cannot be issued prior to Civil Construction Review approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over four feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City’s website at: <https://www.redmond.gov/898/Development-Services>.

Fees: Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

If you have questions regarding process or the Notice of Decision Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

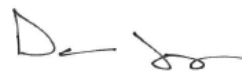
Department-Division	Contact	Title	Phone	Email
Planning and Community Development (PCD) - Development Engineering/Transportation & Engineering	Min Luo	Senior Engineer	425.556.2881	mlo@redmond.gov
PCD-Development Engineering/Water & Sewer	Zheng Lu	Senior Engineer	425.556.2844	zlu@redmond.gov
PCD-Development Engineering/Stormwater, Clearing & Grading	Seethu Babu	Senior Engineer	425.556.2472	sbabu@redmond.gov
Fire	Adam Mullinax	DFM	425.556.2245	amullinax@redmond.gov
Natural Resources	Angie Venturato	Environmental Scientist	425.556.2466	aventurato@redmond.gov
PCD – Development Review	Cameron Zapata	Senior Planner	425.556.2411	czapata@redmond.gov

The City’s Development Review Staff are available to meet with you regarding the development review process. Please contact Cameron Zapata, Senior Planner at 425-556-2411 or czapata@redmond.gov or the appropriate staff member listed above for additional information.

Sincerely,



Carol Helland, Director
 Planning and Community
 Development Department



David Juarez, Director
 Public Works Department

Technical Committee Site Plan Entitlement Type II
Notice of Decision

Project Name: Together Center Site Plan Entitlement Type II

Location: 16225 NE 87th Street, Redmond, WA 98052

Project File Number: LAND-2020-00182, PR-2019-01503

Project Description: The project is located in the Town Square Zone and consists of 280 affordable dwelling units in two six-story mixed-use structures, with approximately 49,000 square feet of gross floor area of office space for the Together Center, and 228 below grade parking.

Technical Committee Decision
Approval with Conditions

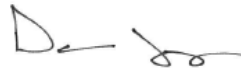
Decision Date: November 30, 2020
Appeal Deadline: December 14, 2020

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at

http://www.redmond.gov/Government/HearingExaminer/request_for_reconsideration_or_appeal/. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Cameron Zapata, Senior Planner at 425 556-2411 or czapata@redmond.gov.



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** makes the final decision to approve, approve with conditions, or deny the application: LAND-2020-00182, Site Plan Entitlement, Type II.

Key Dates

Application/Completeness Date: September 17, 2020

Date SEPA Determination of Non-Significance Issued: October 22, 2020

SEPA Appeal Deadline: November 19, 2020

Technical Committee Recommendation: November 25, 2020

I. Proposal Summary

The project includes the redevelopment of a 2.42 acre site which currently houses the Together Center. The project includes the construction of two six-story mixed use buildings. Building A includes 200 dwelling units and Building B includes 80 dwelling units. All 280 dwelling units are to meet the classification of affordable. The project includes approximately 49,000 square feet of gross floor area of office—Health and Human Services uses on the ground floor and 228 below grade parking stalls. A mid-block pedestrian path is located on the south of the site and will include landscaping and lighting with courtyard connections from NE 87th Street.

II. Site Description and Context

The site is located on the south west corner of NE 87th Street and 164th Avenue NE and is surrounded by General sales and service uses, including Bella Bottega Shopping Center and movie theater, as well as medical offices. The existing site includes three buildings and the tenants include Friends of Youth shelter, Health Point, ARCH administrative offices, Kinderling, and Lake Washington School District’s Transition Academy. The site is generally flat and mostly paved with surface parking and landscape islands. No critical areas are on site, however the site is located in a Critical Aquifer Recharge Area I.

The site is located in the Town Square zone, which is an area intended for the densest employment and residential uses, but also provides for supporting retail, service, and entertainment uses within walking distance of each other.

Adjacent	Existing Land Use	Zone
North	General Sales and Services	Town Square and Valley View
South	General Sales and Services, Mixed-use	Town Square
East	General Sales and Services	Town Square
West	General Sales and Services	Town Square

III. Site Requirements

The intent of the Town Square zone is to provide for significant residential growth and opportunities for growth in professional, business and health services. The zone is intended as areas for the densest employment and residential uses in the Downtown. The site requirements listed in (RZC 21.10.080) for this district are:

Requirement	Requirement	Proposed
Front Setback:	2 feet	6 feet
Side/Interior Setback:	0 feet	18 feet
Side Street Setback:	0 feet	3.5 feet
Rear Setback:	0 feet	90 feet

Maximum Lot Coverage (for structures):	100 percent	70 percent
Minimum Open Space:	20 percent	20 percent
Maximum Height of Structures:	8 stories	6 stories
Maximum FAR	1.25	0.57

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 June 16, 2020. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. A notice was also mailed to property owners within 500 feet of the site (Attachment A, Notice of Application, Certificate of Public Notice and Public Notice Site Plan).

Public Input: During the Notice of Application public comment period and throughout the project review, the City received five written comments (Attachment B, Public Comments).

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

1. The speed limit on 164th Avenue NE should be reduced from 40 miles per hour to 30 miles per hour.

Staff Response: The City is unable to lower the speed limit on 164th Avenue NE as it is a State Highway and speed is determined by the State. Staff is working with Washington State Department of Transportation (WSDOT) to lower the speed between NE 90th Street and NE 87th Street to 30 miles per hour but the decision is ultimately up to WSDOT.

2. As development persists, density is being added to the area, increasing pedestrian activity. A safe crosswalk is needed on 164th Avenue NE.

Staff Response: With the current speed limit of 40 mph on 164th Ave NE and due to the curvature of the roadway, a crosswalk could not safely be installed at NE 87th Street without a signal. If speeds are lowered to 30 mph, a flashing crosswalk could be installed only in conjunction with traffic calming measures and would require addition funding. There is currently no funding for a signal or a flashing crosswalk at that location. These installations will be reviewed again during the 2022-2023 budget cycle.

3. Would like to see connection from the mid-block pedestrian path from 163rd Court NE.

Staff Response: Any connection from 163rd Court NE would be located on the property south of the Together Center, not on the Together Center property and is not required to be included in the Together Center scope of work.

4. Requests for enough parking for the residential and business uses for the project.

Staff Response: The applicant has proposed a reduction in parking, which requests to use shared parking for the building. The residential parking has been reduced; however, the applicant has provided a parking study to demonstrate that the parking proposed is adequate for the project. The applicant will also utilize a Transportation Management Program to monitor and reduce the level of traffic generation during the a.m. and p.m. peak hours.

5. Continue public access to the trail adjacent to project and include environmentally friendly lighting.

Staff Response: The mid-block pedestrian path to the south of the property will continue. Lighting will also be provided on the building and along the path to comply with the lighting requirements of RZC 21.34.

6. Maintain and/ or replace trees and landscaping.

Staff Response: The applicant has requested to remove 47 of the trees on site. Any significant tree approved for removal will require one replacement tree. The applicant has proposed to replant 104 trees on-site.

7. The six stories should include the HVAC and elevator shafts.

Staff Response: The elevator and HVAC are shown to extend approximately 2.5 feet above the roofline, the rooftop mechanical screening will measure six feet in height. Our Code allows for rooftop screening and elevator shafts to be a maximum on 15 feet above the rooftop line. The elevator and rooftop mechanical screening meet the code requirement.

8. The building should be setback, so it is not one big block but more friendly and approachable.

Staff Response: The project has been broken up into two buildings and incorporates multiple courtyards to break up the length of the building further. The zoning code requires modulation to break up the mass of the front façade approximately every 40 feet and the depth of the modulation to be at least four feet. The applicant has complied with this requirement, providing the necessary modulation. The design of the building has been reviewed and approved by the City’s Design Review Board.

V. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment that may occur 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, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) was issued for this project on October 22, 2020 (Attachment C, SEPA Application Form DNS Certificate of Posting & Attachment D, SEPA Checklist). Staff did not receive any comments from residents or agencies.

VI. Compliance with Development Regulations

A. Landscaping

The Redmond Zoning Code (RZC 21.60.040.C.b) requires projects to provide space on-site for active and passive recreational purposes. In addition, landscaped areas shall provide a clear transition in design between adjacent sites and create an effective change from public to private space and from the vertical to horizontal plane at building edges.

Finding:

The landscaping proposed satisfies the requirements of RZC 21.60.040.C. Landscaping is proposed throughout the project site with plantings located in the all of the courtyards which face the mid-block pedestrian path facing NE 87th Street and on the south side of the property. Landscaping also lines the courtyards connecting to the mid-block pedestrian path, which provides on-site passive and active recreational spaces. Native landscaping is also proposed adjacent to the mid-block pedestrian path and around the footprint of the building to create a clear transition from adjacent sites and the building edge. Irrigation is also proposed throughout the site which complies with RZC 21.32.100.A, where irrigation is required for planting areas over 500 square feet. In summary, the requirements of RZC 21.60.040.C have been met.

B. Tree Protection & Replacement

The Redmond Zoning Code (RZC 21.72) requires a minimum of 35 percent of the on-site significant trees to be retained. A significant tree is defined as (RZC 21.78) any healthy tree six inches in diameter at breast height (DBH), or any tree four inches DBH, after considering its age, height, value, or function, the tree or stand is determined to be significant.

The construction limit of a protected tree includes the dripline of the tree and the five-foot setback from the dripline. Sidewalks and utilities may be allowed within the dripline of the tree so long as the construction methods and materials used will result in minimal disruption of the trees roots and that the construction will not affect the long-term viability of the tree.

Finding:

The proposal as submitted satisfies the tree retention, protection, and replacement requirements of RZC 21.72. The onsite trees were assessed and found that 49 of the trees met the definition of a significant tree, no trees meeting the classification of Landmark are on the site. The project proposes to remove 47 significant trees and impact one significant tree, with the total retention of one significant tree or 2%. A request was submitted on April 28, 2020 to allow for the retention of less than 35-percent of the significant trees on site. The proposed building footprint and infrastructure improvements encroach within the dripline of the trees, and avoidance to these trees would render the site unbuildable. Per RZC 21.72.090.B.1.e, the request meets the exception criteria that strict compliance with the 35-percent retention requirement would be in conflict with the increased density of urban centers and would be inconsistent with the adopted vision for the neighborhood.

The applicant is required to replace all 47 significant trees removed and the one impacted tree. A replacement ratio of 3:1 is required for each significant tree granted for removal below the retention standard of 35 percent (RZC 21.72.090.B.2), requiring 48 replacement trees. The balance of trees removed above the 35 percent retention standard must be replaced at a ratio of 1:1 (RZC 21.72.080.B), requiring 32 additional replacement trees. A total of 80 replacement trees are required. A total of 104 trees are proposed to be replanted on the site. The project satisfies the tree retention, protection and replacement requirements.

C. Critical Areas

This site is located in a Critical Aquifer Recharge Area I as defined by RZC 21.64.050 and as required by the Washington State Growth Management Act (RCW 36.70A.172), water quality standards for ground waters of the State of Washington (WAC 173-200) and Washington State Public Water System Standards

(WAC 246-290). The Redmond Municipal Code (RMC) section 13.07.100 defines Critical Aquifer Recharge Area as an area "with a critical recharging effect on aquifers used for potable water." Limitations on dewatering and provisions for groundwater and wellhead protection are a requirement of this Site Plan Entitlement.

Finding:

The Critical Area protection requirements for RZC 21.64 have been satisfied and the proposal has been conditioned in compliance with City codes to protect the Critical Aquifer Recharge Area. Refer to the Natural Resources section (XI.4) for details on how the site shall meet all groundwater/wellhead protection and temporary construction dewatering requirements per RMC 13.07 Wellhead Protection and RMC 13.25 Temporary Construction Dewatering.

D. Open Space

Downtown zones require common usable open space and private usable open space per RZC 21.10.130.E. Projects are required to include at least 100 square feet per residential unit of common usable open space, with up to a maximum of 20 percent of the site. The common usable open space must also be a least 12 feet by 12 feet and 200 square feet in size; this can be in forms such as plazas, rooftop gardens, and recreation rooms accessible to all residents in the building.

Private open space shall be provided in the form of attached patio or balcony per unit. If a balcony is being pursued, it must measure at least five feet by five feet, and a minimum of 50 square feet. The balconies may be reduced to 12 square feet for up to 50 percent of the units when double doors are provided.

If the front street façade is deemed too cluttered and/or over dominated by balconies, the number of balconies may be reduced with the approval of the Design Review Board, in order to provide a more balanced and attractive façade. An in-lieu fee for each required balcony not provided shall be paid to the City.

Finding:

The Together Center includes two main courtyards meeting the dimensional requirements for common usable open space, which can be accessed through the north and south sides of the property, and one courtyard accessible on the south side of the site. A dog park is also proposed adjacent to the mid-block pedestrian path. All four common usable open space areas exceed the minimum dimensional requirements of 12 feet by 12 feet and the minimum size requirement of 200 square feet. The dog park is the smallest at 20.5 feet by 45 feet and 897 square feet. These common usable open spaces provide 21,778 square feet of common usable open space, or 20.6 percent of the site, which meets the 20 percent requirement.

The project proposes 280 units which means that 280 private open spaces are required. The project went before the Design Review Board on October 1, 2020, where the front façade was deemed too cluttered and allowed the number of balconies to be reduced to 231. The applicant is required to pay an in-lieu fee for the 49 balconies not provided. The project also includes 99 units with 12 square foot private open space with double doors, which meets the requirement to use 12 square foot balconies. The private open space requirement is met as conditioned.

E. Affordable Housing

The Redmond Zoning Code (RZC 21.20.030.C) requires that housing developments with ten units or more are required to provide at least 10 percent of its units must be affordable.

Finding:

The Together Center includes 280 dwelling units. Building B will include 80 units, with 15 one-bedroom units, 40 two-bedroom units, and 25 three-bedroom units; and will be affordable at 30 percent area median income (AMI) and 50 percent AMI. Building A includes 200 units, with 20 studios, 70 one-bedroom units, 70 two-bedroom units, and 40 three-bedroom units all of which will be affordable at 60 percent AMI. All units are proposed as affordable, which meets the affordable housing requirement.

F. Transportation

The Redmond Zoning Code RZC 21.10.150, RZC 21.17.010.F, RZC 21.52, RZC Appendix 2, and the City's Standard Specifications and Details require frontage improvements and easement/right-of-way dedication.

Finding:

The developer will construct frontage improvements along 164th Avenue NE and NE 87th Street. Right-of-way dedication and new public easements will also be provided to meet the City's street standards. All improvements and access points will be designed and constructed per the City's street standards, the City's Standard Specifications and Details, RZC Appendix 2. All curb ramps, pedestrian paths and sidewalks will be constructed to be ADA compliant. Streetlights will be designed and constructed per the City's Illumination Design Manual. In summary, the proposed transportation improvements meet the requirements stated in RZC 21.10.150, RZC 21.52, RZC Appendix 2, and the City's Standard Specifications and Details.

G. Utilities

City of Redmond Zoning Code RZC 21.17.010 D requires replacement of water main as part of the water system improvement.

Finding:

This project includes replacement of 650 liner feet of water main; installation of two residential water meters, two commercial water meters, fire lines, and fire hydrants per City of Redmond Design Requirements Water and Wastewater System Extension. Four new side sewers will be connected with the existing sewer main along NE 87th Street based on City of Redmond Standard Specification and WSDOE Criteria of Sewage Works Design.

H. Stormwater

The RMC 15.24 and the 2019 Stormwater Technical Notebook (STN) requires that projects meet minimum requirements that apply per threshold requirements.

Finding:

The project lies in a flow control exempt area. However, since there are downstream capacity issues, this project will provide flow control on-site to match flow control standards as listed in the STN to match existing conditions. In summary, the proposed stormwater design meet the requirements per the STN and RMC 15.24.

I. 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 no later than the first submittal of CCR 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 of one foot is required between the sewer/water mains and other utilities including storm sewer.

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.

1. 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: The Together Center is a mixed-use project with 280 dwelling units and office space for health and human services on the ground floor, both of which are allowed uses in the Town Square Zone. The density is not prescribed for the site, and is determined by height, parking and other site standards. Infrastructure is available and applicable improvements will be installed by the project as required. The character of the proposed development is consistent with City design standards and development standards or has sought and received deviations allowed by Code.

2. 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: Technical Review staff has reviewed the proposed project and has determined that it complies with the Comprehensive Plan, Redmond Zoning Code, Redmond Municipal Code, SEPA Policies, and has followed the review procedures per RZC Article VI, Review Procedures for a Site Plan Entitlement.

The proposed development specifically addresses the following Comprehensive Plan goals and policies:

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
<p>HO-18: Ensure appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Redmond, especially near existing and planned employment centers, such as Downtown, Overlake and SE Redmond.</p>	<p>The project site is located in the Town Square Zone in the Downtown neighborhood. The project will include 100% affordable units at or below 60% AMI, where the unit mix consists of 20 studios, 85 one-bedroom, 110 two-bedroom and 65 three-bedroom units. The variety in unit mix provides a broad range of family sizes to be located in the Downtown employment center.</p>
<p>DT-39: Encourage vertical and horizontal mixes of residential and office uses throughout mixed-use residential/ office zones.</p>	<p>The site currently houses a one-story office building with several organizations providing health and human services to east King County. The project proposes two mixed-use buildings, which will include five floors of residential and office/ human services on the ground floor. The site will go from serving one use of office, to proving both office and residential.</p>
<p>DT-43: Encourage new transit-oriented development in this zone in order to take advantage of its proximity to local and regional transit.</p>	<p>The project site is located 0.4 miles or an approximately 10-minute walk to the Redmond Transit Center. The mixed-use buildings will include both office use and residential. The close proximity to the Redmond Transit Center will encourage residents and employees to take advantage of the transit center.</p>
<p>FW-17: Encourage a housing supply in Redmond and nearby communities that enables more people to live closer to work, reduce commuting needs, and participate more fully in the community.</p>	<p>The Together Center includes 280 affordable units in Downtown and is located within 0.4 miles from the Redmond Transit Center and will be ½ mile from the future light rail station to encourage use of public transit. The location is within walking distance to many amenities such as Bella Bottega</p>

	shopping center, a movie theater, and several grocery stores. The site is also adjacent to general sales and service uses, for employment opportunities.
UC-21: Ensure that improvements, including streets, sidewalks, transit facilities, lighting, landscaping, and parking lots/ structures, provide a comfortable and attractive pedestrian environment and contribute to the urban centers’ aesthetic appeal.	The project will install frontage improvements to the site, which will include a 14-foot urban walkway with a four-foot area for tree grates, an eight-foot-wide sidewalk and a two foot wide planting area. A mid-block pedestrian path is located on the south side of the site and will include lighting and landscaping, and two landscaped courtyard connections will provide access through the site from NE 87 th Street.
UC-18: Develop and maintain a variety of linkages, such as paths and wayfinding elements, among parks, plazas, and open spaces to create an interconnected system of public spaces that are within walking distance of each other.	The Together Center includes a mid-block pedestrian path on the south side of the site. The pedestrian path will connect to the adjacent site to the west. The path will connect 164 th Avenue NE to 161 st Avenue NE. Two landscaped courtyard connections from NE 87 th Street will provide pedestrian access to the mid-block pedestrian path.

VIII. Site Plan Entitlement Decision Criteria:

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

Staff Response: The project has been reviewed for compliance with the Redmond Zoning Code and Redmond Municipal Code. The SEPA checklist was also reviewed against the Washington Administrative Code (WAC) and a Determination of Nonsignificance was issued on October 22, 2020,

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

Staff Response: The existing structure is not a historic landmark and the Landmark and Heritage Commission does not have authority over this project.

IX. Code Deviations Granted

The Technical Committee has granted the following deviations to the development standards through the authority referenced.

Parking Reduction: Parking requirements for mixed-use residential units in the Town Square zone is 1.25 parking stalls per unit over six units. The Together Center uses, or Health and Human Service uses in the Town Square zone require the number of parking spaces to be adequate to accommodate the peak customer and employee shift as demonstrated in a parking study and approved by the Administrator. The applicant proposed three requests:

- Reduce the residential parking ratio to 0.44 stalls per unit
- Approve parking ratio of 3.99 stalls for every 1,000 square feet of gross floor area for the Together Center uses
- Utilize flexible parking

Parking reductions may be approved if the applicant provides a parking study prepared by a qualified expert which demonstrates that a lower parking ratio will not adversely impact the surrounding streets and uses. The applicant submitted a parking study showing a parking ratio of 0.44 stalls per unit, 3.99 parking spaces for every 1,000 square feet of gross floor area of the Together Center uses, and to use flexible parking would provide adequate parking for the proposed uses along with a Transportation Management Program (TMP). The parking request was approved, and approval conditions are listed in Section XI.6.d Transportation Management Program.

Code Authority: RZC 21.40.010.D.2

Residential Courtyard Dimensions: The project requires 20 percent of the site to be common open space. For courtyards to count toward the common open space, it must meet dimensional requirements, where the minimum width requirement is 55 feet. Courtyard B includes projections on floors two through five that cause the dimension to be 51 feet, however the ground floor meets the 55-foot width requirement. The applicant requested and received administrative design flexibility from the Design Review Board to reduce the courtyard width to 51 feet.

Code Authority: RZC 21.62.020.F.3, RZC 21.76.070.C.8

Private Open Space: The project requires private open space for each dwelling unit. The applicant requested and received administrative design flexibility from the Design Review Board to eliminate 49 balconies from the front façade as it was deemed too cluttered, as the removal of the balconies provides a more balanced and attractive façade. An in-lieu fee is required to be paid for the balconies not provided and shall be equivalent to 50 percent of the park impact fee for multifamily residence.

Code Authority: RZC 21.62.020.E.3

Trees: The tree retention of less than 35-percent was approved by the Administrator as the proposal meets the decision criteria per RZC 21.72.090.B.e The project is required to plant 48 replacement trees for a ratio of 3:1 for each tree approved to be removed below 35 percent per RZC 21.72.080.

Code Authority: RZC 21.72.090

X. Vesting/Approval Expiration

This decision is not vested to the development regulations in effect until a complete building permit application is submitted. The approval of this project 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.

XI. Conditions of Approval

A. Site Specific Conditions of Approval

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

Item	Date Received	Notes
Plan Set, [pages CS.001 to A.120]	9/17/2020	<i>and as conditioned herein.</i>
SEPA Checklist	9/17/2020	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 10/22/2020.</i>
Architectural Elevations	9/17/2020	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	9/17/2020	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	9/17/2020	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	9/17/2020	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	9/17/2020	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	9/17/2020	<i>and as conditioned herein.</i>
Stormwater Design	9/17/2020	<i>and as conditioned herein.</i>

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

- 1. Development Engineering - Transportation and Engineering**

Reviewer: Min Luo, Senior Engineer
Phone: 425-556-2881
Email: mluo@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) The Puget Sound Energy (PSE) easement and the associated facilities along NE 87th Street and along 164th Avenue NE are required to be subordinated or relocated prior to acceptance of the sidewalk and utility easement along 164th Avenue NE. The PSE easement along NE 87th Street is also required to subordinate to the City's sidewalk and utility easement. The developer is required to work with PSE to complete the PSE easement subordination/relocation and the PSE facilities removal or relocation.
 - (b) 4.7 feet wide sidewalk and utility easement, granted to the City of Redmond, abutting 164th Avenue NE right-of- way.
 - (c) 30 feet wide public pedestrian access easement that is laid between Building A and Building B, granted to the City of Redmond.
 - (d) 20 feet wide public pedestrian access easement that is laid between Building A and Building A, granted to the City of Redmond.
 - (e) A proof of recorded private shared access easement for the garage access driveway is required prior to civil construction drawing approval.
 - (f) 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) New right-of-way lines joining at the intersection of NE 87th Street and NE 164th Avenue NE shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as 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 NE 87th Street and on 164th Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per the City's Standard Specifications and Details 202 or 203. The Pavement Condition Index (PCI) of the existing pavement on NE 87th Street is below 70 (as determined by the City's 2019 bi-annual pavement survey), the development shall be required to plane and overlay the entire half street along NE 87th Street as a minimum requirement, or as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751 if there are any questions.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. Street Frontage Improvements

- i. The frontage improvements along NE 87th Street must meet current City Standards, which include asphalt paving 24 feet from centerline to the face of curb with appropriate tapers, type A-1 concrete curb and gutter, 4 feet wide planter strips, 8 feet wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. If the existing pavement depth does not meet the requirement of the City's Standard Specifications and Details 301, the minimum pavement section on NE 87th Street shall consist of:
- 4 inches HMA Class ½" PG 64-22
 - 5 inches HMA Class 1" PG 64-22
 - 4 inches of 1-1/4 inches 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; RZC 21.17.010; RMC 12.12; RZC Appendix 2; Redmond Standard Specifications & Details

- ii. The frontage improvements along 164th Avenue NE must meet current City Standards, which include asphalt paving 30 feet from centerline to the face of curb with appropriate tapers, type A-1 concrete curb and gutter, 4 feet wide planter strips, 8 feet wide concrete sidewalks, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. If the existing pavement depth does not meet the requirement of the City's Standard

Specifications and Details 301, the minimum pavement section on 164th Avenue NE shall consist of:

- 4 inches HMA Class ½" PG 64-22
- 5 inches HMA Class 1" PG 64-22
- 4 inches of 1-1/4 inches 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; RZC 21.17.010; RMC 12.12; RZC Appendix 2; Redmond Standard Specifications & Details

- iii. The east and west shared pedestrian path and emergency vehicle access must meet the current City's Standards, which include minimum 20 feet emergency vehicle access and the pedestrian path width ranging from 14 feet to 20 feet for the Type IX Pedestrian Path stated in RZC 21.10.150 Map 10.3, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement depth shall be designed to bear the Fire Truck load.

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

- iv. Mid-block Crossing: Immediately west of the driveway to Bella Bottega, a mid-block crosswalk and its associated curb ramps are required to provide a north-south crosswalk crossing NE 87th Street. The construction of the midblock crosswalk shall meet the City's standards and the ADA requirements. Contact Gina Schroeder, Traffic Operations, at (425) 556-2857 with any questions.

Code Authority: RZC Appendix 2.A.4; RCW 35.68.075

- v. ADA ramp requirements: Curb ramps for persons with disabilities are required at the intersection of NE 87th Street and 164th Avenue NE and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways.

- (a) Curb ramp at the southwest corner of the intersection 164th Avenue NE and NE 87th Street shall meet the ADA requirements. The existing companion ramps at the intersections of 164th Avenue

NE and NE 87th Street may be required to meet the ADA requirements if ADA compliant requirements are not met.

Code Authority: RCW 35.68.075; RZC Appendix 2-A.21.a

- vi. 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 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. The project is located along a state route on 164th Avenue NE; therefore, WSDOT approval of the channelization plan is also required if the channelization on 164th Avenue NE is modified.

Code Authority: RZC 21.52.030.F, RZC Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

- vii. Sidewalks constructed to City standards are required at the following locations:
 - 8 feet concrete sidewalk along NE 87th Street
 - 8 feet concrete sidewalk along 164th Avenue NE
 - The east and west pedestrian paths width ranging from 14 feet to 20 feet

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 and fire accesses are approved as shown on the Redmond Together Center Transportation Plan prepared by KPFF on September 4, 2020.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- ii. Direct vehicular access from each individual dwelling unit to NE 87th Street and to 164th Avenue NE will not be permitted. This restriction shall be indicated on the civil construction plans and other final documents.

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

- iii. The following driveways are required to be improved as specified below:

- All existing driveways on NE 87th Street and on 164th Avenue NE shall be removed and replaced with standard frontage improvements.

Code Authority: RZC Appendix 2

- e. Underground Utilities.** All existing aerial utilities along the street frontages NE 87th Street and along 164th Avenue NE and within the development shall be converted to underground. All new utilities serving the development shall be placed underground.

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

- f. Street Lighting.** Illumination of the street(s) along the property frontage NE 87th Street, 164th Avenue NE and the shared pedestrian paths and fire accesses 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. Coordinate illumination design with the proposed lighting design for the adjacent Harmony development on the east side of 164th Ave NE as part of the CCR process. Contact Hidemi Tsuru, Traffic Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual. The Illumination Design Manual can be obtained at: <https://www.redmond.gov/DocumentCenter/View/424>.

Code Authority: RZC 21.52.030.F, RZC 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 pedestrian paths 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

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:
- Replace about 650 LF of the existing 8" asbestos clay water main with a 12" ductile iron water main in frontage of the development along NE 87th Street.
 - The existing asbestos clay pipe must be removed per COR Design Requirements W & WW System Extensions, Section IV 11l.
 - Construct a 3" residential water meter for eastern building.
 - Construct a 4" residential water meter for western building.
 - Install a 2" commercial water meter for each of eastern and western buildings.
 - Install a 2" irrigation water meter with a backflow preventor.
 - Construct an 8" fire service line to each of two buildings.
 - Construct two fire hydrants along NE 87th Street and one fire hydrant along 167th Ave. NE.
 - Replace and reconnect two fire hydrants to the north side of street.
 - Reconnect the existing 12" water main from north to the new water main.
 - Replace and reconnect two existing water services to the new water main.

Code Authority: RZC 21.74.020.D

- b. **Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows:
- Construct three 10" side sewers for the new building connecting to the existing manholes on existing 12" sewer main along NE 87th Street.

- Construct one 6” side sewer connecting to the existing 12” sewer main along NE 87th Street at Station 14+78.00.
- Some or all side sewers pass above the water main when crossing. Install casing pipe on water main and side sewers at perpendicular crossing per WSDOE Criteria C1- 9.1.4B.

Code Authority: RZC 21.74.020.D

- 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 review. All easements must be recorded prior to construction drawing approval.

Code Authority: RZC 21.74.020.C, Appendix 3

- d. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to sale of water and side sewer permits.

Code Authority: RMC 13.08.010, 13.12

3. **Development Engineering – Stormwater/Clearing and Grading**

Reviewer: Seethu Babu, Senior Engineer

Phone: 425-556-2472

Email: sbabu@redmond.gov

- a. **Water Quantity Control:**
- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a privately maintained vault.
 - 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

- b. **Water Quality 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.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.8

- c. **Public Stormwater Easements.** Public 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. 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 to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded offsite easements shall be provided to the Development Engineering Division.

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, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

- e. **Clearing and Grading.**
 - i. Connect the project stormwater system to the existing stormwater system located on NE 87th St.
 - ii. All storm sewer conveyance pipe material shall be PVC or Polypropylene.
 - iii. Show vertical clearances at all utility crossings
 - iv. Show temporary shoring and temporary soil nails/tiebacks within ROW

Code Authority: RZC 21.74.020.J; RMC 15.24.080

- f. **Temporary Erosion and Sediment Control (TESC).**
Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.

Code Authority: RMC 15.24.080

- g. **Landscaping.**

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

Code Authority: RZC 21.32

- h. **Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NIO) 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

- i. **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.

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

4. Natural Resources

Reviewer: Angie Venturato, Environmental Scientist

Phone: 425-556-2466

Email: aventurato@redmond.gov

- a. **Permanent Dewatering.** Permanent dewatering, including the use of subfloor drains, wall drains or footing drains below the design high groundwater level, is not allowed for this site due to being within the Critical Aquifer Recharge Area.

Code Authority: RZC 21.64.050.C

- b. **Temporary Construction Dewatering.** The temporary construction dewatering feasibility study has been accepted under the stipulation that the applicant shall obtain a private access easement with the neighboring property owner (Alco Cascade, LLC, Parcel #9200200020) in order to properly convey discharge water to the City stormwater system as described in the study. The easement shall be in place with the easement agreement provided to the City prior to civil construction approval.

A temporary construction dewatering plan, including management of dewatering activities and mitigation plans for suspensions or revocation, shall be provided in accordance with RMC 13.25 and Attachment B of the City's temporary construction dewatering operating policy during the Coordinated Civil Review process.

A design groundwater elevation of 31 feet as described in the dewatering feasibility study shall be used for the final civil construction plans and report. Civil plan profiles shall depict seasonal high-water level elevation on profiles for all underground

elements, including crane footing, parking and mechanical parking foundations, elevator pits, and stormwater infiltration facilities.

Administrative fees shall be charged in accordance with RMC 13.25.110.

Temporary Construction Dewatering Operating Policy:
<https://www.redmond.gov/DocumentCenter/View/8140/Temporary-Construction-Dewatering-Operating-Policy-PDF>

Code Authority: RMC 13.25

- c. **Hazardous Materials Management.** A hazardous materials management plan shall be provided during the Coordinated Civil Review process in accordance with the wellhead protection requirements of RMC 13.07. The plan shall include a description of tertiary containment of all hazardous materials, including operations and maintenance protocols for temporary or permanent generator diesel fuel handling, courtyard fire pits and waste management.

Code Authority: RMC 13.07.075

- d. **Wellhead and Groundwater Protection.** Wellhead and groundwater performance standards shall be met during construction as per RMC 15.24.095, including providing the City with any and all well monitoring and decommissioning reports. A description of meeting these standards shall be provided in the Stormwater Pollution Prevention Plan during the Coordinated Civil Review process.

Code Authority: RMC 15.24.095

- e. **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: RMC 15.24.095

- f. **Excavation and Shoring.** The geotechnical report updated on September 3, 2020 and the temporary construction dewatering feasibility study shall be the guiding design documents for developing temporary construction dewatering and shoring plans during the Coordinated Civil Review process. The updated geotechnical report overrides Appendix F of the stormwater report. The applicant shall update the stormwater report accordingly to be consistent with the updated geotechnical report during the Coordinated Civil Review process.

Code Authority: RMC 13.25

5. Fire Department

Reviewer: Adam Mullinax, DFM

Phone: 425-556-2245

Email: amullinax@redmond.gov

The current submittal is generally adequate for approval for LAND-2020-00182 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 Conditions:

- Required fire access not on a public way shall be recorded as an Emergency Vehicle Access Easement with King County. Provide easement language and exhibits for review and approval as part of the CCR review process.
- Determination of adequate fire flow as per RFDS 3.0 shall be determined at CCR, including the location and number of required fire hydrants.
- The address for all structures will be assigned during CCR. Commercial and residential units will be assigned addresses during building permit review. Addressing will be assigned as per RFDS 2.0.
- Size, location and number of Knox Key Boxes will be determined during building permit review.
- RFDS2.0 Compliant fire access will be determined at CCR. This will include compliant fire lane markings, fire access, point loading requirements and emergency vehicle parking.
- RFDS 2.0 compliant emergency vehicle parking shall be provided within 75' travel distance to a 4x7 foot elevator to serve all floors of all structures.

b. Fire Protection Plans:

- All areas in the podium and buildings on the podium shall be fully sprinklered as per IFC, NFPA 13 and RFDS 5.0. Quick response heads are required in garage and light hazard areas, as per RFDS 5.0. Current proposal includes splitting the garage into two dry systems to meet 60 second trip times.
- All areas shall have compliant Class I standpipes, as per IFC, NFPA 14 and RFDS 4.0. Current proposal includes a dry standpipe system with a separate FDC for the unheated garage areas. Heated areas shall have compliant standpipe access from stairwells or hallway connections.
- All areas shall have a IFC, NFPA 72, RFDS 9.0 compliant fire alarm system. This system shall include voice evac systems, and RFDS 9.0 compliant emergency access on system activation.
- Co-located fire sprinkler and fire alarm rooms, exterior access only, are required.

- An Emergency Responder Radio System (ERRS) is required, as per IFC and RFDS 18.0.
- All required systems will be reviewed with the building permit and as fire installation permits to ensure they are provided code compliant standby and emergency power systems.
- Current plans do not include smoke control, showing instead the use of smoke doors for the elevators and use of RMC Design Option #1. Future building permit review will determine if smoke control is required based on the design and current code.

d. Fire Code Permits:

- Separate Fire Installation Permits required as per IFC 105, RMC/WAC amendments and RFDS.
- Places of Assembly with 50 or more occupants will require a fire installation permit.
- Buildings A and B were proposed to have horizontal exits to meet accessible egress requirements, thus not requiring emergency backup power from a generator. Future building permits and / or fire permits will need to be reviewed to confirm that emergency and/or standby power is not required by IBC or IFC. If a generator is required, the fuel source may require a fire installation permit, such as a flammable/combustible fuel permit.
- ERRS systems will require a separate fire installation permits.
- A separate Fire Sprinkler permit is required for the fire sprinkler and/or standpipe system prior to installation.
- A separate Fire Alarm permit is required prior to installation
- Additional fire permits may be determined to be required at time of building permit review.

e. Comments:

Current design includes areas with occupancy types: R1, R2, A3, B and E. At building review each of these occupancy types will have IFC and RFDS requirements that may affect the building permit as well as associated fire installation permits.

Code Authority: RMC 15.06; RZC Appendix 2, RFD Standards, RFDD&CG

6. Planning and Community Development Department

Reviewer: Cameron Zapata, Senior Planner

Phone: 425-556-2411

Email: czapata@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
164 th Avenue NE	Columnar Norway Maple	25' o.c.

Code Authority: RZC 21.32.090

- b. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings.

Code Authority: RZC 21.72.060.D

- c. **Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process.

Code Authority: RZC 21.32

- d. **Transportation Management Program.** As a condition of approval for The Together Center, a Transportation Management Program (TMP) shall be submitted and approved by the City’s Transportation Demand Management Division prior to issuance of CCR. The TMP agreement shall be recorded on the property deed. Applicant shall begin finalizing the TMP immediately upon receiving this Approval document. CCRs will not be approved prior to a finalized and recorded TMP. The TMP shall include the following conditions:

- TMP monitoring is required for five years
- The monitoring will be funded by the project with an independent consultant
- The monitoring will be conducted two times annually for two years, and annually thereafter
- Three years of demonstrated compliance is required before the TMP monitoring will be terminated
- If two consecutive reports show that the target goal is not met, the property owner will add the following elements until the goals are met:
 - Review and update the flexible parking plan
 - Secure parking proximate to the site to meet the demand through a recorded agreement

- Provide peak two zone-bus pass/ vanpool subsidy (100%)
- Fund a commuter club

- e. **Noise Report.** A noise report prepared by a qualified acoustical consultant must be submitted and approved prior to civil drawing approval. The noise report shall comply with RMC 6.36 and provide sound attenuation measures.

Code Authority: RMC 6.36.060

- f. **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

- g. **Open Space.** The proposal includes calculations to meet the common usable and private open space requirements. Common usable open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 12 feet and an area no less than 200 square feet. Private open space is met by including 231 balconies, 49 balconies have not been included and are required to pay the in-lieu fee equivalent to 50 percent of the park impact fee for multifamily residences.

Code Authority: RZC 21.62.020.E.3
Condition Applies: Building Permits

- h. **Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval. An approval letter from Waste Management must be submitted to the Planning and Community Development Department prior to approval any associated building permit.

Code Authority: RZC 21.38.020.F

- i. **Impact Fees.** For the Purpose of Impacts, the use(s) assigned for this project have been determined as the following: 280 units classified as multifamily, and approximately 39,000 square feet classified as Administrative Office. The following total square footage of approximately 36,000 square feet

classified as Administrative Office use may be credited for the current structures to be demolished at time impact fee calculation during building permit review. 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

- j. **Parking.** An alternate minimum parking requirement has been approved for multifamily residential of 0.44 per dwelling unit and 3.99 parking stalls for every 1,000 square feet of office for health and human services signed accordingly. Flexible parking spaces will be utilized for residential guests, short-term residential, and Together Center users. Residential shall be required to register their vehicles. Residents and employees shall be provided with on-site regulations.

Code Authority: RZC 21.40.010

- k. **Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement and Mitigation shall be provided no less than 5 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 time of CCR submittal, entire submittal will be rejected for intake.

Code Authority: RZC 21.76.090.F

- l. **Affordable Housing.** The Together Center shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050 by providing 10% affordable units. An agreement in a form approved by the City must be recorded with the King County Department of Records and Elections to stipulate conditions under which required affordable housing units 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 a member of the Housing and Human Services staff at 425-556-2438 and ilefcourte@remond.gov.

Code Authority: RZC 21.20.050

Condition Applies: Building Permit

- m. **Archeological and Historical Preservation:** A professional archaeological monitor shall be present to monitor all ground disturbing activities and that an archaeological MIDP shall be prepared and submitted to DAHP and the interested Tribes for review prior to ground disturbance. Coordination with City staff on monitoring and reporting is required; including submittal by email to the City of Redmond Project Manager and the Redmond Historic Preservation Officer of the daily monitoring log or similar daily summary.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- n. **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

RZC 21.10.150	Downtown Pedestrian System
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.G.3	Preconstruction Conference
RZC 21.76.090.F	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, June 2017
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

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 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Design Requirements: Water and Wastewater System Extensions - April 2019.

Stormwater/Clearing and Grading

RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	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 at the time of this approval letter issued)
City of Redmond	Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019
Department of Ecology	Stormwater Management Manual for Western Washington (amended December 2014)

Fire

RMC 15.06	Fire Code
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide

City of Redmond

Fire Department Standards

Planning

RZC 21.10:	Downtown
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC 21.44	Signs

Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code