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**Technical Committee
DRLE SE Redmond Station
LAND2020-00183 – Site Plan Entitlement
Notice of Decision
Transmittal Letter**

June 17, 2021

Matthew Johnson
SWK
6801 185th Ave NE, Suite 200
Redmond, WA 98052

Subject: DRLE SE Redmond Station, LAND2020-00183, PR # 2019-00141

Location: 17520 NE 70TH ST, Parcel No. 122505-9193

Dear Mr. Johnson:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for a new light rail station to support a 3.4 mile extension of the Sound Transit Link Light Rail system including public art, a 1,400 stall park and ride garage, bus transit center, and associated site improvements. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section XI) for this project.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received Site Plan Entitlement approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed and issued per the Sound Transit – City of Redmond Development Agreement. The next steps for this project include the issuance of a Redmond Civil Review (RCR) and the Building Permit Review processes.

Coordinated Civil Review Process. The Coordinated Civil Review (CCR) process is being conducted under the terms of the Sound Transit – City of Redmond Development Agreement. The CCR is being reviewed as the Redmond Civil Review (RCR) process and is being reviewed and issued following the issuance of this determination.

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 most building permits cannot be issued prior to Redmond 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 or as stipulated by the Sound Transit – City of Redmond Development Agreement.

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.

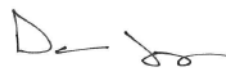
Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Bruce Newman	Senior Transportation Engineer	425.556.2856	brnewman@redmond.gov
Planning- Development Engineering/Water & Sewer	Jeff Thompson	Senior Engineer	425.556.2884	jthompson@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Lisa Rigg	Senior Utility	425.556.2295	lrigg@redmond.gov
Fire	Gary Smith	Deputy Fire Marshall	425.556.2236	gsmith@redmond.gov
Planning – Development Review	David Lee	Planning Manager	425.556.2462	dlee@redmond.gov

The City’s Development Review Staff are available to meet with you regarding the development review process. Please contact David Lee, Development Review Planning Manager at 425-556-2462 or dlee@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Carol V. Helland, Director
 Department of Planning and



David Juarez, Director
 Public Works Department

Community Development

**Technical Committee DRLE SE Redmond Station SPE
Notice of Decision**

Project Name: SE Redmond Station Type II Site Plan Entitlement

Location: 17520 NE 70th ST; Parcel# 122505-9193

Project File Number: LAND-2020-00183, PR # 2019-00141

Project Description: A new light rail station to support a 3.4 mile extension of the Sound Transit Link Light Rail system including public art, a 1,400 stall park and ride garage, bus transit center, and associated site improvements.


Technical Committee Decision
Approval with Conditions

Decision Date: June 17, 2021
Appeal Deadline: July 1, 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 David Lee, Development Review Planning Manager at 425 556-2462 or dlee@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-2020-000183, Type II Site Plan Entitlement.

Key Dates

Application/Completeness Date: February 6, 2020

Date SEPA Addendum Issued: August 31, 2018

Technical Committee Recommendation: June 17, 2021

I. Proposal Summary

A new light rail station to support a 3.4 mile extension of the Sound Transit Link Light Rail system including public art, a 1,400 stall park and ride garage, bus transit center, and associated site improvements. As part of this project the existing NE 70th Street alignment will be realigned to accommodate the station and garage, and the roadway will turn south at the end of the station (changing to 173rd Street) and will then intersect with NE 67th Street. This site includes the station, plaza, guideway, landscaping, elevated parking garage including ramp and pond area, garage driveway, Traction Power Substation (TPSS) area and bus turning area behind the garage.

II. Site Description and Context

The SE Redmond Station is located between the SR-520 off-ramp to Redmond Way and the realigned NE 70th Street. The developed parcel is 4.27 acres. Previously, a mini-warehouse existed onsite and has since been partially demolished to accommodate this project. The surrounding site context is as follows:

Adjacent	Existing Land Use	Zone
North	State Route 520	Not Applicable
South	Manufacturing / Wholesale Trade	Design District / MDD2
East	East Lake Sammamish Regional Trail	Design District / MDD2
West	Self-Storage	Design District / MDD1

III. Site Requirements

The site is located within the Marymoor Design District 1 (MDD1) zoning designation. The purpose of the MDD1 zone is to provide transit-oriented housing and employment adjacent to and integrated with the planned light rail station and parking structure. This zone encourages employment uses closest to the station and also allows upper-story multifamily and ground-floor pedestrian-oriented uses. An active ground plane is envisioned for the MDD1 zone and is accomplished through a well-designed public realm and a range of commercial uses that appeal to commuters, workers and residents alike. Connecting the station and Marymoor Park

is critical in this zone. More intense development is permitted in MDD1 than other MDD zones while working within the natural constraints of the land. The site requirements (listed in RZC 21.10.040) for this district are:

Requirement	Requirement	Proposed
Front Setback:	0'	0'
Side/Interior Setback:	0'	0'
Side Street Setback:	0'	0'
Rear Setback:	0'	0'
Minimum Building Separation	Not Applicable	Not Applicable
Maximum Lot Coverage (for structures):	70%	54%
Maximum Impervious Surface Area:	75%	75%
Minimum Open Space:	Not Applicable	Not Applicable
Maximum Height of Structures:	6 Stories	6 Stories
Maximum FAR	3.0	.04

IV. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

A. Notice of Application:

The Notice of Application for this proposal was published on February 21, 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 1, 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 no written comments.

V. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment that may occur as a result of their project. For the Sound Transit 3 project, in which this development application is a part of, Sound Transit was and is the lead agency for SEPA determinations. Sound Transit prepared a SEPA Addendum to the East Link Extension Final Environmental Impact Statement (FEIS) issued in November of 2011. The addendum was finalized and filed with the State on August 31, 2018. The proposal falls within the scope of environmental

impacts disclosed in applicable environmental documents and the impacts of the project were fully disclosed. No appeal of the adequacy of the EIS was filed. The requirements of SEPA have, therefore, been met.

VI. Compliance with Development Regulations

A. Landscaping

Redmond Zoning Code (RZC) 21.13.200 “MDD Landscaping” requires that all setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas, and parking lots shall be landscaped with plant materials.

Additionally, RZC 21.13.200 also requires that planting strips along streets shall include street trees, stormwater infiltration facilities, or both, consistent with the adopted 2017 Marymoor Subarea Infrastructure Planning Report or its successor. Where space allows, planting areas should include other vegetation suitable for an urban setting.

Finding:

Requirements of RZC 21.13.200 have been met. All areas that are not occupied by structures are landscaped with appropriate species. Planting strips along the streets meet the intent of the 2017 Marymoor Subarea plan. The landscape design as proposed creates visual interest by providing a variety of colors, heights, and forms of foliage and act to soften building edges and facades. Plant materials are designed to meet the size and function of the plazas and buffer areas.

B. Tree Protection & Replacement

The tree protection and replacement are subject to the Development Agreement For The Downtown Redmond Link Extension Project (Contract 9177) that the City of Redmond entered into with Sound Transit. The Development Agreement is in alignment with the tree protection regulations set forth in RZC Chapter 21.72 *Tree Protection*. The tree protection and replacement is being assessed on a project wide basis.

Sound Transit's Downtown Redmond Link Extension (DRLE) project will remove an estimated 533-750 significant trees and 13-24 landmark trees within the City of Redmond permitting jurisdiction (not including shoreline and critical areas) to construct and safely operate light rail between the Redmond Technology and Downtown Redmond stations.

Sound Transit shall provide a conceptual tree mitigation proposal to the City to show compliance with tree protection and tree replacement requirements. The concept proposal was submitted with the 30% Construction Document package and shows estimates of the numbers of trees removed, number of trees planted within the project area, and number of trees planted in off-site areas. This proposal will form the basis for establishing the mitigation project wide to demonstrate overall compliance with the tree preservation requirements such that subsequent permit packages can proceed to approval independently. The project will be permitted through a series of permit packages.

Each clearing and grading permit, or other permit allowing tree removal, will be required to show and account for tree removals. The accumulation of these permits will establish the total tree removal count. Each Site Plan Entitlement, Civil Site Construction Permit, or other permit showing planting, will establish the mitigation that will occur within the permit area. The accumulation of these permits will establish total on-site tree mitigation. Required mitigation that cannot be accommodated on site will be completed at off-site mitigation areas. The City has provided a list of preferred locations that may be available for tree replanting within the Development Agreement. Plans for these areas will be developed that show the planting quantities needed to meet the total project planting requirements, based on the final tree removal count. If required mitigation cannot be accommodated at proposed or other off-site locations, the City may consider a fee-in-lieu replacement fee consistent with RZC 21.72.080.E.

On- or off-site mitigation is strongly preferred to use of the fee-in-lieu program. The exact number of impacted trees is not known because project design is not yet complete, but is expected to be within the range documented within the Development Agreement. If the number of impacted trees exceeds the maximum considered in the Development Agreement, Sound Transit will be required to propose additional mitigation strategies and/or locations for review and approval by the City.

Finding:

The terms of Development Agreement For The Downtown Redmond Link Extension Project (Contract 9177) and RZC 21.72 have and will be met as conditioned. There are a total of 144 trees within the bounds of the SE Redmond Station area. The site contains 140 significant trees and 4 landmark tree. All 144 trees, including the landmark trees, are being proposed for removal. The significant trees are being replaced at a 1:1 ratio on-site. Additionally the four landmark trees are being replaced on-site at a 3:1 ratio. In total, 158 trees will be required to be planted on-site for mitigation and have been accommodated. The plans call for an additional 33 trees to be planted on-site for a grand total of 191 trees. In addition, the 15% tree canopy requirement of the MDD will be met with

the additional plantings. A total of 37,128 square feet of tree canopy will exist within 10 years of planting which meets this requirement.

C. Critical Areas

There are no critical areas on-site except that the property is in the Critical Aquifer Recharge Area 1 (CARA1). No other critical areas are on or near the site. Limitations on dewatering and provisions for wellhead protection are a requirement of this Site Plan Entitlement.

Finding:

The Critical Area protection requirements of RZC 21.64 have been satisfied and the proposal has been conditioned in compliance with city codes to protect the Critical Aquifer Recharge Area.

D. Transportation

Per RZC 21.17, all new development proposals, including any use, activity, or structure, shall be adequately served by streets, sidewalks, trails, and access. Furthermore, RMC 12.12 requires implementation of additional regulations in connection with the development and improvement of land and to promote the public health, safety, general welfare and convenience in order to facilitate adequate provision for water, sewerage, storm drains, curb, gutters, sidewalks, driveways, street and other public improvements by requiring the construction and dedication of such improvements at the time of the construction of developments. For the MDD in particular, Appendix 8A of the RZC guides the street requirements of the Marymoor subarea.

Finding:

As conditioned, the proposal will meet all requirements, per RZC 21.17 and RMC 12.12, and is aligned with the Marymoor subarea street plan of Appendix 8A.

The project is piece of Sound Transit's larger DRLE extension project, which includes transportation improvements along the project length, and transportation systems to be owned and maintained by Sound Transit, King County, WSDOT and the City of Redmond. The project provides a light rail station between SR-520 and NE 70th St, between 173rd Ave NE and 176th Ave NE.

Transportation improvements for the Southeast Redmond garage and station include:

- Roadway improvements along NE 70th Street (11-foot travel lanes, an 11-foot eastbound left-turn lane) to 176th Ave NE (to parking garage), a westbound cycle track, an eastbound 5.0-foot bike lane with an additional 3.0-foot buffer, Type A-1 curb and gutter.

- East of 176th Ave NE, NE 70th St shall provide five 11.0-foot travel lanes, an eastbound bike lane, and a westbound cycle-track.
- New 173rd Ave NE roadway, from NE 67th St to NE 70th St, with two 10-foot travel lanes, a 5.0-foot landscape buffer or bioswale, and a 6.0-foot sidewalk.
- Roadway illumination meeting City standards.

E. Stormwater

RZC 21.74 requires the City to ensure that public facilities and services necessary to support development are adequate and available at the time development occurs. Furthermore RMC 15.24 seeks to reduce impacts from land development; preserve and enhance wildlife habitat in and along surface water; enhance the aesthetic quality of the area waters; minimize erosion; preserve trees; and preserve natural topographic features.

Finding:

As conditioned, the proposal will meet all requirements, per RZC 21.74 and RMC 15.24. The project is part of the larger DRLE Contract for Sound Transit, which includes multiple stormwater systems to be owned and maintained by Sound Transit, King County, WSDOT and the City of Redmond. Drainage improvements for the SE Redmond Station include new conveyance from the guideway, station and associated street improvements, replacement of a portion of the SE Redmond stormwater trunk, infiltration facilities and water quality treatment.

F. Utilities

Per RZC 21.74.020.D and RMC Chapter 13, water, sewer, and storm drainage systems shall be provided in a manner that serves the development to an adequate level of service and meets the design and construction requirements of the City's Technical Design and Construction Manuals. All public water, sanitary sewer, and storm drainage systems shall be placed underground in appropriate public easements or tracts and dedicated to the City, provided that those portions of stormwater systems that are required to be above ground in order to function; i.e., stormwater ponds, drainage swales, and similar facilities, may be installed above ground.

Finding:

As conditioned, RZC 21.74.020.D and RMC Chapter 13 will be met.

Approximately 2,500 lineal feet of new water line is being installed in NE 70th St and 173rd Ave NE from 170th Ave NE to NE 67th St. Also, the new water line in NE 70th St is being reconnected to two existing water lines providing fire flow coverage to parcels south of NE 70th St. Six-inch fire lines and 6-inch fire hydrant lines are being connected to the new 12-inch ductile iron water main in NE 70th St. Ten new fire hydrants are being installed along the new water main, and one new air-vac assembly is being installed at a high spot in the water line. In addition, a new 12-inch water main is being constructed from NE 70th St to the northeastern border of Marymoor Park to provide the park with an 8-inch water meter connection.

All water meters (domestic and irrigation) are shown on the civil plans. Three (3) Sound Transit water service lines and water meters are being installed along NE 76th St. Two of the meters are for irrigation and one domestic meter to serve the building. One City of Redmond irrigation meter, one King County domestic meter, and one WSDOT irrigation meter are also being installed. A backflow prevention device is being installed on all irrigation water service lines. The project is also relocating two other water meters for other parcels along NE 70th St.

Approximately 607 lineal feet of 8-inch sanitary sewer main is being installed and connected to the existing 8-inch sewer main in NE 70th St at the 170th Avenue NE intersection, along with approximately five sanitary sewer manholes.

Two 6-inch side sewers are being installed to serve the building at the proposed station, along with three other side sewers required to reconnect existing buildings to the new sewer line in NE 70th St. Any sewer/water line crossings that cannot meet an 18-inch separation requirement are using a special construction technique outlined in the DOE Orange Book. An oil-water separator is being installed to treat the surface stormwater runoff from the covered parking garage. Approximately 461 lineal feet of 8-inch sanitary sewer main is being installed in the newly created 173rd Ave NE. This sewer line will include three manholes and be dry until further development occurs. One of the manholes is being located in the intersection of NE 67th St and 173rd Ave NE and installed with a downstream invert of 33.75'.

VII. Criteria Applicable to all Land Use Permits:

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

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

Staff Response: Technical review staff have completed a thorough review of the applicant's proposal against all adopted regulations including zoning, design and engineering. The proposed development is a "Road, Ground Passenger, and Transit Transportation" use in the Marymoor Design District Comprehensive Plan classification zoned as MDD1. The use is an outright allowed use within this zone. The property is surrounded by existing industrial properties, a regional trail, and commercial/industrial strip centers. The level of development proposed is appropriate and permitted in the zone and infrastructure is available to serve the development and/or conditioned to be improved to adequately serve the development prior to construction.

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

Staff Response: Technical review staff have reviewed the proposed development and have determined the compliance to the City of Redmond Comprehensive Plan, the Redmond Zoning Code, Redmond Municipal Code, adopted SEPA policies, and

have followed review procedures set forth in the zoning code and as outlined within the applicable Development Agreement for a Type II Site Plan Entitlement.

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

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
N-SE-74 Work with Sound Transit and others to encourage regional commuters to use the planned Southeast Redmond Park and Ride to access transit.	<i>The project is proposing a light rail station that is part of a regional light rail system. The light rail adds another major option to the multi-modal approach to access different parts of the City. The proposal calls for a 1,400 stall Park & Ride and a bus transit center.</i>
EV-19: Participate in partnerships with other agencies, businesses, nonprofits and other organizations that further the City's economic vitality goals.	<i>The City of Redmond entered into a Development Agreement with Sound Transit, a regional transit authority to set expectations, staffing agreements, and other obligations in order to facilitate the review and construction of the 3.4 mile light rail track and stations to further the City's economic vitality goals.</i>
N-SE-35.7 Support the extension of light rail to Southeast Redmond as shown in Map TR-1. Leverage the investment in light rail to create a walkable subarea with ample connections to Marymoor Park, local and regional transit, and the rest of the neighborhood.	<i>The proposal is for a light rail station that brings Sound Transit's regional light rail service to the Downtown core through SE Redmond.</i>
LU-49: Leverage local, regional, state and federal agency funding for needed public facilities and services within Redmond's Urban Centers. Give priority to these centers for transit service and improvements, as well as for other transportation projects that will increase mobility to, from and within these Urban Centers.	<i>The City of Redmond entered into a Development Agreement with Sound Transit, a regional transit authority to set expectations, staffing agreements, and other obligations in order to facilitate the review and construction of the 3.4 mile light rail track and stations. The completion of the SE Redmond station will connect the Downtown Urban Center station with the Overlake Urban Center station that is currently under construction.</i>
TR-9 : Use transit as a way to provide for access, circulation and mobility needs in Redmond, especially in areas planned for higher density mixed-use development and favorable pedestrian environments.	<i>The completion of the SE Redmond station will connect the Downtown Urban Center with the station located in the Overlake Urban Center that is currently under construction. Both Downtown and Overlake are the City's designated Urban Areas. The Marymoor Design District is an area targeted for growth/density around the proposed station.</i>
TR-10: Complete planning for the extension of Sound Transit's East Link to Redmond Overlake, Southeast Redmond, and Downtown, within the alignment identified	<i>The completion of this project will fulfill this goal.</i>

on Map TR-1. Work closely with Sound Transit and other agencies to ensure that the Southeast Redmond Station and Park and Ride is seamlessly integrated into the transit oriented neighborhood.

VIII. Site Plan Entitlement Decision Criteria:

- I. 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: Technical review staff reviewed the proposal and recommended approval to the Technical Committee. The Technical Committee found that all applicable RZC and RMC requirements have been met. Sound Transit was and is the lead agency for SEPA determinations. Sound Transit prepared a SEPA Addendum to the East Link Extension Final Environmental Impact Statement (FEIS) issued in November of 2011. The addendum was finalized and filed with the State on August 31, 2018.

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

Staff Response: There are no structures within the site of historic significance and based on the scope of the proposal, the Landmarks and Heritage Commission review authority is not triggered. A Monitoring and Inadvertent Discovery Plan is conditioned as part of the approval.

IX. Code Deviations Granted

There were no code deviations requested or required as part of this approval.

X. Vesting/Approval Expiration

This decision is not vested to the development regulations in effect until a complete building permit application is submitted. The approval of this project shall expire two years from the date of this decision, unless an approval extension is granted. Extensions can be requested on a yearly basis if proper justification is demonstrated (see RZC 21.76.090.C.2). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration date.

XI. Conditions of Approval

A. Site Specific Conditions of Approval

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

Item	Date Prepared	Notes
SESG SPE 4 Resubmittal Drawing Book 1/1	June 3, 2021 (Date Signed)	<i>and as conditioned herein.</i>
DRLE SEPA FEIS & Addendum	August 31, 2018	<i>and as conditioned herein and as conditioned by the SEPA Addendum on 08/31/2018</i>
Design Review Board Approval/Plans	July 17, 2020	<i>and as conditioned herein.</i>
R200 CARA Environmental Supplemental Report	June 19, 2020	<i>and as conditioned herein.</i>
Level II Hydrogeology Assessment	December 17, 2020	<i>and as conditioned herein.</i>
Station Final Storm Water Report	May 11, 2021	<i>and as conditioned herein.</i>
R200 Temporary Dewatering Memo	May 19, 2021	<i>and as conditioned herein.</i>

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

1. Development Engineering - Transportation and Engineering

Reviewer: Bruce Newman, Senior Transportation Engineer

Phone: 425-556-2856

Email: brnewman@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.

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 70th St, 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 Adnan Shabir at 425-556-2776.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. **Street Frontage Improvements**

i. The frontage along NE 70th St must meet current City Standards which include asphalt paving from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. In addition, a cycle-track shall be provided along site frontage. The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½" PG 64-22
- 5 inches HMA Class 1" PG 64-22
- 4 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 2% sloped to drain system.

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

iii. At the intersection of NE 70th St and 176th Ave NE, a traffic signal system shall be installed per City of Redmond Standards. Signal plans are required for all traffic signals being modified or constructed. The plans shall be prepared in accordance with Section 8-20 and 9-29 of the WSDOT Standard Specifications as supplemented and modified by the City of Redmond. Potholing and utility locates are required prior to signal design. The project engineer shall arrange for potholing and utility locates, and then contact Bruce Newman, Transportation Operations, at (425) 556-2856 at least 48 hours in advance of installation to verify the layout.

Code Authority: RZC 21.52.030.F

iv. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersection of NE 70th St and 176th Ave NE and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways.

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

- v. A separate 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. The project is located along a state route, therefore WSDOT approval of the channelization plan is also required.

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

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

- North side of NE 70th Street, from Redmond Way to 173rd Ave NE
- West side of 173rd Ave NE, from NE 67th St to NE 70th St.

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

d. **Access Improvements**

- i. The type and location of the proposed site accesses are approved as shown on the DRLE Southeast Redmond Station and Garage site plan prepared by SWK [SESG SPE 4 Resubmittal Drawing Book 1/1]

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- ii. Direct access to SR-520 will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

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

- NE 70th St / 176th Ave NE, north leg driveway to parking garage
- NE 70th St bus entrance.
- NE 70th St bus exit.

Code Authority: RZC Appendix 2

- e. **Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Hidemi Tsuru, 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 which can be accessed at: <http://www.redmond.gov/development/CodesAndRules/StandardizedDetails>

Code Authority: RZC 21.52.030.F, RZC Appendix 2

- f. **Street Overlay.** Asphalt streets impacted by construction activity must be planed, overlaid, and/or patched, as determined by the Public Works Department and in accordance with City of Redmond Standard Specifications and Details. At a minimum, all new developments are required to plane and overlay the entire half street along their project frontage if the Pavement Condition Index (PCI) of the existing pavement is below 70.

Code Authority: Determined by the City's bi-annual pavement survey

Condition Applies: Civil Construction

- h. **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: Jeff Thompson, Senior Engineer

Phone: 425-556-2884

Email: jthompson@redmond.gov

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:
Approximately 2,500 lineal feet of new water line will be installed as part of this project. A 12-inch new water main shall be installed in NE 70th St and 173rd Ave NE from 170th Ave NE to NE 67th St. Furthermore, a new 12-inch water main transitioning to a new 8-inch water main shall be installed along the east side of the garage to provide fire coverage for the building. This water main will be connected to the new 12-inch water main in NE 70th St. Also, the new water line in NE 70th St shall connect to two existing water lines providing fire flow coverage to parcels south of NE 70th St. Six-inch fire lines and 6-inch fire hydrant lines shall be connected to the new 12-inch ductile iron water main in NE 70th St. In addition, a new 12-inch water main shall be installed from NE 70th St to the northeastern border of Marymoor Park to provide the park with an 8” water meter connection. Ten new fire hydrants shall be installed along the new water main, and one new air-vac assembly shall be installed at a high spot in the water line.

All water meters (domestic and irrigation) shall be shown on the civil plans. Three (3) Sound Transit water service lines and water meters will be installed along NE 76th St. Two of the meters are for irrigation and one domestic meter to serve the building. One City of Redmond irrigation meter, one King County domestic meter, and one WSDOT irrigation meter shall also be installed. A backflow prevention device shall be installed on all irrigation water service lines. The project is also required to relocate two other water meters for other parcels along NE 70th St.

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:

Approximately 607 lineal feet of 8-inch sanitary sewer main shall be installed and connect to the existing 8-inch sewer main in NE 70th St at the 170th Avenue NE intersection, along with approximately five sanitary sewer manholes.

Two 6-inch side sewers shall be installed to serve the building at the proposed station, along with three other side sewers required to reconnect existing buildings to the new sewer line in NE 70th St. Any sewer/water line crossings that cannot meet an 18-inch separation requirement must use special construction techniques outlined in the DOE Orange Book.

An oil-water separator shall be installed to treat the surface stormwater runoff from the covered parking garage. The project shall not allow uncovered areas of the parking garage to enter the oil-water separator and/or the public sanitary sewer main. Any dumpster storage area must be covered to keep stormwater out of the sewer.

Approximately 461 lineal feet of 8-inch sanitary sewer main shall be installed in the newly created 173rd Ave NE. This sewer line will include three manholes and be dry until further development occurs. One of the manholes shall be located in the intersection of NE 67th St and 173rd Ave NE and installed with a downstream invert of 33.75'. This manhole shall also be located in a way that allows for an easy connection to the east in NE 67th St.

Code Authority: RZC 21.74.020.D

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

Code Authority: RZC 21.74.020.C, RZC Appendix 3

- d. **Metro Pretreatment.** The proposed development requires approval by Metro and will need industrial pretreatment. The side sewer shall include the installation of a Metro approved oil/water separator.

Code Authority: King County DNR Contract

- e. **Sewer System Study.** An engineering report/sewer plan shall be prepared in accordance with Chapter 173-240 WAC. This report shall describe the sewer trunks and collectors needed to serve the project and other tributary areas. The engineering document will need to be adopted by the City as part of its Utility Master

Planning, either by Zoning Code Amendment or Technical Committee approval, as appropriate. The engineering document will need to be reviewed and approved by the applicable State and local agencies.

Code Authority: RZC 21.54.010, WAC 173-240

- f. **Water System Study.** A water system plan/project report shall be prepared in accordance with Chapter 248-54 WAC. This report shall describe water transmission/distribution mains and appurtenances needed to serve the project and other proximate areas. The engineering document will need to be adopted by the City as part of its Utility Master Planning either by Zoning Code Amendment or Technical Committee approval, as appropriate. The engineering document will need to be reviewed and approved by the applicable State and local agencies.

Code Authority: WAC 248-54

- g. **Reimbursement Agreement.** Portions of this extension may benefit other properties and meet the criteria to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must have received a completed reimbursement agreement application prior to approval of civil drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.

Code Authority: RMC 13.12

- h. **Backflow Preventers:** Backflow preventers shall be used in the water supply system in accordance with City, State, and Federal requirements. 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.

Code Authority: RMC 13.10

- i. **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 issuance of water and side sewer permits.

Code Authority: RMC 13.08.010, 13.12

- e. **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: Lisa Rigg, Senior Utility Engineer

Phone: 425-556-2295

Email: lrigg@redmond.gov

a. **Water Quantity Control:**

- i. This project is within the Marymoor 100% Infiltration Area. Flow control shall be provided by Sound Transit maintained or City maintained infiltration chambers and an infiltration basin. All facilities are required to infiltrate 100% of runoff. City owned and maintained facilities treating improvements within City right-of-way or easements are to be

Chambermaxx systems, as specified in the Marymoor Subarea Infrastructure Plan. A Sound Transit access road will be infiltrated using a compost amended vegetated filter strip.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.9

b. Water Quality Control

i. The Marymoor 100% Infiltration Area requires enhanced treatment for all PGIS areas to be infiltrated. Treatment is required for the 6-month, 24-hour return period storm. Water quality control will be provided using Filterra and Biopod systems prior to infiltration. Water Quality Treatment for the maintenance access road will be provided in a compost amended vegetated filter strip.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.8

c. Public Stormwater Easements. Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded offsite easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

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

Code Authority: RZC 21.74.020.C

e. Clearing and Grading. Cuts and fills exceeding 8 ft and slopes up to 2:1 are allowed as shown on the Deviation Request approved June 2, 2021. Wall heights exceeding 8 ft are allowed as shown on the Deviation request approved June 2, 2021.

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

Code Authority: RZC 21.32

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

Code Authority: Department of Ecology Rule

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

Code Authority: Department of Ecology Rule

- 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

4. Natural Resources

Reviewer: Angie Venturato, Environmental Scientist

Phone: 425-556-2466

Email: aventurato@redmond.gov

- a. **Replacement of City monitoring wells** shall be coordinated with the Groundwater Protection Team as defined during the Notice of Design Change. The City shall be notified via groundwater@redmond.gov at least one week prior to the installation of City assets to ensure proper notice of intent is registered with Washington State as per (WAC 173-218) and wells are installed per City standards.

Code Authority: RMC 15.24.095

- b. **Wellhead and groundwater protection performance standards** shall be met throughout the duration of the work. Soil and groundwater monitoring, well installation and decommissioning and inspection reports shall be provided to the City via groundwater@redmond.gov.

If monitoring results indicate contamination of soil or groundwater, the City inspector and groundwater@redmond.gov shall be notified immediately and all activities contributing to contamination shall cease immediately. Contamination shall be remediated in accordance with the Model Toxics Control Act (WAC 173-340).

Code Authority: RMC 15.24.095, RMC 13.07.100, RMC 13.25.090, RZC 21.64.050.D

- c. **Drywells, infiltration trenches and vaults** must be registered with Washington State per WAC 173-218 with a copy provided to the City via groundwater@redmond.gov.

Code Authority: RMC 15.24.095

- d. **Spills during construction activities** must be reported to the City inspector and the City Pollution Prevention Hotline (425-556-2868). This entire site is located within a

critical area, and thus, all construction crews shall be regularly trained to prevent, minimize, report and mitigate spills appropriately.

Code Authority: RZC 21.64.050

5. Fire Department

Reviewer: Gary Smith, Deputy Fire Marshall

Phone: 425-556-2236

Email: gsmith@redmond.gov

The current submittal is generally adequate for LAND2020-00183 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

- i. The number, location and operation of gate(s) across the approved fire access will be determined during the civil review process.

b. Fire Protection Plan

- i. The building shall be equipped with an NFPA 13 compliant sprinkler system.
- ii. The building shall be equipped with an NFPA 72 compliant fire alarm system.
- iii. NFPA 14 compliant standpipe system(s)
- iv. IFC permits as described below in the Fire Code Permit section.
- v. Fire Line striping and Knox box locations will be finalized during the civil review process

c. Fire Code Permit

Fire code permits required for this building may include but are not limited to:

- i. Fire Alarm
- ii. Fire Sprinkler
- iii. Standpipe
- iv. Emergency Responder Radio System
- v. Place of Assembly
- vi. Fixed Fire Extinguishing Systems
- vii. Other install permits

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

6. Planning Department

Reviewer: David Lee, Planning Manager
Phone: 425-556-2462
Email: dlee@redmond.gov

a. **Site Specific Conditions**

- i. In the event of inconsistencies between Design Review Board (DRB) Approved Plans and Building Plans, the DRB approved plans shall prevail.
- ii. Any and all construction related work that is a result of the issuance of this permit that is commenced prior to the expiration of the appeal date is solely at the applicant’s risk. If an appeal is filed within the appeal period stated in this letter, then all construction within the Site Plan Entitlement project boundaries shall cease until the appeal is resolved.

b. **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	Gleditsia Tricanthos “Shademaster Honey Locust”	25’ On Center Unless Shown Otherwise

Code Authority: RZC 21.32.090 & Standard Detail 907

c. **Binding Site Plan.** Prior to issuance of building permits, a finalized Binding Site Plan or Boundary Line Adjustment must be reviewed, approved, and recorded eliminating all underlying lot lines that intersect with a building.

Code Authority: RZC 21.48.010.C

Condition Applies: Civil Construction & Building Permit

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

Code Authority: RZC 21.72.060.D

e. **Tree Mitigation Plan.** A finalized tree mitigation strategy and plan shall be submitted, reviewed, approved, and implemented prior to the Certificate of Occupancy of the station.

Code Authority: RZC 21.72.060 / Development Agreement For The Downtown Redmond Link Extension Project (Contract 9177)

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

Code Authority: RMC 6.36.060

- g. **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

- h. **Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval.

Code Authority: RZC 21.38.020.F

- i. **Archeological and Historical Preservation:** An archaeological Monitoring and Inadvertent Discovery Plan shall be prepared and submitted to Department of Archeological Historical Preservation and the interested Tribes for review prior to ground disturbance.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- j. **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

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 21.12	Overlake
RZC 21.14	Commercial
RZC 21.14	Business Park, Manufacturing & Industry
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 21.64	Critical Areas
RZC 21.44	Signs

RZC 21.48	Transfer of Development Rights (TDRs)
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

Development Agreement

Development Agreement For
The Downtown Redmond
Link Extension Project
(Contract 9177)