



**Technical Committee  
Unit Lot Short Subdivision and Site Plan Entitlement Notice of Decision  
Transmittal Letter**

May 18, 2020

Randy Barnett  
Ichijo USA Co., LTD  
1406 140<sup>th</sup> PL NE, Suite 104  
Bellevue, WA 98007

**Subject: Penny Lane III, LAND-2019-00438 & 00439, PR-2019-00670**

Location: 7990 170<sup>th</sup> Ave NE Redmond, WA 98052, Parcel No. 7792900115

Dear Mr. Barnett:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for a four (4) unit townhouse development. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section XII) 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 and Unit Lot Short Subdivision 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; and reviewed and approved by all applicable divisions of Development Services. The *Civil Drawing Checklist* can be found at <https://www.redmond.gov/395/Applications-Forms> 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](mailto:zlu@redmond.gov).

Additional information regarding the Coordinated Civil Review process can be found at [www.redmond.gov/DSC](http://www.redmond.gov/DSC), including:

- Development Engineering Fee Schedule: Includes review and inspection fees.
- Private Development Construction Process: Includes fees, bonds, and other information required to begin and complete construction of your project.
- Record Drawings: Includes requirements for preparing Record Drawings

**Short Plat Review and Recording.** Before the short plat can be recorded it must be reviewed and determined to be in compliance with all conditions of the Short Plat Notice of Decision and applicable City of Redmond codes and standards. The short plat documents must be submitted per the *Cover Sheet B: City of Redmond Land Division Mylar Requirements* included with the Short Subdivision Application Requirements on the City's website at <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=141281>.

**Short subdivision approval shall expire pursuant to the following:**

- a. Two years from the date of this Technical Committee Notice of Decision if the short plat has not been recorded, but construction drawings, required under RZC 21.76.090.F, Performance Assurance have been completed/approved. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

Failure to record the short plat within the time frame specified above (or within the approved timeframe if an extension is granted) will result in the expiration of the approval and loss of vesting. Please note that until the approved short plat document is recorded with King County:

- The short plat is not legally complete.
- The proposed lots will not exist, and therefore cannot be sold.
- No application for building permits can be submitted for the proposed new lots.

Once the short plat has been found to be in an approvable format, the applicant will be notified to produce and submit the final document on mylar media, with owner(s) signature(s), to the City of Redmond. The City will execute the required signatures and generate a transmittal package for the applicant to provide to the King County Recorder's Office for recording of the short plat documents. The applicant is responsible for the delivery of the transmittal packet, recording of the signed short plat, and payment of applicable recording fees.

**Building Permit Review Process.** You may be able to obtain one building permit for each existing legal lot if the lots are vacant. Please note that permits are required to demolish as well as construct buildings on a site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over 4 feet in height and stormwater detention vaults. Stormwater Capital Facilities Charges will be collected at the time of building permit issuance. Impact Fees including Fire, Parks, School, and Transportation will be collected at time of drywall inspection for single-family attached and detached permits.

Building permit submittals shall ONLY be accepted when they have met all of the requirements within the *Building Permit User Guide-Planning*. Requirements of the *Building Permit User Guide-Planning* have no exceptions and all documents shall be required at building permit application submittal. The *Building Permit User Guide-Planning* is available at:

<http://redmond.gov/common/pages/UserFile.aspx?fileId=195437>.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City’s website at:

<http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=2969>

Impact fee information can be found at: [www.redmond.gov/permitfees](http://www.redmond.gov/permitfees)

Stormwater Capital Facilities Charges can be found at:

[www.redmond.gov/permitfees](http://www.redmond.gov/permitfees)

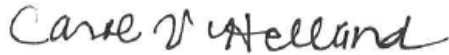
If you have questions regarding the Coordinated Civil Review process, Final Short Plat review and recording, Building Permit review process or the Notice of Decision including Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Andy Chow	Senior Engineer	425.556.2740	kachow@redmond.gov
Planning- Development Engineering/Water & Sewer	Zheng Lu	Senior Utility Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Cindy Wellborn	Senior Engineer	425.556.2495	cwellborn@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Elise Keim	Planner	425.556.2480	ekeim@redmond.gov

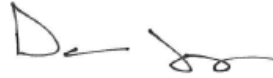
Penny Lane III Short Subdivision and Site Plan Entitlement (Type II)  
LAND-2019-00438 & LAND-2019-00439

Now that your proposal has been approved by the Technical Committee, the next step is to schedule a Coordinated Civil Review Kick-off meeting. Please contact Zheng Lu at 425.556.2844 or [zlu@redmond.gov](mailto:zlu@redmond.gov) for more information.

Sincerely,



Carol Helland, Director  
Department of Planning and  
Community Development



David Juarez, Director  
Public Works Department

**Technical Committee Short Subdivision & Site Plan Entitlement**  
**Notice of Decision**

**Project Name:** Penny Lane III Short Subdivision and Site Plan Entitlement

**Location:** 7990 170<sup>th</sup> Ave NE, Redmond, WA 98052

**Project File Number:** LAND-2019-00438 & LAND-2019-00439,  
PR-2019-00670

**Project Description:** A four (4) unit townhome development with associated unit-lot subdivision for the creation of four (4) fee-simple lots in the Downtown Neighborhood's East Hill zone.

**Application Date:** 1/15/2020

**Notice of Application**  
**Date:** 1/29/2020

**State Environmental Policy Act**

**SEPA Threshold**

**Determination:** Determination of Non-Significance (DNS)

**SEPA File Number:** SEPA-2020-00207

**Date Issued:** 2/28/2020

**Technical Committee Decision**

**Approval with Conditions**

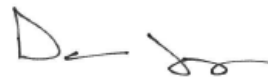
**Decision Date: May 18, 2020**

**Appeal Deadline: June 1, 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/](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 Elise Keim, Planner at 425 556-2480 or [ekeim@redmond.gov](mailto:ekeim@redmond.gov).



Carol Helland, Director  
Department of Planning and  
Community Development



David Juarez, Director  
Public Works Department

**I. Proposal**

The proposed project is a site plan entitlement and a unit-lot subdivision proposing a four (4) unit townhouse development located in the East Hill Zone of the Downtown Neighborhood. The development includes two-car tandem garages within each unit and takes vehicle access from a shared drive on 170<sup>th</sup> Ct NE while the primary pedestrian entrance is from NE 80<sup>th</sup> Street. Frontage improvements include sidewalk, street parking, street trees and intersection improvements.

**II. Site Context**

Penny Lane III is a unit-lot subdivision on .23 acres in the Downtown Neighborhood, zoned East Hill. The site is generally flat and surrounded by multifamily 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)
1	3,188
2	1,470
3	1,472
4	2,759
Average SF: 2,222	

**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):	RZC 21.10.150	25' landscaped walkway from back of curb On 170 <sup>th</sup> Ave NE: 5' parkway for street trees, 6' sidewalk and 14' landscaped yard area On NE 80 <sup>th</sup> St: 6'

Penny Lane III Short Subdivision and Site Plan Entitlement (Type II)  
 LAND-2019-00438 & LAND-2019-00439

		sidewalk and 19' landscaped yard area
Side Setback (Residential):	8 feet RZC 21.10.130.D	8 feet
Rear Setback (Residential):	10 feet	N/A
Maximum Building Height	4 stories	3 stories
Maximum Lot Coverage (Residential):	N/A RZC 21.10.130.B	41%
Allowed Residential Density	36 du/ac RZC 21.10.130.B	4 units

Downtown Residential Site Requirements are listed in RZC 21.10.130:

	<b>Requirement</b>	<b>Proposed</b>
Allowed Residential Density:	36 du/ac (8du based on .23 acres) RZC 21.10.130.B	4 units
Maximum Allowable Lot Coverage:	no maximum limit for lot coverage RZC 21.10.130.B	41%
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
Open Space Size and Dimensions:	Patio length: 8 ft Patio width: 8 ft Patio area: 80 sf	200 sf minimum provided per unit Patio length: 10 ft Patio Width: 8 ft Patio Area: 80 sf Additional open space in the form of yards

Pedestrian System Requirements are listed in RZC 21.10.150

	<b>Requirement</b>	<b>Proposed</b>
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 <sup>th</sup> Ct NE	Type VII: A 30-foot wide shared street	8.2' ROW dedication to expand existing 15.93' ROW to 24.13' ROW
NE 80 <sup>th</sup> St	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 without parkway for street trees due to slope, sidewalk and landscaped yard provided

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 4 notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site.

Public Input: During the public comment period for the Notice of Application, the City received five (5) written 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 and intersection improvements.

- 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 held February 24, 2020. Three neighbors were in attendance.

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 five (5) trees pursuant to RZC 21.72.090. The location of the trees would have prevented 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 two (2) additional trees beyond the minimum required fifteen (15) for a total of 17 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 needs to 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, 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 4-unit development is not required to provide an affordable unit.

**V. State Environmental Policy Act (SEPA)**

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 Non-

Significance (DNS) is the appropriate threshold determination for this project. The DNS was issued February 28, 2020. SEPA-2020-00207.

## VI. Compliance with Development Regulations

- A. Tree Protection:** The site currently has five (5) total healthy trees. Of those trees, one (1) is considered a Landmark tree and four (4) are considered significant trees. An exception to remove one (1) Landmark tree and four (4) significant trees to retain 0% of the existing healthy significant trees on the site was requested by the applicant (see letter on file with the Planning Department). Due to the positions of significant and landmark trees on the site, none can feasibly be retained without reducing the number of units on the site to the pre-urban center density (one unit) 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 (see letter on file with the Planning Department).
- 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.
- 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. Stormwater:** The project is located within the Downtown Sub-basin and will pay the Downtown and City-wide Capital Facilities Charges in lieu of providing on-site stormwater detention and water quality. The project's design shall adhere to all current stormwater regulations including the 2019 version of the Stormwater Technical Notebook.
- E. Utilities:** The existing 8" water main in frontage of development along NE 80<sup>th</sup> Street shall be upsized to 12" water main and replaced by the developer. The existing 8" concrete sewer main is bad condition and shall be rehabbed using CIPP technology by the developer. The existing Utility design shall follow City of Redmond Design Requirements Water and Wastewater System Extensions.
- F. Transportation:** This project will provide frontage improvements on 170<sup>th</sup> Ave NE and NE 80<sup>th</sup> ST including but not limited to complete 8 feet parking lane, vertical curb and gutter, 5 feet planter strips with street trees (170<sup>th</sup> Ave NE only), 6 feet concrete sidewalk, 14 feet or 19 feet of landscaped yard area (170<sup>th</sup> Ave NE or NE 80<sup>th</sup> ST respectively), streetlights, and 3 new ADA curb ramps. In addition, 170<sup>th</sup> 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. A shared

driveway within the Penny II and III properties will be provided to serve all 4-lot with vehicle garages accessing off 170<sup>th</sup> CT NE which is a lower classification street than NE 80<sup>th</sup> ST and 170<sup>th</sup> Ave NE.

- G. Cultural Resources:** a cultural resources assessment of the site was conducted finding no evidence of archaeological sites within the project location.
- H. Separate Coordinated Civil Review:** This project is directly north of another unit-lot subdivision application currently under review (Penny Lane II LAND-2019-00399 & 00400). 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.

- i. A proposed project's consistency with the City's development regulations shall be determined by consideration of:
  - 1. The type of land use;
  - 2. The level of development, such as units per acre or other measures of density;
  - 3. Availability of infrastructure, including public facilities and services needed to serve the development; and
  - 4. The character of the development, such as development standards.

**Staff Response:** The proposed development is a residential use in a residential designated 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.

- ii. 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:** The proposed development 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 subdivision. The proposed development specifically addresses the following Comprehensive Plan goals and policies:

<b>Goal/Policy</b>	<i>Staff Response</i>
<b>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.</b>	<i>Dividing the parcel to accommodate four (4) households where one detached residential single home once stood while complying with parking, building height, and design ensure the project is compatible with its surroundings while advancing the city's growth targets.</i>
<b>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.</b>	<i>Development of salable properties in the Downtown neighborhood in proximity to commercial uses, educational institutions and transit systems advances this policy.</i>
<b>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.</b>	<i>The development helps achieve Redmond's goal of developing more housing options in Downtown and is largely compliant with design and landscaping standards in the Downtown Neighborhood.</i>
<b>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.</b>	<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. Short Subdivision Review and Approval Criteria**

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

1. Each proposed short subdivision shall be reviewed to insure that (RZC 21.74.030.B):

- a. 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 VII, above, for staff response to the criteria applicable to all land use permits.

- b. 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 the proposal in the plan set conforms to the site requirements in RZC 21.10.100 more fully detailed in Section III, above.

- c. 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. The project as proposed complies with all lot division standards, decision criteria and process.

- d. 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 170<sup>th</sup> CT NE right-of-way, and frontage improvements along 170th Ave NE and NE 80<sup>th</sup> St conform to Redmond's Transportation Master Plan and Neighborhood Street Plan. All infrastructure improvements will be finalized during Coordinated Civil Review (CCR) and are required to be installed to ensure adequate provisions 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 and will be finalized during the

Coordinated Civil Review (CCR) and are required to be installed to ensure adequate service.

- 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.

- e. 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 in a seismic hazard. 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 adequately meets the geologic hazard area performance standards in RZC 21.64.060.E

**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.

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 III is a short subdivision, meaning it is a Type II Land Use Decision. Final decision-making authority lies with the Technical Committee. The Design Review Board's determination shall be given the effect of a final decision on design standard compliance RZC 21.76.060.G. Administrative Design Flexibility decision-making authority lies with the Technical Committee for Type II Permits RZC 21.76.070.C.3. The Design Review Board's determination on ADFs shall be given the effect of a recommendation to the Technical Committee RZC 21.58.020.E.

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. **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 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 34 additional trees. Due to the property’s large yards the number of required trees would exceed 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. **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 and short subdivision shall expire two years from the date of the Technical Committee Notice of Decision. A single-one year extension may be granted by the Technical Committee for the short plat decision if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for an extension at least 30 days prior to the expiration of the two-year period. RZC 21.74.030.D.4.a. Extensions for Site Plan Entitlement approval 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.

**XII. 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.

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Plan Set	1/15/2020	<i>and as conditioned herein.</i>
SEPA Checklist	1/15/2020	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 2/28/2020</i>
Design Review Board Approval/Plans	1/15/2020	<i>and as conditioned herein.</i>



Conceptual Landscaping Plan	1/15/2020	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	1/15/2020	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	1/15/2020	<i>and as conditioned herein.</i>
Stormwater Design	1/15/2020	<i>and as conditioned herein.</i>

**2. Separate Coordinated Civil Review**

This project is directly north of another unit-lot subdivision application currently under review (Penny Lane II LAND-2019-00399 & 00400). 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 Review, 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 170<sup>th</sup> Ave NE.
    - (b) 10 feet wide Sidewalk and Utilities easement type, granted to the City of Redmond, along the new right-of-way of 170<sup>th</sup> CT NE.
    - (c) 10 feet wide Sidewalk and Utilities easement type, granted to the City of Redmond, along the existing right-of-way of NE 80<sup>th</sup> ST.
    - (d) Minimum 15.2 feet wide private access and utility easement adjacent to the most easterly parcel shall be required and together with the minimum 8.8 feet shared access easement from Penny Lane II project to 170<sup>th</sup> CT NE only. This shared access easement shall not be extended to the 170<sup>th</sup> Ave NE Right-of-Way and no direct access to 170<sup>th</sup> Ave NE will be permitted.

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- (e) 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 80<sup>th</sup> ST and 170<sup>th</sup> Ave 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.
  - (b) A strip of land with minimum 8.2 feet wide or to the edge of the new sidewalk abutting the existing 170<sup>th</sup> 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 NE 80<sup>th</sup> ST, 170<sup>th</sup> Ave NE, and 170<sup>th</sup> 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 NE 80<sup>th</sup> ST must meet current City Standards which include asphalt paving 22 feet (or 14 feet with standard curb bulbs at the 170<sup>th</sup> Ave NE and 170<sup>th</sup> CT NE intersections only respectively) from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 6 feet wide concrete sidewalk, 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:
- 4 inches HMA Class ½" PG 64-22
  - 5 inches HMA Class 1" 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; RZC 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details

- ii. The frontage along 170<sup>th</sup> Ave NE must meet current City Standards which include asphalt paving 19 feet (or 11 feet with standard curb bulb at the NE 80<sup>th</sup>

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ST intersection only) 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

iii. 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, street lights, 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

iv. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersection of NE 80<sup>th</sup> ST and 170<sup>th</sup> Ave NE and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways. Two (2) new curb ramps at the SE corner of NE 80<sup>th</sup> ST and 170<sup>th</sup> Ave NE intersection and one (1) replaced companion ramp in the opposite side of NE 80<sup>th</sup> ST shall be constructed as part of this project.

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

v. 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

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

- 6 feet sidewalk along 170<sup>th</sup> Ave NE
- 6 feet sidewalk along 170<sup>th</sup> CT NE
- 6 feet sidewalk along NE 80<sup>th</sup> ST

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 III preliminary transportation and grading plan prepared by CORE Design on dated 12/23/2019.

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

ii. Direct vehicle access to 170<sup>th</sup> Ave NE and NE 80<sup>th</sup> ST 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 pedestrian 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:

- Replace the existing 8” water main with a 12” ductile iron water main on NE 80<sup>th</sup> Street in frontage of the development.
- Two single water services, one double water service and an irrigation water service shall be connected to new water main for four new townhomes.

Code Authority: RZC 21.74.020.D, RZC 21.17.010

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

- The existing 8” concrete sewer main in frontage of the development along NE 80th Street shall be rehabilitated by using Cured-In-Place-Pipe (CIPP) technology or other method approved by the City. This includes two runs of sewer mains. The first run is from manhole (4E3SMH196) to the manhole (4E3SMH198); and second run is from 4E3SMH198 to king County manhole (MH19-52). Four side sewers shall be constructed for four new townhomes.

Code Authority: RZC 21.74.020.D, RZC 21.17.010

- 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

- 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

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.

- 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, 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

**e. Clearing and Grading.**

- i. On-site infiltration trench shall infiltrate approximately 4,399 square feet of roof area.
- ii. On-site stormwater shall connect to the existing stormwater system located in NE 80<sup>th</sup> Street and 170<sup>th</sup> Court NE.
- iii. Applicant shall provide confirmation from geotechnical and structural engineer of knowledge of proximity of infiltration to buildings and to retaining walls when the separation is less than 10 feet.
- iv. Existing stormwater system that is no longer needed shall be removed.

Code Authority: RZC 21.74.020.J; RMC 15.24.080

**f. Temporary Erosion and Sediment Control (TESC).**

- i. Rainy season work permitted October 1<sup>st</sup> through April 30<sup>th</sup> 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; RZC 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 (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](http://www.ecy.wa.gov/pubs/0710044.pdf).

Code Authority: Department of Ecology Rule

**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

4. **Natural Resources**

**Reviewer: Angie Venturato, Environmental Scientist**

**Phone: 425-556-2466**

**Email: [aventurato@redmond.gov](mailto: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](mailto:sturner@redmond.gov)**

The current submittal is generally adequate for LAND-2019-00439 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

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

6. **Planning Department**

**Reviewer: Elise Keim, Planner**

**Phone: 425-556-2480**

**Email: [ekeim@redmond.gov](mailto: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 <sup>th</sup> Ave NE	Zelkova Serrata 'Musashino' (Sawleaf Zelkova)	As shown on preliminary landscape plan
NE 80 <sup>th</sup> St	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

**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

- d. Impact Fees.** For the Purpose of Impacts, the use(s) assigned for

this project have been determined as the following: 4 units classified as single-family residential. The following total units of single-family residence may be credited for one (1) demolished structure at time of 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

- e. **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 21.767.090.F  
Condition Applies: Civil Construction

- f. **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

- g. **Design Review:** The Design Review materials were approved 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

- h. **Administrative Design Flexibility:** The administrative design flexibility regarding building modulation dimensions is granted. The building shall be modulated as shown on the approved Design Review Materials. The administrative design flexibility for the

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additional required landscaping in Downtown is granted. The 34 additional trees are not required to be planted on site. A fee-in-lieu for the trees that are not planted is 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

- i. **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 roof and other similar features, shall be recorded with the King County Department of Records and Elections.

Code Authority: RZC 21.74.030.H.7

- j. **Unit Lot Subdivision Notes:** Notes shall be placed on the face of the plat as recorded with 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-2019-00438
  - 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-2019-00438.

Code Authority: RZC 21.74.030.H.10

Condition Applies: Final Plat

- k. **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, 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 21.54.010	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)
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
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)
City of Redmond	Stormwater Technical Notebook, Issue No. 8, April 1 <sup>st</sup> , 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
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC Appendix 1	Critical Areas Reporting Requirements

**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