



Technical Committee  
LAND-2019-01268/Site Plan Entitlement/ Notice of Decision  
Transmittal Letter

February 10, 2021

Ms. Katerina Prochaska  
Jackson Main Architecture  
311 1<sup>st</sup> Avenue S.  
Seattle, WA 98104

**Subject: Redmond City Center Tower “B”, Site Plan Entitlement, LAND-2019-01268, PR-2013-00784**

Location: 16135 NE 85<sup>th</sup> Street, Redmond, WA 98052, Parcel No. 0225059142

Dear Ms. Prochaska:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for a new Site Plan Entitlement for Redmond City Center Tower “B” and the podium, which includes the following:

- Building façade and modulation changes as approved by the Design Review Board on October 1, 2020.
- A change in use from mixed-use residential/office to office only in Tower “B”.
- Reduction of 95 residential units.
- Reduction of 2,250 square feet (sf) of retail space.
- Reduction in the overall building height of Tower “B” by six feet.
- The addition of 39,152 square feet of additional parking area in the Podium located on “Level P02”.
- The addition of 161,132 sf of additional office space.
- The maximum non-residential FAR is 124,854 sf.
- The overall building (building’s A, B and Podium) sf is 708,276 sf.

An expanded project description can be found within the Technical Committee Notice of Decision herein.

Attached to this letter is the Technical Committee’s Notice of Decision including Conditions of Approval (see Section VI) for this project.

**City Hall**

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

**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 Min Luo, Senior Engineer at 425.556.2881 or [mluo@redmond.gov](mailto:mluo@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>.

**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 Coordinated Civil 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.

Redmond City Center Tower "B"/Site Plan Entitlement/Type II  
 LAND-2019-01268, PR-2013-00784

Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Min Luo	Senior Engineer	425.556.2881	mluo@redmond.gov
Planning- Development Engineering/Water & Sewer	Zheng Lu	Senior Utility Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Seethu Babu	Senior Engineer	425.556.2472	sbabu@redmond.gov
Fire	Scott Turner	Assistant Fire Marshall	425.556.2273	sturner@redmond.gov
Planning – Development Review	Ben Sticka	Senior Planner	425.556.2470	bsticka@redmond.gov

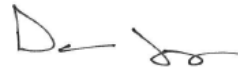
The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Ben Sticka, Senior Planner at 425-556-2470 or bsticka@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,




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Carol Helland, Director  
 Department of Planning and  
 Community Development




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David Juarez, Director  
 Public Works Department

**Technical Committee/Site Plan Entitlement/Type II**  
**Notice of Decision**

**Project Name:** Redmond City Center Tower “B”/Site Plan Entitlement/Type II

**Location:** 16135 NE 85<sup>TH</sup> Street, Redmond, WA 98052

**Project File Number:** LAND-2019-01268, PR-2013-00784

**Project Description:** This is a request for a Site Plan Entitlement for a change in use from a mixed-use residential/office to office only tower located in Tower “B” for a previously approved Site Plan Entitlement (LAND-2016-02100), which approved two nine-story mixed-use towers on September 6, 2017 and has since received an extension from the Technical Committee at their April 29, 2020 meeting for one year until September 6, 2021, and has also received an Administrative Modification (LAND-2019-00504) approval for Tower “A” and Podium on August 7, 2020 of the original Site Plan Entitlement. The subject Site Plan Entitlement is requesting the following changes to those approvals to Tower “B” and Podium which include the following:

<b>REVISIONS</b>	<b>EXPLANATION</b>
Building façade and modulation changes	<ul style="list-style-type: none"> <li>Approved by Design Review Board (DRB) on October 1, 2020.</li> </ul>
Reduction in overall building height of Tower “B” of six feet	<ul style="list-style-type: none"> <li>The change of use from mixed-use residential/office to an office only use for Tower “B” resulted in an overall height reduction of six feet from 134’ to 128’.</li> </ul>
Removal of 95 residential units from Tower “B”	<ul style="list-style-type: none"> <li>The change in Tower “B” from residential/office to only office necessitated the removal of all 95 residential units.</li> </ul>
Reduction in retail space	<ul style="list-style-type: none"> <li>2,250 sf of retail space that was once retail in Tower “B” was reallocated to office space (lobby &amp; amenity space).</li> </ul>
The addition of 39,152 square feet of additional parking area in the Podium located on “Level P02”.	<ul style="list-style-type: none"> <li>This was needed to accommodate 123 additional parking spaces on the expanded level of “P02” of the podium.</li> </ul>
The addition of 161,132 square feet of additional office space to be located in Tower “B”.	<ul style="list-style-type: none"> <li>The change in Tower “B” from residential/office to only office necessitated an increase in additional square footage for the new office tower. Results in a maximum</li> </ul>

Redmond City Center Tower “B”/Site Plan Entitlement/Type II  
LAND-2019-01268, PR-2013-00784

	non-residential FAR of 124,854 sf. The total overall building sf (buildings A, B and Podium) is 708,276 sf.
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The table below includes only Tower “B” components: Residential, Podium, Commercial, Office, Parking and Totals from the Redmond City Center project as approved per the original site plan entitlement (LAND-2016-02100) and Administrative Modification Approval (LAND-2019-00504) for Tower “A” and Podium which included three options: “Option 1”, “Option 2”, and “Option 2 Alt”. The intent of this table is to demonstrate the impacts of the Tower “B” Site Plan Entitlement in comparison to the approved SPE and the Administrative Modification. The Tower “B” Site Plan Entitlement does not change Tower “A” or Tower “B” Option 2 and Option 2 Alt at all, but does modify the Podium and Garage levels at the Applicant’s Option.

	Approved SPE Option 1	Proposed SPE Option 1	Changes	Approved SPE Option 2	Approved SPE Option 2	Changes	Approved SPE Option 2 Alt	Proposed SPE Option 2 Alt	Changes
<b>Residential Tower B</b>	94,068 SF Tower B = 95 units	0 SF	Residential Uses removed from Tower B resulting in a decrease of 94,068 sf	312,300 SF Tower B =208 units	312,300 SF Tower B =208 units	No change	317,990 SF Tower B = 216 units	317,990 SF Tower B = 216 units	No change
<b>Commercial Tower B</b>	Retail = 2,250 sf Located in Tower B	Retail = 0 sf	Retail area has been removed from Tower B resulting in decrease of 2,250 SF for project	Retail = 2,250 sf located in Tower B	Retail = 2,250 sf located in Tower B	No change	Retail = 2,250 sf located in Tower B	Retail = 2,250 sf located in Tower B	No change
<b>Commercial Podium</b>	Retail = 34,850 sf located on Level 1 of the Podium	Retail = 3,092 sf located on Level 1 of the Podium	3,092 sf is the new retail number which was reduced from the 34,850 sf from retail	Retail = 34,850 sf located on Level 1 of the Podium	Retail = 3,092 sf located on Level 1 of the Podium	3,092 SF is the new retail number which was reduced from the 34,850 sf of retail	Retail = 34,850 sf located on Level 1 of the Podium	Retail = 3,092 sf located on Level 1 of the Podium	3,092 sf is the new retail number which was reduced from the 34,850 sf of retail
<b>Office Tower B</b>	104,562 sf	265,694 sf	161,132 sf of office area added to the project 265,694 – 104,562 = 161,132 SF	0 sf	0 sf	No change	0 sf	0 sf	No change

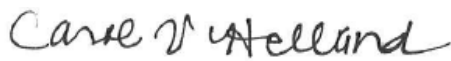
Redmond City Center Tower "B"/Site Plan Entitlement/Type II  
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<b>Parking</b>	188,268 sf	254,090 sf	254,090 sf this number includes 26,670 SF reallocated former retail use (that was originally approved at 34,850 sf), and 39,152 sf parking removed from Admin Mod. LAND- 2019- 00504 188,268 + 26,670 = 39,152 = 254,090 SF	188,268 sf	254,090 sf	254,090 sf this number includes 26,670 sf reallocated former retail use (that was originally approved at 34,850 sf and 39,152 sf parking removed from Admin Mod. LAND- 2019- 00504 188,268 + 26,670 = 39,152 = 254,090 SF	188,268 sf	254,090 sf	254,090 sf this number includes 26,670 sf reallocated former retail use (that was originally approved at 34,850 sf and 39,152 sf parking removed from Admin Mod. LAND- 2019- 00504 188,268 + 26,670 = 39,152 = 254,090 SF
<b>Total (Tower B + Podium Only)</b>	399,148 sf	519,784 sf	<b>Increase in office use. Decrease in residential use/units, decrease in retail use and increase in parking area resulted in an overall increase in area of 130,636 sf for the project 519,784 – 389,148 = 130,636 sf</b>	502,818 sf	532,580 sf	<b>312,300 SF Option 2 Residential Tower B + 2,250 SF Retail + 218,030 SF Revised Parking Garage (removal of retail, reallocation to parking, and addition of parking area to lowest parking level) = 532,580 SF</b>	508,500 sf	539,270 sf	<b>317,990 SF Option 2 Alt Residential Tower B + 2,250 SF Retail +218,030 SF Revised Parking Garage (removal of retail, reallocation to parking, and addition of parking area to lowest parking level) = 539,270 SF</b>

**Technical Committee Decision**  
**Approval with Conditions**

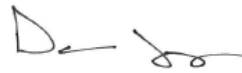
**Decision Date: February 10, 2021**  
**Appeal Deadline: February 24, 2021**

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 <https://www.redmond.gov/913/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 Ben Sticka, Senior Planner at 425 556-2470 or [bsticka@redmond.gov](mailto:bsticka@redmond.gov).



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Carol Helland, Director  
Department of Planning and  
Community Development



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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** make the final decision to approve, approve with conditions, or deny the application: LAND-2019-01268, Site Plan Entitlement.

**Key Dates**

Neighborhood Meeting(s): N/A

Application/Completeness Date: December 20, 2019

Date SEPA Determination of Non-Significance Issued: November 24, 2020

SEPA Appeal Deadline: December 10, 2020

Technical Committee Recommendation: February 10, 2021

**I. Proposal Summary**

This is a request for an Administrative Modification to the original Site Plan Entitlement (LAND-2016-02100). The proposal consists of changing the use from residential to office for a previously approved Site Plan Entitlement (for a two nine-story mixed-use towers on September 6, 2017 and has since received an extension from the Technical Committee at their April 29, 2020 meeting for one year until September 6, 2021. The subject Site Plan Entitlement is requesting the following changes to Tower "B" and podium which include the following:

REVISIONS	EXPLANATION
Building façade and modulation changes	<ul style="list-style-type: none"> <li>Approved by DRB on October 1, 2020.</li> </ul>
Reduction in overall building height of Tower “B” of six feet	<ul style="list-style-type: none"> <li>The change of use from mixed-use residential/office to an office only use for Tower “B” resulted in an overall height reduction of six feet from 134’ to 128’.</li> </ul>
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The addition of 39,152 square feet of additional parking area in the Podium located on “Level P02”.	<ul style="list-style-type: none"> <li>This was needed to accommodate 123 additional parking spaces on the expanded level of “P02” of the podium.</li> </ul>

**II. Site Description and Context**

The Post Office has since been demolished and the site is now vacant. The subject site is approximately 2.3 acres in area. Redmond City Center was first approved by the Design Review Board at its June 15, 2017 meeting. The project included the development of two, 9-story towers, on the former Downtown Post Office site.

Adjacent	Existing Land Use	Zone
North	NE 85 <sup>TH</sup> Street and Retail sales, business services and technical services	TSQ (Town Square) zone
South	Metro Park-N-Ride transit center	TSQ (Town Square) zone
East	A four-story and three-story multi-family buildings	TSQ (Town Square) zone
West	City of Redmond Fire station	TSQ (Town Square) zone

**III. Site Requirements**

The site is located within the Town Square (TSQ) zone in the Downtown Mixed-Use Comprehensive Plan Land Use Designation. The intent of this district is to encourage higher intensity, multi-story, developments. It is envisioned that new development in



this district be six (6) to eight (8) stories tall and include office, retail, and residential uses. The site requirements listed in RZC 21.10.808 for this district include:

Requirement	Requirement	Proposed
Front Setback:	Map 10.3 -Type I	Type I: 14 feet
Side/Interior Setback:	Map 10.3 – Type IX	Type IX: 5 feet, 10 feet, 11 feet and 2 feet on west
Rear Commercial Setback:	0 Feet	2 feet
Maximum Lot Coverage (for structures):	100 percent	95% (94,671 sf footprint)
Maximum Height of Structures:	Base: 5 Stories – Max: 8 stories	9 stories – 5 base stories with TDR’s
Parking:	653 Required Spaces	518 Parking Spaces provided. Reduction was approved as a part of Site Plan Entitlement (LAND-2016-02100).

**V. 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, 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 one written comment (Attachment, Public Comments).

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

1. On October 13, 2020, Ms. Kitae Nahm asked about construction hours and how the sidewalk and its location to the parking garage would be affected by the proposed development.

**Staff Response:** On October 15, 2020, staff shared that construction hours are subject to RMC Title 6.36: Monday through Friday 7:00 am to 7:00 pm, Saturdays: 9:00 am to 6:00 pm and Sunday or Legal Holiday: Prohibited. Regarding pedestrian access, it was shared that the traffic study provided by the applicant's licensed traffic engineer, the AM peak hour (typically falls between 7-9 AM) trips and the PM peak hour (typically falls between 4-6 PM) trips are 290 trips. Outside the AM and PM peak hours, trips are expected to be lower. This relatively low level of trips would not make the pedestrian access and its proximity to the parking garage act like a "busy street".

## VI. 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 SEPA (SEPA-2020-00890) Determination of Non-Significance (DNS) was issued for this project on November 19, 2020. The comment period ended on December 10, 2020. No public comments were received.

## VII. Compliance with Development Regulations

### A. Landscaping

The Redmond Zoning Code (RZC 21.62.020.1.2.c.iii (RZC 21.08.180) requires Perimeter Landscaping. Landscaping on the perimeter of the site will create a transition between the surrounding area.

**Finding:** The proposal includes landscaping, along the perimeter of the site, which is adjacent to TSQ (Town Square) zoned property surrounding the subject site. The project will provide the required transition landscaping and therefore complies, pursuant to RZC 21.62.020.1.2.c.iii.

### B. Tree Protection & Replacement

The Redmond Zoning Code (RZC 21.72) requires that 35 percent of all healthy significant trees and all healthy landmark trees be retained except those in urban areas such as Downtown Redmond where the proposed project will be located. Landmark trees are those trees that are greater than 30-inches measured in diameter at breast height. Significant trees are those trees that are between six-inches and 30-inches in diameter at breast height.

**Finding:** The proposal meets the exception criteria for Urban Centers per RZC 21.72.090.B.1.e as the applicant has submitted a tree exception request to remove two landmark trees. The applicant will be required to replace those trees at a ratio of 3:1. The applicant submitted for the removal of two landmark trees, which were reviewed and approved as a part of the Technical Committee’s decision on February 10, 2021.

**C. Critical Areas**

Redmond Zoning Code (21.64) contains standards, guidelines, criteria, and requirements intended to identify, analyze, preserve, and mitigate potential impacts to the City’s critical areas and to enhance and restore degraded resources such as; wetlands, riparian stream corridors or habitat, where possible.

**Finding:** The Critical Areas Plan drafted by Earth Solutions NW, LLC on September 25, 2020 indicates that there are no critical areas on-site (wetlands, streams), except for Critical Aquifer Recharge Area I. The aquifer will be protected per the Natural Resource conditions found in this report and per RMC 15.24.095.

**D. Open Space**

Pursuant to (RZC 21.10.130) Open Space is required to be provided at 20 percent of the total lot area.

Open Space	Approved	Required	Proposed
Common	19,282 sq. ft.	19,997 sq. ft. (20% of site area)	19,282 sq. ft. An impact fee condition reflects the 715 sq. ft. difference that the applicant will pay the fee in-lieu for the reduction.
Public Open Space	20,283 sq. ft.	19,997 sq. ft. (20% of site area)	22,702 sq. ft.

**Finding:** The table above demonstrates compliance with minimum open space requirements, as a fee-in lieu will be provided. The proposal will pay a fee-in lieu for the reduction of 715 square feet of open space per RZC 21.10.130.E.3.

**E. Affordable Housing**

The proposed Redmond City Tower "B" project will include office use only and no residential units. Affordable Housing requirements are found in RZC 21.20 and apply to the development of new housing in the City.

**Finding:** As the proposed project will not include any new residential units and therefore compliance with RZC 21.20.060 requirements is not applicable for Tower "B".

**F. Transportation**

The proposed development will include frontage improvements along NE 85th Street as required pursuant to RZC 21.52.030.G.

**Finding:**

As conditioned, the proposal will meet all requirements, per RZC 21.52.030.G, RMC 12.12, RZC 21.10.150, Redmond Standard Specifications and Details and Appendix 2.

**G. Stormwater**

The proposal does not require modifications to either the proposed water quantity and quality. Public and private easements will also be required for any stormwater conveyance systems as required pursuant to RZC 21.74.020.D.

**Finding:**

As conditioned, the proposal will meet all requirements, per RZC 21.74.020.D, RMC 15.24.080.8, RMC 13.20.045 and Appendix 3.

**H. Utilities**

The development will construct a commercial water service; fire hydrant and a looped water main around the building to provide adequate fire flow as required pursuant to RZC 21.74.020.D, RZC 21.17.10 and RZC 21.74.020.C.

**Finding:**

As conditioned, the proposal will meet all requirements, per RZC 21.74.020.D, RZC 21.17.10, RZC 21.74.020.C, Appendix 3, RMC 13.08.010 and RMC 13.12 and City of Redmond Design Requirements Water & Wastewater System Extensions.

**I. Potholing**

All existing utilities at the location of the proposed water/sewer mains, storm and service line crossings shall be potholed prior to submittal of first Civil Plan Review, as required pursuant to Code Authority: Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V.3.K

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:

- Follow City of Redmond Detail 203 for pothole restoration.
- Protect existing traffic loops.
- 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.

**Finding:** As conditioned, the proposed project shall comply with Code Authority: Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V.3.K

#### **VIII. 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 proposed project demonstrates compliance with the above criteria as follows: The proposed office Tower "B" revisions are consistent with the

type of land use envisioned in the Town Square (TSQ) zone. The proposed changes to the office Tower "B" are consistent with the level and density allowed within the TSQ (Town Square) zone. The proposed changes to the office Tower "B" will be adequately served by the existing right of way (NE 85th Street) and by providing connections to existing utility services. Finally, the character of the proposed changes to office Tower "B" is consistent with other projects built within Downtown Redmond, which are adjacent to the subject undeveloped site.

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:** The proposed project meets each of the criteria above. The proposal is consistent with several Comprehensive Plan policies detailed below. Also, the project complies with all regulations found in the TSQ (Town Square) zone and all regulations found in Article II, Citywide Regulations. The project will comply with provisions of RMC Title 15 at time of Building Permit review and issuance. A SEPA checklist has been reviewed and the project falls below the threshold of significance per WAC 197-11-794, "a reasonable likelihood of more than a moderate adverse impact on environmental quality." A SEPA DNS was issued on November 24, 2020. The proposed project is compliant with Article VI, Review Procedures as the project has completed all required internal Citywide reviews and will be approved by the Technical Committee, as the final required review. Finally, the proposed Site Plan Entitlement has been conditioned to minimize adverse impacts on other properties and carries out the policies of the Comprehensive Plan.

Redmond City Center Tower “B”/Site Plan Entitlement/Type II  
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The proposed development specifically addresses the following Comprehensive Plan goals and policies:

Comp Plan Policy	How the project complies, supports or aligns.
<p>DT-3: Enhance the Downtown Neighborhood by creating visually distinctive, pedestrian-oriented zones as follows: Town Square mixed-use residential office zones adjacent to the retail core that accommodate employment and housing growth in high-quality environments.</p>	<p>The proposal includes two new visually distinct towers identified as Towers “A” and “B”. These towers will provide new opportunities for housing and retail in Tower “A”, and Tower “B” will be entirely office. This proposal will serve both the retail and employment needs for the users of these buildings, and other Redmond residents, thereby demonstrating compliance with DT-3 of the Comprehensive Plan.</p>
<p>DT-20: Ensure that development adjacent to the Sammamish River, Bear Creek and other Downtown parks complements and enhances these areas through techniques, such as: Providing secondary pedestrian entrances, balconies, and other building features that enable people to interact with the natural environment.</p>	<p>The proposed project will provide new open space areas that exceed minimum requirements with the fee in lieu the requirement will be met. The project also provides access to downtown parks through a staircase and elevator located on the southwestern portion of the site. This will connect the site to both the Edge Skate Park as well as the Redmond Transit center located to the south and southwest of the site, thereby demonstrating compliance with DT-20 of the Comprehensive Plan.</p>
<p>DT-38: Encourage vertical and horizontal mixes of residential and office uses throughout the mixed-use residential and office zones.</p>	<p>Tower “A” is intended to provide rental opportunities for new housing options within the City, as well as providing over 5,000 square feet of retail use. Tower “B” is intended to provide a new office tower, which will compliment Tower “A” and provide office uses in the downtown, thereby demonstrating compliance with DT-38 of the Comprehensive Plan.</p>
<p>EV-3: Provide a mix of uses in a range of zones that allow for the daily needs of residents to be met within Redmond and support the expansion of existing Redmond businesses and the attraction of regional, national and international business.</p>	<p>Tower “B” is intended to provide an all office tower as a part of the Redmond City Center development. The proposed office tower will provide a new employment in the Downtown which will be within walking distance to several existing and new residential developments. The new office space supports the expansion of existing businesses and will attract new business to the area, thereby demonstrating compliance with EV-3 of the Comprehensive Plan.</p>
<p>EV-4: Preserve and expand the current economic base and employment levels; use wisely the finite supply of urban land and the existing infrastructure in Redmond by supporting economic development to occur</p>	<p>Tower “B” will positively expand the economic base and employment levels within the Downtown by providing additional office space that is currently lacking from the urban core. The vertical development will wisely use the limited space downtown and will better support the economic development of the City,</p>

within existing retail, office, manufacturing and mixed-use areas.	thereby demonstrating compliance with EV-4 of the Comprehensive Plan.
DT-39: Provide a variety of land use options for market-driven residential/office development that is consistent with the vision for the zones.	Towers “A” and “B” provide a variety of options for new housing supply and high-quality office space located in the Downtown urban core. The intent of TSQ (Town Square) district is to encourage higher intensity, multi-story, developments, thereby demonstrating compliance with DT-39 of the Comprehensive Plan.

**IX. Site Plan Entitlement Decision Criteria:**

1. 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 proposed Tower “B” office building has demonstrated compliance with all Article I Zone Base Regulations applicable for the TSQ (Town Square) zone and those adopted in Article II, Citywide Regulations and the State Environmental Policy Act.

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

**Staff Response:** There are no historic structures on the subject site, therefore, the Landmarks and Heritage Commission did not review the proposal.

**X. Code Deviations Granted**

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

- A. A tree exception request to allow the removal of two landmark trees was approved and included as a part of the Technical Committee recommendation on February 10, 2021.

Code Authority: RZC 21.72.090

- B. The following deviations were granted at the original entitlement (LAND-2016-02100). The previously approved Deviations included the following:

1. Allow relocation of the Type IX pedestrian pathway straddling the west property line to be completely on the project site, instead of half on the adjoining property to the west.



2. Allow a two-foot commercial setback from the skate park (of parking garage at grade) instead of 14 feet.
- C. The following Deviations were granted as a part of the original entitlement (LAND-2016-02100) with regard to Appendix 2 of the Redmond Zoning Code:
1. Allow a wider driveway width on NE 85th Street, by allowing the general driveway and the loading driveway to be next to each other.
  2. Allow service and delivery vehicles to back into the loading area from the street, between 11:00 pm and 6:00 am. The loading area shall be gated to prevent backing into this area at any other time during the day.
  3. Allow an alternate minimum parking requirement for the office use, reducing the peak demand requirement by 30%, with the provision of a Transportation Management Program. (Code Authority: RZC 21.40.010.D.2.)
  4. Allow a reduced setback distance for specific infiltration facilities in accordance with the Deviation request.
  5. Allow exterior off-site egress access paths to be calculated using a width factor of .015 per 2015 IBC Section 1005.3.2, exception 1 subject to the same conditions as stated on the Alternate Materials, Design, and Methods of Construction & Equipment approval document dated June 27th, 2016.
  6. Allow a deviation from RZC 21.60.040.B.3.b.ii by allowing specific horizontal roof lines of the proposed project to exceed the Code required maximum of 170-foot horizontal roof lines, as approved by the Design Review Board.

**XI. 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.

**VI. 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 1-44	2/19/20	<i>and as conditioned herein.</i>
SEPA Checklist	10/17/19	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on November 19, 2020.</i>
Architectural Elevations	10/1/20	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	10/1/20	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	10/1/20	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	10/1/20	<i>and as conditioned herein.</i>
Stormwater Design	10/19/20	<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 Transportation 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 construction plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the Developer is 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) A 0.25-foot sidewalk easement, granted to the City of Redmond, along NE 85th Street right-of-way. The Developer is also required to show how the needs of dry utilities and facilities can be accommodated on-site. These requirements shall be indicated on the first submittal of the civil construction plans review.
    - (b) A five to 11-foot public pedestrian access easement for accommodating the Type IX Pedestrian Path per Map 10.3 Down Pedestrian System in RZC 21.10.150 along the east property line shall be granted to the City. The width

and alignment shall be compatible to the Survey Control Plan (C.03) provided by DCI dated August 7,2020.

ii. Dedications for right-of-way are required as follows:

- (a) A strip of land two feet wide abutting the existing NE 85th Street right-of-way shall be granted to the City of Redmond.

**Code Authority:** RZC 21.52.030.G; RMC 12.12; RZC21.10.150

- b. Construction Restoration and Street Overlay. In order to mitigate damage due to trenching and other work on NE 85<sup>th</sup> Street, 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, if you have any questions.

**Code Authority:** RMC 12.08; Redmond Standard Specifications & Details

c. **Street Frontage Improvements**

- The frontage along NE 85th Street must meet current City Standards, which includes asphalt paving 27.7 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, four-foot wide planter, eight-foot wide concrete sidewalk, and two-foot setback area for planter and building modulation, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. If the existing pavement depth does not meet the pavement depth stated in the City's Standard Specifications and Details 301, the minimum pavement section for the streets shall consist of:
  - Four-inches HMA Class ½" PG 64-22
  - Five-inches HMA Class 1" PG 64-22
  - Four-inches 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 varies sloped to drain system

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

- i. ADA compliant requirements: Curb ramps for persons with disabilities are required to be ADA compliant. Sidewalks, paths, and other pedestrian access ways are also required to be ADA compliant.

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

- ii. A separate 20-scale 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 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

- iii. Sidewalks constructed to City standards are required at the following locations:
  - Eight-foot concrete sidewalks along NE 85<sup>TH</sup> Street.
  - A Type IX 20-foot wide pedestrian pathway over the podium on the west side of the property shall be provided.

**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 Redmond City Center site plan prepared by DCI dated August 7, 2020.
- ii. The site access shall be restricted to right-in and right-out only during the AM and PM peak hours. This restriction shall be indicated on the civil construction plans and other final documents.
- iii. Delivery trucks shall be limited to 40 feet in length and can use NE 85th Street to back into a loading/unloading bay during the hours of 11 PM to 6 AM only.

**Code Authority:** RZC 21.52.030.E; RZC 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 Appendix 2 – A.11

- f. **Street Lighting.** Illumination of the street(s) along the property frontage NE 85th Street and along the Type IX Pedestrian Path 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 Andrew Scales, Traffic Operations at (425) 556-2882 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual. The City's Illumination Design Manual can be accessed at: <http://www.redmond.gov/development/CodesAndRules/StandardizedDetails>

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 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 Engineer

**Phone:** 425-556-2844

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

- a. Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:
- Two 12-inch diameter fire line connections constituting a single fire loop, all commercial and residential water services, one fire hydrant line shall be

connected to the existing City of Redmond 12-inch diameter water main on NE 85<sup>th</sup> Street.

- The fire line for private fire hydrants shall be a 12-inch loop water line around the development site through the underground garage. A back flow preventor shall be installed on each fire line, after the fire line entering the garage. A 12-inch looped fire line shall be restrained to the garage ceiling or wall.
- The City will only own the fire line in the public right of way to the property line. The developer will own fire lines and fire hydrants and back flow preventor within the property.
- The numbers of water services required for both Tower "A" and Tower "B" shall be based on per building and per usage basis.
- Irrigation water meter can be exempt water meter (or deduct water meter).
- The developer is responsible to pothole all existing crossing utilities and the engineer shall include related potholing data in construction design.

**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:

The developer shall abandon the existing eight-inch side sewer and construct a new 12-inch side sewer. The existing side sewer is currently connected to the King County 60-inch sewer trunk main on 85<sup>th</sup> Street. The King County Water Treatment Plant and the City of Redmond require the developer to perform potholing and inspections of the existing eight-inch side sewer connection to the King County 60-inch trunk main. The developer shall notify the King County WTP staff and provide on-site confined space inspection of the existing sewer pipe and/or potholing services. The design will be submitted to the City and King County for review and approval.

**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.

The minimum easement width for water meter vault shall be five feet in all directions, measured from the outside of the meter vault. Building overhangs, underground garages, elevated and other permanent structures shall not extend over or under the easement area.

**Code Authority:** RZC 21.74.020.C, RZC Appendix 3

- d. **Backflow Preventers:** Backflow preventers shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10) WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use of premise isolation; reference Table 8 for the appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.
  
- e. **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. The proposal will not require modifications to the proposed Water Quality Control. Detention shall remain unchanged as per LAND-2016-02100.

**Code Authority:** RZC 21.74.020.D; RMC 15.24.080.9

- b. **Water Quality Control**
  - i. The proposal does not require modifications to the proposed Water Quality Control. Water Quality shall remain unchanged as per LAND-2016-02100.

**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 off-site 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.** No specific conditions are required.

**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. **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

- h. **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](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 all well installation, monitoring and decommissioning reports.
- b. **Discovery of Soil Contaminants during Construction.** Soil sampling shall be conducted as determined during the coordinated civil review process due to historical samples of contaminant located onsite. Soil sampling reports shall be provided to the City in accordance with the Stormwater and Pollution Prevention Plan.

**Code Authority:** RMC 13.25 and 15.24.095

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

- c. **Temporary Construction Dewatering.** The applicant shall meet all of the requirements of RMC 13.25 Temporary Construction Dewatering and temporary construction dewatering operating policy, including but not limited to:
  - Preparing and updating temporary construction dewatering and contamination mitigation plans during the coordinated civil review process for review and approval by the City;
  - Conducting monitoring and sampling prior to and during temporary construction dewatering and providing results to the City as per policy requirements; and meeting all fee requirements as applicable and described in RMC 13.25.110.

## 5. Fire Department

**Reviewer:** Scott Turner, Assistant Fire Marshall

**Phone:** 425-556-2273

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

The current submittal is generally adequate for LAND-2016-01268/Site Plan Entitlement 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**
  - 1) Emergency vehicle access is via NE 85<sup>th</sup> Street and the access road on the podium. This road shall meet all requirements of RFDS 2.0 for access.

- 2) Required fire access roadways not in the public way are required to be recorded as an Emergency Vehicle Access Easement.
- 3) Access to the fire command center in the garage is via the garage access off NE 85<sup>th</sup>.
- 4) Fire access roadways shall not have gates or barricades, or else such obstructions shall be equipped with automatic opening devices.
- 5) Building occupant egress to a public way shall be provided outside of the 20-foot emergency vehicle access roadway on the podium.
- 6) EMS access and parking shall be provided to within 75 feet of an elevator reaching all floors of the tower.
- 7) Private fire hydrants are to be provided along the podium fire access road encircling Tower "A" and "B".

**b. Fire Protection Plan**

- 1) NFPA 13 compliant fire sprinkler system(s)
- 2) NFPA 14 compliant standpipe system(s)
- 3) NFPA 72 compliant fire alarm for high-rise buildings.
- 4) IFC permits as described below in the Fire Code Permit section.
- 5) This building shall meet all IFC and NFPA requirements for a high-rise.
- 6) Smoke control as specified in the IBC and IFC. Depending on the smoke control requirements and design, outside technical review and inspections may be required at the applicant's expense.
- 7) Occupancy and usage specific requirements are required per the IFC and IBC (tenant spaces)

**c. Change or Modification**

- 1) Tower "B" building is allowed to overhang the fire access loop on the podium according to plans and shall be constructed so that all Redmond fire apparatus can negotiate the entire loop.

**d. Fire Code Permit – Required International Fire Code permits may include but are not limited to:**

- 1) Fire Sprinkler
- 2) Fire Pump
- 3) Fire Alarm
- 4) Emergency Responder Radio System
- 5) Smoke Control or Smoke Exhaust Systems
- 6) Flammable and Combustible Liquids
- 7) Places of Assembly
- 8) Private Hydrants (podium)
- 9) Gates and Barricades

**Code Authority:** RMC 15.06; RZC Appendix 2, Redmond Fire Department Standards and Redmond Standard Specifications and Details

**6. Planning Department**

**Reviewer:** Ben Sticka, Senior Planner

**Phone:** 425-556-2470

**Email:** bsticka@redmond.gov

- a. **LAND-2016-02100.** The conditions of the project approval granted to LAND-2016-02100 shall be adhered to for all elements of the original proposal with exception to the modification to apply the updated zoning Code regulations for RZC 21.74.020.L.
  
- b. **Impact Fees.** For the Purpose of Impacts, the uses assigned for this project have been determined as the following: 265,694 square feet of office space classified as office. 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

**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 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.44	Signs
RZC 21.48	Transfer of Development Rights (TDRs)

**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