



**Technical Committee
Pinnacle at Bridle Trails Short Plat/Notice of Decision
Transmittal Letter**

May 21, 2021

Chip Tilley
Acapriccio Design Group
16515 NE 48th ST
Redmond, WA 98052

Subject: Pinnacle at Bridle Trails, LAND-2018-01131, PR-2018-01228

Location: 13218 NE 70TH ST Redmond, WA 98052, Parcel No. 1025059021

Dear Mr. Chip Tilley:

The City of Redmond Technical Committee has reviewed and approved the above-referenced proposal to subdivide two existing parcels consisting of a 0.56 acre into a four-lot subdivision. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see [section XIV](#)) 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 [Type II 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; 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 Transportation Engineer, at 425.556.2881 or mluo@redmond.gov.

City Hall

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

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 Civil Construction Review approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over four feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

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

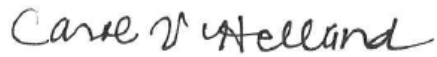
Fees: Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

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

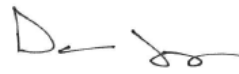
Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Min Luo	Senior Engineer	425.556.2881	mluo@redmond.gov
Planning- Development Engineering/Water & Sewer	Heba Awad	Senior Engineer	425.556.2861	hawad@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Janelle Hitch	Senior Engineer	425.556.2488	jhitch@redmond.gov
Fire	Scott Turner	Assistant Fire marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Nick Schmeck	Assistant Planner	425.556.2440	nschmeck@redmond.gov
Natural Resources	Angie Venturato	Environmental Scientist	425.556.2466	aventurato@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Nick Schmeck, Assistant Planner at 425-556-2440 or nschmeck@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Carol V. Helland, Director
Department of Planning and
Community Development



David Juarez, Director
Public Works Department

Technical Committee Short Subdivision Type II
Notice of Decision

Project Name: Pinnacle at Bridle Trails Short Plat, Short Subdivision Type II

Location: 13218 & 13202 NE 70th Street, Redmond, WA 98033

Project File Number: LAND-2018-01131, PR-2018-01228

Project Description: Subdivision of two existing parcels into four (4) lots in a R-6 (Single-Family Urban Residential) zone with associated infrastructure improvements.

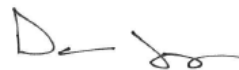
Technical Committee Decision
Approval with Conditions

Decision Date: May 21, 2021
Appeal Deadline: June 7, 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 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 Nick Schmeck, Assistant Planner at 425 556-2440 or nschmeck@redmond.gov.



Carol V. Helland, Director
Department of Planning and
Community Development



David Juarez, Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, the **Technical Committee** makes the final decision to approve, approve with conditions, or deny the application: LAND-2018-01131, Type II Short Subdivision.

Key Dates

Application/Completeness Date:	11/09/2018
Notice of Application:	11/30/2018
Notice of Application:	01/31/2020
Neighborhood Meeting:	03/05/2020
SEPA Exemption (SEPA-2021-00181):	03/07/2021

I. Proposal Summary

The proposal is to subdivide an existing 0.56 acre site consisting of two abutting parcels (Parcel Numbers 1025059086 and 1025059021) in the R-6 (Single-Family Urban Residential) zoning district into four (4) lots. The applicant is utilizing Green Building Techniques, which are being used to achieve a 5-percent density bonus. The bonus has allowed the applicant to achieve an additional lot above what is allowed by the current zoning designation for the site.

II. Site Description and Context

The project site has been previously developed and there are two existing single-family homes that were built in 1956 and 1945. Both homes are proposed to be demolished prior to the development of four new single-family homes. Existing frontage along the site does not currently have sidewalks, curbs, gutters or street trees. The site slopes down from east to west toward 132nd Ave NE and several trees are located onsite along the perimeter of both parcels. There are no critical areas or buffers on-site. Current zoning for the project site is R-6 (Single-Family Urban Residential), which is intended to provide low to mid density single-family (primarily detached) residential neighborhoods.

Adjacent	Existing Land Use	Zone
North	Single-Family Residential	R-6 (Single Family Urban Residential)
South	Single-Family Residential	R-6 (Single Family Urban Residential)
East	Single-Family Residential	R-6 (Single Family Urban Residential)
West	City of Kirkland	City of Kirkland RSX 7.2 (Residential)

III. Site Requirements

The proposed project site is located within the R-6 zone Single-Family Urban Residential zone and shall adhere to the requirements of zoning designation as outlined in RZC 21.08.090:

Requirement	Requirement	Proposed
Average Lot Size:	4,000 Square feet	6,105 Square feet
Minimum Lot Width Circle:	35 feet	35 feet
Minimum Lot Frontage:	20 feet	20 feet
Front Setback:	15 feet	15 feet
Side/Interior Setback:	5 feet/10 feet	5 feet/10 feet
Side Street Setback:	15 feet	15 feet
Rear Setback:	10 feet	10 feet
Minimum Building Separation	10 feet	10 feet
Maximum Lot Coverage (for structures):	45% of total area	45% of total area
Maximum Impervious Surface Area:	65% of total area	65% of total area
Minimum Open Space:	20% of total area	20% of total area
Maximum Height of Structures:	35 feet	35 feet
Maximum Density	4 units per acre	4 units

Density Calculation (RZC 21.76.170.D.5):

Base Density Calculation: $12,141 + 12,275 / 43,560 = 0.56 \times 6 = 3.36 = 3.0$ after code required rounding.

With Green Building Program Density Bonus: $3.36 \times 1.05 = 3.53 = 4.0$ after code required rounding.

IV. Residential Architectural, Site and Landscape Design Standards

The proposal complies with all of the residential development and architectural, site and landscape design regulations for the R-6 zone.

Variety and Visual Interest in Building and Site Design			
RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
Variety in Building Design			X
Variety in Site Design			X
Building Orientation			

RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
Arterial Setbacks	X		
Garage Placement			X
Garage Doors			X
Transition Area			X
Alleys	N/A		
Building Character, Proportionality and Massing			
RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
Modulation and Articulation			X
Consideration of Site Conditions	X		
Open Space	X		
Landscaping			
RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
Landscaping Plan	X		
Landscape Transition			X
Stormwater Detention	X		
Streets and Pathways			
RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
Design Criteria	X		

V.

Neighborhood Regulations

The site is located within the Grass Lawn Neighborhood. The following table shows the project’s compliance with the applicable neighborhood regulations.

Neighborhood: Grass Lawn				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
RZC 21.08.180.D.2.d	Front Yard Transition Area			X
RZC 21.08.180.F.2.a.i	Landscaping			X
RZC Table 21.08.090B	Building Separation		X	
RZC Table 21.08.090B	Lot Coverage		X	

The proposal complies with all of the neighborhood regulations for the R-6 zone.

VI. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

A. Notice of Application:

Two Notices of Application were issued on the project. The initial Notice of Application for LAND-2018-01131 was written for a two-lot short subdivision under parcel number 1025059021. The notice was published on November 30th, 2018 and was posted at City Hall, the Redmond Regional Library, and one sign at the property. A notice was also mailed to property owners within 500 feet of the site (Attachment 1.0), Notice of Application Certificate of Public Notice and Public Notice Site Plan).

Following the initial Notice of Application being issued, the applicant (Acapriccio Design Group) purchased the neighboring parcel, 1025059086 and revised the application to consolidate two short subdivision projects as one under the LAND-2018-01131 file number. Therefore, a second Notice of Application with the updated project description was sent out on January 31st, 2020 and was posted at City Hall, the Redmond Regional Library, and a sign posted near the site. A notice was also mailed to property owners within 500 feet of the site (Attachment 1.0, Notice of Application Certificate of Public Notice and Public Notice Site Plan).

Public Input: During the Notice of Application public comment period of the January 31st, 2020 notice date and throughout project review no comments were received from the public.

B. Neighborhood Meeting:

The neighborhood meeting was held on March 5th, 2020 at Redmond City Hall (Attachment 1.0, Neighborhood Meeting Notice). Three residents were in attendance to observe the presentation. They did not sign in or share comments.

VII. State Environmental Policy Act

The project is exempt from SEPA per WAC 197-11-800.1.b.1.

VIII. Compliance with Development Regulations

A. Landscaping

The Redmond Zoning Code (RZC 21.08.180) requires that for new subdivisions, short subdivisions, and other residential developments, landscaping shall be provided along the perimeter of the site that incorporates native vegetation and

softens the transition between new and existing dwelling units when the new dwelling units are directly adjacent to lots with existing dwellings or the dwellings can be viewed from public streets or park areas.

Finding:

The requirements of RZC 21.08.180 (Landscaping) have been satisfied. The proposal includes perimeter and interior landscaping, including a minimum 5' landscape buffer along the North, South, East, and West boundary. In summary, the requirements of RZC 21.08.180 have been met.

B. Tree Protection & Replacement

In all new short subdivisions, at least 35 percent of significant trees on site must be retained per RZC 21.72.060. Where exceptional conditions exist that prevent full compliance with RZC 21.72.060 Tree Protection Standards, and RZC 21.72.080, Tree Replacement, the applicant may request an exception. A tree health assessment and survey were prepared by Benjamin Mark, ISA Certified Arborist dated November 12th, 2019 to assure that each retained tree is healthy. A total of 23 significant trees were surveyed on-site and 6 meeting the classification of Landmark.

Finding:

The applicant is proposing to retain 39 percent (9 trees) of the significant trees on site. Of the 15 trees proposed for removal one (1) landmark tree has been included and an exception request was submitted by the applicant per RZC 21.72.090. The exception request is due to the Landmark tree being located within the only feasible access point to serve all four proposed lots. With 15 significant trees being removed and one (1) landmark tree, a total of 17 replacement trees is included within the proposed Tree Plan. The Tree Plan is compliant with the tree management standards set forth in RZC 21.72. A total of 17 replacement trees is included with in the proposed Tree Plan, which meets the tree protection standards in RZC 21.72.60.

C. Transportation

The Redmond Zoning Code (RZC)21.17.010.F, RZC 21.52, RZC Appendix 2, and the City's Standard Specifications and Details require frontage improvements and easement/right-of-way dedication. Frontage improvements typically include paving, curb ramps, curbs and gutters, planter strips, sidewalks, storm drainage, streetlights, and underground utilities.

Finding:

The developer will construct frontage improvements along NE 70th Street and 132nd Avenue NE. Right-of-way dedication/easements will also be provided to meet the City's street standards. Frontage improvements along 132nd Ave NE will be reviewed and approved by the City of Kirkland to meet their street standards. All other improvements and accesses will be designed and constructed per the City's street standards, the City's Standard Specifications and Details, RZC Appendix 2. The curb ramp at the northeast corner of NE 70th Street and 132nd Avenue NE and sidewalks along the development's frontages will be constructed to be ADA compliant. Streetlights will be designed and constructed per the City's Illumination Design Manual. In summary, the proposed transportation improvements meet the code requirements.

D. Stormwater

The Redmond Municipal Code 15.24 and the 2019 Stormwater Technical Notebook (STN) requires that projects meet minimum requirements that apply per threshold requirements. This project is required to meet minimum requirements No. 1 through 9 as defined in the Washington State Department of Ecology Manual and the City's Stormwater Technical Notebook.

Finding:

Stormwater management for this short plat is proposed to be accomplished using a stormwater detention vault receiving runoff from each lot, and the access road. The vault will receive additional runoff from offsite to offset stormwater that cannot be collected onsite due to site topography. The stormwater vault will provide for flow control. The project falls below the secondary threshold requiring runoff treatment. The proposed stormwater vault will discharge at a controlled rate to the Redmond municipal stormwater conveyance system at the intersection of 132nd Ave NE and NE 70th Street. The proposed stormwater management is in compliance with the City of Redmond's Municipal code and the Washington State Department of Ecology Manual.

E. Utilities

The Redmond Zoning Code RZC 21.74.020D and Water & Wastewater System Extension Design Requirements require to extend the City of Redmond sewer main along NE 70th St to serve the four new houses. The Code also require the replacement of the existing eight-inch Asbestos Concrete water main with a new eight-inch Ductile Iron water main, along the project frontage on NE 70th St.

Finding:

This project will extend the sewer main, install a new manhole, and replace the existing eight-inch Asbestos Concert water main with a new eight-inch Ductile Iron water main meeting all requirements in RZC 21.74.020D and Water & Wastewater System Extension design requirements.

F. Green Building and Green Infrastructure Incentive Program

The Green Building and Green Infrastructure incentive program, RZC 21.67, provides incentives to implement green building and green infrastructure development techniques in residential developments by encouraging applicants to reduce impacts from proposed development. This section establishes a list of sustainable development techniques for which points are awarded and the incentives toward which points may be utilized. A list of sustainable development techniques and incentives requested to be utilized to support the proposal are listed in both tables below.

Technique	Points Awarded –Non-Residential Development	Points Received
1. Green Building Certification		
Demonstrate ability to meet BuiltGreen 4-star/LEED Silver	2 points	2 points
7. Water Sense Program		
Ability to demonstrate compliance with the EPA Water Sense Program	2 Points	2 Points
Incentive	Points Required – Residential Development	
6.Density Bonus* (5 %)	3	
* Density Bonus for Residential Development. Eligible developments shall be permitted a five percent or 10 percent density bonus, provided that the overall impervious surface of the development is not increased over what is allowed by this chapter. Use of cottages, size-limited dwellings, attached structures, and carriage units is encouraged to achieve the bonus. (Three points for up to five percent density bonus; five points for up to ten percent.)		

IX. 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: Technical review staff have completed an evaluation for compatibility of the proposed single-family use in the Grass Lawn neighborhood and allowed density of the R-6 zoning. Additionally, technical review staff have thoroughly evaluated all aspects of the applicant's proposal against all of the City's current adopted codes and manuals with the City of Redmond's adopted zoning regulations confirming and condition access and availability of infrastructure and public services needed to adequately serve the proposal. The project site is adjacent to similar developments on all sides, including a recent development constructed within the last five years. The design and scale of the homes will be confirmed against the adopted standards at time of building permit.

- 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: Planning and Community Development have reviewed the proposed development for compliance with the City of Redmond's Comprehensive Plan, Zoning Code, and Municipal Code. Staff have followed the review procedures set forth in the zoning code for a Type II Short Subdivision.

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

Comp Plan Policy	How the project complies, supports or aligns.
<p>NE-114 – Maximize tree retention and a treed appearance when development occurs through the following:</p> <ul style="list-style-type: none"> • Require the retention of viable tree clusters, forested slopes, treed gullies, and specimen trees that are of species that are long-lived, not dangerous, well-shaped to shield wind, and located so that they can survive within a development without other nearby trees. • Design and construct developments to retain these trees. • Identify and protect these trees during land divisions and site development. • Allow removal of nonsignificant trees to provide for project construction. • Plant replacement trees on appropriate areas of the site or off-site locations to replace significant trees removed during construction. • Encourage appropriate tree pruning, avoiding topping. 	<p>The project site was designed to retain any additional trees beyond the minimum required and minimize overall impacts to remaining and replaced trees. Trees proposed for removals are done so to meet density and provide infill housing to contribute to the city’s housing supply. All trees on-site were assessed, and health factors addressed to support continued growth and success. The project retains five landmark trees, and four significant trees, contributing to the city’s natural wooded character.</p>
<p>LU-4 – Encourage sustainable development of both public and private lands in Redmond through the use of techniques, such as green building and green infrastructure.</p>	<p>The project contains a covenant to enroll the homes in the Built Green program, and thus to build the homes to Built-Green 4-Star specifications specifically. The Built Green program contains several elements which are broadly supportive of various elements of the comprehensive plan sustainability policies, including the use of Water-Sense plumbing fixtures throughout the homes in order to conserve water resources. The green building techniques deployed will reduce waste, conserve water and limit the carbon footprint generated by construction and ongoing use of the site.</p>
<p>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.</p>	<p>The project makes more efficient use of the land by removing a pair of existing homes – one of which is uninhabitable and beyond repair, and the other approaching the end of its useful life – and replacing them with four new homes on smaller lots, which will remain compatible and supportive of the character of the existing neighborhood of single-family homes.</p>
<p>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</p>	<p>In addition to supporting the broader objective of providing additional housing stock to meet the needs of a growing population, the new homes will include ground-floor bedroom suites to accommodate the needs of multigenerational households and/or those affected by life</p>

<p>changes in age, family size and various life changes, including:</p> <ul style="list-style-type: none"> • Developments that provide smaller units with a mix of attached and detached housing units, • Homes with ground floor master suites, and • Homes with all living areas on one floor. 	<p>circumstances, whether temporary or permanent, in which climbing a set of stairs to reach an upper-floor bedroom/bathroom would present a significant hardship.</p>
<p>N-GL-17 – Improve pedestrian safety and encourage nonmotorized connections between neighborhood housing developments by completing missing links in sidewalks and walkways.</p>	<p>The project will include significant ROW frontage improvements both on NE 70th St as well as 132nd Ave NE which will include bringing all sidewalks along 132nd up to current code, installing sidewalks along NE 70th St where there are presently none, replacing sidewalk ramps at the street intersection to bring them up to current code, as well as eliminating two driveways (for the existing two homes/lots) that presently require vehicles to back out to NE 70th St – very near the intersection – and replacing them with a single driveway servicing all four new homes. This new driveway will both be located further from the intersection, and even more significantly will enable all vehicles entering the ROW to do so front-first, with a code-compliant sight triangle. Taken together, these frontage improvements will substantially increase pedestrian safety around our project.</p>

X. Short Subdivision Review and Approval Criteria

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

- A. The proposal conforms to the goals, policies and plans set forth in Redmond Comprehensive Plan.

Conclusion: The proposal is located within the Grass Lawn Neighborhood, as identified in the Redmond Comprehensive Plan Map NP-1. The applicable City-wide and neighborhood Comprehensive Plan policies met by this proposal are listed above (Section IX).

- B. The proposal conforms to the site requirements set forth in RZC 21.08.170(B) (Residential Zone Summaries).

Conclusion: The proposal conforms to the site requirements set forth in RZC 21.08.170.B as demonstrated in Section III of this report.

- C. The proposal conforms to the requirements of this section and those set forth in RZC 21.74, RZC 21.76, and submittal requirements on file in the Planning Department.

Conclusion: The proposal conforms to the applicable short subdivision regulations and administrative procedures (RZC 21.76.050 and 21.74.030.B.). The short subdivision application was deemed complete on November 11, 2018 and was formally revised on January 16th, 2020. The applicant substantially revised the project scope and has adjusted all applicable submittal requirements.

- D. The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans and is laid out in such a manner as to provide for the safe, orderly, and efficient circulation of traffic.

Conclusion: The proposal conforms to the Grass Lawn Plan in the Comprehensive Plan. The site will be accessed from NE 70th ST which accesses off 132nd Ave NE and serves the surrounding neighborhood.

- E. The proposed short subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the short subdivision.

Conclusion: The proposed short subdivision will be adequately served with City approved water and sewer facilities, and other appropriate utilities as demonstrated on the approved plan set. The new water services will connect the four new single-family homes to the existing City of Redmond eight-inch water main along NE 70th St. The project will also install two new joint side sewers for the four new single-family homes and connect them to a new extension of eight-inch ductile iron sewer main between a new manhole SSMH1 and the existing manhole 2F3SMH046 along NE 70th St. as demonstrated on the approved plan set.

- F. The proposed short subdivision will be adequately served with parks, recreation, and playgrounds appropriate to the nature of the short subdivision.

Conclusion: The proposed short subdivision will be adequately served with City approved parks, recreation, playgrounds and a minimum of 20% on-site open space per RZC 21.08.170 as demonstrated on the approved plan set on sheet C1.01. The new homes are required to pay parks impact fees which will support the additional demand on local parks throughout the City. The site is roughly $\frac{3}{4}$ of a mile from the Grass Lawn Park.

- G. The proposed short subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the short subdivision.

Conclusion: The proposed short subdivision is required to pay school impact fees prior to building permit issuance. These fees are updated on an annual basis to reflect the cost associated with increased enrollment. Impact fees amounts are determined at payment, which is required to occur prior to building permit issuance. Rose Hill Middle, Rose Hill Elementary, and Lake Washington High School are all within 30 minutes walking distance from the development site.

- H. The proposed short subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the short subdivision.

Conclusion: There are three safe walking routes constructed from the development to Rose Hill Elementary, Rose Hill Middle, and Lake Washington High School. Rose Hill Elementary School is located 0.74 miles away, Rose Hill Middle School is 850 feet away, and Lake Washington High School is 1.2 miles away. All three destinations are less than 25 minutes walking and have adequate sidewalks currently installed for pedestrian safety. The requirements of safe walk route to and from schools are met.

- I. The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.

Conclusion: The proposed development is located on an 0.56 acre parcel and does not contain any on-site critical areas or buffers. The site slopes gently to the west but is generally flat. Tree Preservation plans propose a 39% tree retention rate, this includes 15 trees being removed and an additional 17 trees will be planted on-site during construction. The layout of the site was designed to minimize the impact on trees while keeping the project viable. Majority of the retained trees are located around the perimeter of the site, while the removed trees tend to lie within the development area. The layout of the lot functions harmoniously with the limited grade changes and vegetation while meeting the minimum size and dimension covered under Section III above. Technical staff completed a thorough review of the project for compliance and worked closely with the applicant to ensure size, tree retention and other requirements were intentionally designed to meet City requirements while preserving and supporting neighborhood function.

XII. Code Deviations Granted

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

Landmarked tree Removal: A tree exception letter has been submitted for review by city staff and is compliant with the Tree protection Standards set forth in RZC 21.72.090.B. The subject tree identified as tree #201 in the November 12th, 2019 Arborist report is requested for removal due to the tree being located within the only feasible access point to serve all four proposed lots. If not removed, site access could not meet compliance with transportation requirements of access location and ingress and egress of the site. Additionally, development yield of the site and therefore also green building techniques be limited to create an alternative approach to the city directed consolidated access point. By allowing removal of one Landmark Tree, curb cuts and access for the site are able to be more consolidated, the project will deploy green building techniques for the life of the project in order to achieve the fourth home and additional homes will be added to the community housing supply. A replacement ratio of 3:1 is required for the removal of the Landmark tree and shall meet the planting standards per RZC 21.72.080.

Code Authority: RZC 21.72.090

XIII. Vesting/Approval Expiration

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee **approves the Pinnacle at Bridle Trails Preliminary Short Plat (LAND-2018-01131) Type II, subject to conditions** listed in Section XIV.

This Preliminary Short /Type II is vested to the regulations in effect upon the submission of a complete building permit for the proposal unless the building permit is cancelled or expires (RZC 21.76.090, Post-Approval Actions).

Per RZC 21.76.030.D.4.a, this approval shall expire two (2) years from the date of this Technical Committee Notice of Decision if the short plat has not been recorded. 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.

XIV. 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	01/13/2020	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	01/13/2020	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	01/13/2020	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	01/13/2020	<i>and as conditioned herein.</i>

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

1. Development Engineering - Transportation and Engineering

Reviewer: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

- a. **Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
 - i. Easements are required as follows:
 - (a) 10-foot wide sidewalk and utility easement, granted to the City of Redmond, abutting the east side of 132nd Avenue NE right-of-way.
 - (b) 5-foot wide sidewalk and utility easement, granted to the City of Redmond, abutting the north side of NE 70th Street right-of-way.
 - (c) 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 the northeast corner at the intersection of 132nd Avenue NE and NE 70th Street shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.

Code Authority: RZC 21.52.030.G; RMC 12.12

- b. **Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on NE 70th Street, the asphalt street shall be planed, overlaid, and/or patched, per the City's Standard Specifications and Details 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 project frontage as a minimum requirement, or as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751 if there are any questions.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. **Street Frontage Improvements**

- i. The frontage along NE 70th Street must meet current City Standards which include asphalt paving 12 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strips, 5 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:
- 7 inches HMA Class ½ inches PG 64-22
 - 4 inches of 1-1/4 inches minus crushed rock base course per WSDOT standard spec 9-03.9(3).
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
 - Street crown 2% sloped to drain system

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

- ii. The frontage along 132nd Avenue NE must meet current the City of Kirkland Standards, which include asphalt paving 19 feet (11 feet travel lane, 3 feet bike lane buffer and 5 feet bike lane) from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 4.5 feet wide planter strips, 5 feet wide concrete sidewalks, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall meet the City of Kirkland Standards. If utility trenches damage the existing pavement, pavement restoration will be required by the City of Kirkland. Please contact Ryan Schauble, Development Engineer of City of Kirkland

at 425-587-3842 or rschauble@kirklandwa.gov for specific standards, permit requirements or further questions.

Code Authority: City of Kirkland

iii. ADA ramp requirements:

The curb ramp at the northeast corner of the intersection of NE 70th Street and 132nd Avenue NE is required to be ADA compliant.

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

iv. A separate 20 or 40-scale channelization plan shall 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 and the City of Kirkland standards.

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

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

- 5 feet wide concrete sidewalk along NE 70th Street
- 5 feet wide concrete sidewalk along 132nd Avenue NE

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

d. Access Improvements

i. The type and location of the proposed site accesses are approved as shown on the Pinnacle at Bridle Trails site plan prepared by Core Design on October 23, 2020.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

ii. Vehicular direct access from each individual dwelling unit to NE 70th Street and 132nd Avenue NE is prohibited. This restriction shall be indicated on the civil construction plans and other final documents.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

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

- The existing driveways on NE 70th Street must be abandoned and replaced with standard frontage improvements such as curb, planter and sidewalk.

Code Authority: RZC Appendix 2

- e. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages on NE 70th Street and on 132nd Avenue NE 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 70th Street 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, Traffic Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual. The Illumination Design Manual can be obtained at: <https://www.redmond.gov/DocumentCenter/View/424>

Code Authority: RZC 21.52.030.F; RZC Appendix 2

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

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

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: Heba Awad, [Senior Utility Engineer]

Phone: 425-556-2861

Email: hawad@redmond.gov

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

Due to several new utility service connections crossing under the existing eight-inch Asbestos water main, this project will require the replacement of the existing eight-inch Asbestos water main with a new eight-inch Ductile Iron water main. The water main replacement will be within the excavation limits in front of the development as shown on the utility plans. The developer shall provide construction comments and details to address phasing of the work, to replace the existing eight-inch Asbestos water main with a new eight-inch Ductile Iron water main, in the first Civil Review plans.

The developer shall install two new double water services and four new water meters to serve the new short plat.

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:

This project will require an extension of the City of Redmond sewer main along NE 70th Street to serve the four new houses. The new section of the sewer main will end with a new manhole. The developer shall install the new short plat with a new joint side sewer serving Lot No. 2 and 3 as shown in the utility plan. The developer will also install two (one of each lot) new side sewers to serve Lot No.1 and 4 to be connected directly to the new sewer main along NE 70th St.

Code Authority: RZC 21.74.020.D

- c. **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.

Code Authority: RMC 13.08.010, 13.12

- d. **Potholing.** All existing utilities at the location of the proposed water/sewer mains 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 and water facilities may be necessary to avoid conflict with existing utilities.

All potholing information shall be included in the plans and profiles of water and sewer designs in first submittal of CCR review. The developer shall add clearance information on the water and sewer profiles at all crossings of existing and proposed utilities. Minimum clearance of one foot is required between the sewer/water mains and other utilities.

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: Janelle Hitch, Senior Engineer

Phone: 425-556-2488

Email: jhitch@redmond.gov

a. **Water Quantity Control:**

- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a privately maintained vault.
- ii. Provide for overflow routes through the site for the 100-year storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.9

- b. **Water Quality Control.** Water quality treatment is not required. This project falls below the thresholds established for Minimum Requirement 6. If later design revisions result in the project exceeding the threshold, this project may need to provide for runoff treatment.

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 and final plat document. 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.

- i. No public stormwater easements required.

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 site-specific conditions.

Code Authority: RZC 21.74.020.J; RMC 15.24.080

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

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

Code Authority: RMC 15.24.080

- g. **Floodplain Management.** Not applicable.

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 of Redmond Standard Detail 632 for requirements.

Code Authority: RZC 21.32

- i. **Regional Capital Facilities Charge:** No regional capital facilities charge (CFC) applies to this project. The citywide CFC does apply. Please see the Development Engineering Fee Schedule for current fee information.

Code Authority: RMC 13.20.040 -Citywide

- j. **Potholing.** All existing utilities at the location of the proposed storm drainage line and/or structure 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 storm facilities may be necessary to avoid conflict with existing utilities.

All potholing information shall be included in the plans and profiles of storm design in first submittal of CCR review. The developer shall add clearance information on the storm profiles at all crossings of existing and proposed utilities. Minimum clearance of one foot is required between the storm sewer and other utilities.

Code Authority: Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019, Section 8.4.4

5. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

a. Site Specific

The current submittal is generally adequate for LAND-2018-01131 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:

b. Site Plan Condition

- i. All required fire access roadways are required to be recorded as an Emergency Vehicle Access Easement.
- ii. All required fire access roadways shall be striped and signed per RFDS 2.0
- iii. All required fire access roadways shall support the weight of fire apparatus – 77,000 and a point load of 45,000 pounds over a 2' X 2' square. This includes the vault and all lids and vents that are in the fire access roadway.

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

c. Fire Protection Plan

- i. All new homes are required to be equipped with an NFPA 13d compliant fire sprinkler system.

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

d. Fire Code Permit

- i. Fire Sprinkler Permit

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

6. Planning Department

Reviewer: Nick Schmeck, Assisant Planner

Phone: 425-556-2440

Email: nschmeck@redmond.gov

- a. **Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090 and Standard Detail 907. The minimum size at installation is 2 ½ inch caliper with CU-Structural Soil.

Street	Species	Spacing
NE 70 th ST	Armstrong Red Maple	30 Feet. O.C

Code Authority: RZC 21.32.090 & Standard Detail 907

- b. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A map of all retained trees shall be shown and recorded at the time of final plat.

Code Authority: RZC 21.72.060.D

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

Code Authority: RZC 21.32

- d. **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

- e. **Residential Architectural, Site, and Landscape Design.** All single-family building permits associated with the Plat shall be reviewed by the Department of Planning and Community Development for conformance with the Residential architectural, site and landscape design requirements.

Please see Building Permit User Guide condition for additional information.

Code Authority: RZC 21.08.180.B

Condition Applies: Building Permit

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

Code Authority: RZC 21.32.080

- g. **Green Infrastructure Incentive Program.** As part of the Pinnacle at Bridle Trails Short Plat, the following Techniques and Incentives have been approved by the Technical Committee and are required to support the density proposed for the short plat.

Programs: Builtgreen 4-Star (2 PTS) and the Water Sense (2 PT)

Technique	Points Awarded –Non-Residential Development	Points Received
1. Green Building Certification		
Demonstrate ability to meet BuiltGreen 4-star/LEED Silver	2 points	2 points
7. Water Sense Program		
Ability to demonstrate compliance with the EPA Water Sense Program	2 Points	2 Points
Incentive	Points Required – Residential Development	
6.Density Bonus* (5 %)	3	
* Density Bonus for Residential Development. Eligible developments shall be permitted a five percent or 10 percent density bonus, provided that the overall impervious surface of the development is not increased over what is allowed by this chapter. Use of cottages, size-limited dwellings, attached structures, and carriage units is encouraged to achieve the bonus. (Three points for up to five percent density bonus; five points for up to ten percent.)		

Code Authority: RZC 21.67.050

Condition Applies: Civil Construction, Final Plat Document, Building Permit

- h. **Open Space.** The proposal includes development-wide calculations to meet the open space requirements. Each lot shall include a minimum of 20 percent of total lot square footage in open space. Required open space shall be illustrated on the final subdivision document.

Code Authority: RZC 21.08.170.L2.a

Condition Applies: Building Permits and Final Plat Document

- i. **Archeological and Historical Preservation:** An Inadvertent Discovery Plan (IDP) shall be employed during all ground disturbing activities including but not limited to demolition of the existing residential structure(s), clearing, and grading.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- j. **Impact Fees.** For the Purpose of Impacts, the use assigned for this project have been determined as the following: Four units classified as single-family residences. The project may

receive credit at the time impact fee calculation during building permit review for two existing single-family homes proposed to be demolished as part of this project. 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

- k. **Bonds.** Bonds for Landscaping, Tree Preservation, and Tree Replacement 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: Building Permit

- l. **Building Permit Submittal.** Items listed within the *Building Permit User Guide—Planning* shall be provided and remain code compliant at the time of building permit submittal. All tables, associated information, and submittal items shall be completed per the required formatting. The *Intake Requirements Overview and Signature Page*, Arborist Report (for in-fill lots), Tree Preservation Plan (for active plats), and a copy of the recorded final plat shall be provided no less than TWO business days prior to permit application submittal. If these requirements are not met and provided at the designated time per the building permit application submittal, your submittal will be rejected.
- m. **Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-date and visible at all times. The assigned city planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

Code Authority: RZC 21.76.070.B.3.a.ii.A; Comprehensive Plan TR-19

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
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, February 2021
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
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
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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 21.08	Residential Regulations
RZC 21.08.090	R-6 Single-Family Urban Residential
RZC 21.08.170	Site Requirements for Residential Zones
RZC 21.08.180	Residential Development and Architectural, Site, and Landscape Design Regulations
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.40	Parking Standards
RZC 21.50	Transition Area Overlay 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