



**Technical Committee  
Emerald Heights Exterior Improvements/Administrative Modification/Type II  
Notice of Decision  
Transmittal Letter**

August 13, 2021

Ms. Lorie Limson Cook  
Rice Fergus Miller Architecture  
275 Fifth Street, Suite 100  
Bremerton, WA 98337

**Subject: Emerald Heights Exterior Improvements, LAND-2020-01035, PR-2020-01291**

Location: 10901 176<sup>th</sup> Circle NE, Redmond, WA 98052, Parcel No. 3626059003

Dear Ms. Cook:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for the proposed exterior improvements to the existing Emerald Heights Campus. This approval is an Administrative Modification of the Site Development Permit (SD-87-9) and Planned Unit Development (PUD-48) for a 308-unit Retirement Residence use, including a 60-bed skilled nursing facility and 30 personal care rooms. Ordinance 1454 was passed on November 1, 1988 for Emerald Heights, which approved PUD #48. The Administrative Modification proposes the following changes:

- Refresh/update of the main central campus building façade with new building materials and colors.
- 208 square feet being added to the existing 104 square foot vestibule, which will total 312 square feet.
- Demolition and reconstruction of the 1,392 square-foot porte cochere.
- Removal and replacement of 21 significant trees.

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

**NEXT STEPS**

**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

**City Hall**

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

to demolish as well as to 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.

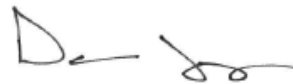
Department-Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Peter Lau	Senior Engineer	425.556.2715	plau@redmond.gov
Planning- Development Engineering/Water & Sewer	Zheng Lu	Utility Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Andrew Steele	Senior Engineer	425.556.2706	asteele@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Ben Sticka	Senior Planner	425.556.2470	bsticka@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Ben Sticka, Senior Planner at 425-556-2470 or [bsticka@redmond.gov](mailto:bsticka@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 Administrative Modification/Type II**  
**Notice of Decision**

**Project Name:** Emerald Heights Exterior Improvements/Administrative Modification/Type II

**Location:** 10901 176<sup>th</sup> Circle NE, Redmond, WA 98052

**Project File Number:** LAND-2020-01035, PR-2020-01291

**Project Description:**                   **An Administrative Modification to Site Development Permit SD-87-9 for the following proposed changes:**

- Refresh/update of main central campus building façade with new building materials and colors.
- 208 square feet being added to the existing 104 square foot vestibule, which will total 312 square feet.
- Demolition and reconstruction of the 1,392 square foot porte cochere.
- Removal and replacement of 21 significant trees.

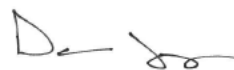
**Technical Committee Decision**  
**Approval with Conditions**

**Decision Date:     August 13, 2021**  
**Appeal Deadline:   August 27, 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/776/Hearing-Examiner>. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Ben Sticka, Senior Planner at 425 556-2470 or [bsticka@redmond.gov](mailto:bsticka@redmond.gov).



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** make the final

decision to approve, approve with conditions, or deny the application: LAND-2020-01035 Administrative Modification.

**Key Dates**

Neighborhood Meeting(s): N/A

Application/Completeness Date: December 1, 2020

SEPA Exempt per WAC 197-800(1)(c) and RZC 21.70.090.B.

Technical Committee Recommendation: July 28, 2021

**I. Proposal Summary**

This is a request for an Administrative Modification to an approved Site Development Permit (SD-87-9) and Planned Unit Development (PUD-48) for a 308-unit Retirement Residence use, including a 60-bed skilled nursing facility and 30 personal care rooms. Ordinance 1454 was passed on November 1, 1988 for Emerald Heights, which approved PUD #48. The Administrative Modification includes the following:

- Refresh/update of main central campus building façade with new building materials and colors.
- 208 square feet being added to the existing 104 square foot vestibule, which will total 312 square feet.
- Demolition and reconstruction of the 1,392 square foot porte cochere.
- Removal and replacement of 21 significant trees.

**II. Site Description and Context**

The subject site includes the existing Emerald Heights campus. The Emerald Heights campus currently includes: 333 independent living units, 56 assisted living/memory care units and 32 skilled nursing units, which total 421 units. The proposed project is located within the Education Hill neighborhood, in the Emerald Heights Retirement Community, which is located at 10901 176th Circle NE. The Emerald Heights community is located on 38.0 acres. The site is located in the R-6 (Single-Family Urban Residential) zone located at 10901 176th Avenue NE.

Adjacent	Existing Land Use	Zone
North	Powerline trail	R-4 (Single-Family Urban Residential)
South	Redmond High School	R-6 (Single-Family Urban Residential)
East	Single-Family homes	R-4 (Single-Family Urban Residential) and R-5 (Single-Family Urban Residential)
West	Single-family homes	R-4 (Single-Family Urban Residential)

**III. Site Requirements**

The site is located within the Single-Family Urban Comprehensive Plan Zoning designation. The intent of the R-6 (Single-Family Urban Residential) zone is to provide for stable and

attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some nonresidential uses are allowed. The site requirements listed in (RZC 21.08.090) for this district are:

Requirement	Requirement	Proposed
Average Lot Size:	Min. 4,000 SF	1,653,047 SF (38.0 acres)
Front Setback:	15 feet	No changes to existing; ranges from 164 feet to 429 feet
Side/Interior Setback:	5/15 feet	No changes to existing; ranges from 164 feet to 429 feet
Rear Setback:	10 feet	No changes to existing; building ranges from 164 feet to 429 feet
Minimum Building Separation	15 feet	No changes to existing building
Maximum Lot Coverage (for structures):	Max. 35% (578,567 sf)	18% (293,570 sf) – 208 sf are being added to the vestibule area.
Maximum Impervious Surface Area:	Max. 65% (1,074,481 sf)	60% (987,703 sf) – 208 sf are being added to the vestibule area.
Minimum Open Space:	Min. 20% (330,610 sf)	38% (627,700 sf) – The open space is decreasing by 208 sf due to the addition of the vestibule area.
Maximum Height of Structures:	Max. 35 ft above finished grade	No modifications to the existing roof will exceed the current building height

#### 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 December 11, 2020. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. A notice was also mailed to property owners

within 500 feet of the site (Attachment, Notice of Application, Certificate of Public Notice and Public Notice Site Plan).

Public Input: During the Notice of Application public comment period and throughout the project review, the City received three written comments.

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

1. On December 17, 2020, Ms. Karen Anderson submitted a letter indicating her support for the proposed project.

**Staff Response:** On December 17, 2020, staff replied to Ms. Anderson acknowledging her letter and thanking her for her input and interest in the project. On June 28, 2021 staff emailed Ms. Anderson to inform her that the project page on the City's website includes all final plans and studies. On July 7, 2021 staff emailed Ms. Anderson to inform her that the project page on the City's website includes all final plans and studies.

2. On December 30, 2020, Ms. Nancy Crim submitted a letter indicating her support of the proposed project.

**Staff Response:** On December 30, 2020, staff replied to Ms. Crim acknowledging her letter and thanking her for her input and interest in the project. On June 28, 2021 staff emailed Ms. Crim to inform her that the project page on the City's website includes all final plans and studies. On July 7, 2021 staff emailed Ms. Crim to inform her that the project page on the City's website includes all final plans and studies.

3. On January 4, 2021, Ms. Donna Kristaponis submitted a letter indicating she would like to be a party of record and would like to be informed of any adverse comments that are filed.

**Staff Response:** On January 5, 2021, staff replied to Ms. Kristaponis acknowledging her letter and thanking her for her input and interest in the project. On July 7, 2021 staff emailed Ms. Kristaponis to inform her that the project page on the City's website includes all final plans and studies.

**B. Neighborhood Meeting:**

A neighborhood meeting is not required for the subject Administrative Modification.

## V. State Environmental Policy Act

The proposed project is categorically exempt from SEPA pursuant to WAC 197-800(1)(c). Although there are critical areas on site, the proposal qualifies as an exemption per RZC 21.70.090.B.

## VI. Compliance with Development Regulations

### A. Landscaping

The Redmond Zoning Code (RZC 21.08.180) requires all landscaping that is not a tree (significant or landmark) that is removed as a part of a project will be replaced 1:1. Specifically, the proposal calls for the removal and replacement of landscaping, approximately four to five feet from the existing main campus building's foundation. The submitted plan set, demonstrates that all removed landscaping will be replaced in compliance with RZC 21.08.180.

**Finding: RZC 21.08.180 has been satisfied.** The proposal includes both existing and replacement landscaping on-site and is therefore Code compliant, pursuant to RZC 21.08.180.

### B. Tree Protection & Replacement

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

**Finding: RZC 21.72 has been satisfied.** The proposal as submitted satisfies the tree retention, protection, and replacement requirements of RZC 21.72. There are 235 significant trees and six landmark trees on-site. Landmark trees are those trees that are greater than 30-inches measured in diameter at breast height. Significant trees are those that are between six-inches and 30-inches in diameter at breast height. The applicant is not requesting the removal of landmark trees, but an exception request has been submitted as three landmark trees are impacted due to the proposed development. The three landmark trees will not be removed, but an exception request was approved by the Administrator pursuant to RZC 21.72.090. Twenty-one significant trees are requested to be removed and will be replaced at a 1:1 ratio and the landmark trees are required to include replacement trees at a 3:1 ratio, as a part of their subject application.

The project has been intentionally designed, all impacts were considered, and the proposal ensured that it is in alignment with the City and community goals, while maintaining character and Code compliance.

The applicant is required to replace all significant trees at a ratio of 1:1 and landmark trees at a ratio of 3:1 per RZC 21.72.090.B.2. A total of 30 replacement trees are proposed to be planted on-site for the removal of the 21 significant trees and the three landmark trees. An exception request was approved for three impacted landmark trees; however, these trees will remain on-site and not be removed as indicated in both their request and the approval letter granting their exception request. Nine additional trees will be planted, as a mitigation measure should they not survive for any reason. The applicant will be required to bond for the survival of all the trees.

The applicant is retaining 74.3 percent of the trees on-site, which exceeds the required 35 percent tree retention requirement, thereby, complying with minimum tree retention requirements.

**C. Critical Areas**

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

**Finding: RZC 21.61 has been satisfied.** A Critical Areas report was drafted by the Watershed Company on June 14, 2021. A Class III Stream exists on the subject site. Class III streams require a 100-foot buffer. No work is proposed within the Class III stream or its buffer.

**D. Open Space**

The subject site is zoned R-6 (Single-Family Urban Residential) zone and requires compliance with Regulations Common to all uses found in RZC 21.12.20, which requires 20 percent of the total lot area to be Open Space. The applicant is proposing 627,700 square feet or 38 percent open space on the subject 38-acre site.

**Finding: RZC 21.12.20 has been satisfied.** The applicant has exceeded minimum open space requirements by providing 38 percent open space whereas only 20 percent is required thereby demonstrating compliance with open space requirements pursuant to RZC 21.12.20.

**E. Affordable Housing**

The proposed Emerald Heights Exterior Improvements project will not include any new residential housing units as a part of the proposed project.



**Finding: RZC 21.20.060 does not apply.** The proposed project does not include any new residential units and therefore the affordable housing requirement is not applicable to the Emerald Heights Exterior Improvements project.

**F. Stormwater**

The building, paving, and porte cochere changes proposed for this project will require modifications to the on-site stormwater conveyance system, although these changes are fairly minor in nature. Roof runoff from the proposed building additions will be collected via downspouts, which shall be connected to the existing private storm sewer system through new private storm sewer extensions. Reconfigured driveway areas are graded to drain towards existing storm sewer collection points. The project qualifies as redevelopment and proposes less than 2,000 square feet of new or replaced hard surfaces, meaning that no detention or other on-site stormwater treatment facilities are required.

**Finding: RMC 15.24 has been satisfied.** The project, as conditioned, will satisfy all applicable requirements per RMC 15.24, RZC 21.32.080, RZC 21.64, the 2014 SWMMWW, 2019 Stormwater Technical Notebook, and City of Redmond's Standard Specifications & Details with no anticipated adverse impacts to stormwater management.

**VII. Criteria Applicable to all Land Use Permits:**

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

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

**Staff Response:** The proposed project demonstrates compliance with the above criteria. The proposed Emerald Heights Exterior Improvements modifications are consistent with the type of land use envisioned in the R-6 (Single-Family Urban Residential) zone. The proposed modifications will be adequately served by the existing right-of-way (176<sup>th</sup> Avenue NE) and by providing connections to existing utility services. Finally, the character of the proposed modifications is

consistent with other projects developed within the existing Emerald Heights campus and the Education Hill neighborhood.

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

**Staff Response:** The proposed project meets each of the criteria above. The proposal is consistent with applicable Comprehensive Plan policies as detailed below. Additionally, the project complies with all regulations found in the R-6 (Single-Family Urban Residential) zone. The project will comply with the provisions of RMC 15 at the time of Building Permit review and issuance. The proposed project is categorically exempt from SEPA pursuant to WAC 197-11-800.1, 2.e, 2.f, 6.d, 23.a through g and 24.g, and RZC 21.70.090.B. The proposed project is compliant with Article VI, Review Procedures as the project has completed all required Citywide reviews and will be approved by the Technical Committee, as the Type II land use permit requires. Finally, the proposed Administrative Modification has been conditioned to minimize adverse impacts on other properties and complies with applicable policies of the Comprehensive Plan.

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

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
HO-2: Promote a mix of new residential units and use other strategies that are designated to at a minimum meet the	The proposed remodel will improve the existing campus by providing an improved retirement residence use through the proposed upgrades to

Emerald Heights Exterior Improvements/Administrative Modification/Type II  
 LAND-2020-01035, PR-2020-01291

<p>targets called for in King County Countrywide Planning Policies for creating residences that are affordable to low-and moderate-income households.</p>	<p>the campus. This will ensure that a modern facility is available to the existing and future residents of the facility, thereby demonstrating compliance with HO-2 of the Comprehensive Plan.</p>
<p>HO-26: Encourage a range of housing types for seniors affordable at a variety of incomes, such as independent living various degrees of assisted living and skilled nursing care facilities. Strive to increase opportunities for seniors to live in accessible housing with services nearby.</p>	<p>The proposed improvements to the existing campus will provide a refresh and update to the existing amenities on the Emerald Heights campus. These improvements will provide better amenities for the existing and future residents of the campus, thereby demonstrating compliance with HO-26 of the Comprehensive Plan.</p>
<p>HO-27: Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.</p>	<p>The proposed improvements to the existing campus will continue to support accessible design by improving an existing facility for Redmond’s seniors, thereby demonstrating compliance with HO-27 of the Comprehensive Plan.</p>
<p>LU-3: Allow new development only where adequate public facilities and services can be provided.</p>	<p>The proposed improvements to the existing campus will be developed in an area that already contains existing facilities and will improve the amenities for the existing residents of the Emerald Heights campus, thereby demonstrating compliance with LU-3 of the Comprehensive Plan.</p>
<p>LU-6: Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height and bulk and design of infill and redevelopment projects are compatible with their surroundings.</p>	<p>The proposed improvements are appropriate for the redevelopment of the existing retirement residence use on-site. The refresh of the existing amenities will provide needed improvements to the existing campus and will comply with all requirements as required in the R-6 (Single-Family Urban Residential) zone; thereby demonstrating compliance with LU-6 of the Comprehensive Plan.</p>
<p>LU-9: Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services. Throughout these regulations address features, including but not limited to: Impervious surface area and lot coverage; Building height, bulk</p>	<p>The proposed project has been designed to be Code compliant with respect to R-6 (Single-Family Urban Residential) regulations. Through a series of Design Review Board meetings and an approval from the Design Review Board on January 21, 2021, the applicant has incorporated those revisions into their final design; thereby demonstrating compliance with LU-9 of the Comprehensive Plan.</p>

placement and separation; development intensity, access and connections for walking and bicycling and landscaping.

### VIII. Administrative Modification Decision Criteria:

Per RZC 21.76.090.D, a proposed modification or addition will be decided as an administrative modification, if the modification meets the following criteria:

- a. No new land use is proposed.
- b. No increase in density, number of dwelling units, or lots is proposed.
- c. No change in location or number of access points are proposed.
- d. No reduction in the amount of landscaping is proposed.
- e. No reduction in the amount of landscaping is proposed.
- f. No increase in the total square footage of structures to be developed is proposed; and
- g. No increase in height of structures is proposed to the extent that additional usable floor space will be added.
- h. A modification that does not meet the criteria in subsection D.4.b of this section, but does not add more than the lesser of 10 percent or 6,000 gross square footage, may be reviewed as an administrative modification, as approved by the Administrator.

**Finding:** Specifically, the project does not meet f., but does meet criteria h., as the proposal is adding 208 sf to the existing vestibule area. Therefore, the proposed project has been reviewed against the Administrative Modification decision criteria. The proposal is also consistent with the Comprehensive Plan, specifically, LU-9: *Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services. Throughout these regulations address features, including but not limited to: Impervious surface area and lot coverage; Building height, bulk placement and separation; development intensity, access and connections for walking and bicycling and landscaping.* The proposed project has been designed to be Code compliant with respect to R-6 (Single-Family Urban Residential) regulations. Through a series of Design Review Board meetings and an approval from the Design Review Board on January 21, 2021, the applicant has incorporated those revisions into their final design; thereby demonstrating compliance with LU-9 of the Comprehensive Plan. The proposed project is categorically exempt from SEPA pursuant to WAC 197-11-800.1, 2.e, 2.f, 6.d, 23.a through g and 24.g, and RZC 21.70.090.B. The proposed project is compliant with Article VI, Review Procedures as the project has completed all required Citywide reviews and will be approved by the Technical Committee, as the final required review. Finally, the proposed Administrative Modification has been

conditioned to minimize adverse impacts on other properties and carries out the policies of the Comprehensive Plan.

**IX. Code Deviations Granted**

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

**Deviation:** Landmark Tree Removal: An exception for three impacted landmark trees was granted by the Administrator on July 28, 2021 and incorporated into the final decision by the Technical Committee on July 28, 2021. Pursuant to RZC 21.72.060.A.2, which requires that all landmark trees be retained, unless an exception request is granted, as impacted trees cannot count as retained trees. The applicant as a part of their request indicates that none of the three landmark trees will be removed, but are “impacted” due to their canopies being within five feet of the existing building that is being improved as a part of the subject application. Should the applicant want to remove any landmark trees, a separate request and approval from the Administrator would also be required. However, these trees will remain on-site, and nine additional trees will be planted per Code.

**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.

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Plan Set	6/15/21	<i>and as conditioned herein.</i>
SEPA Checklist	11/30/20	<i>and as conditioned herein. SEPA exempt</i>
Architectural Elevations	1/21/21	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	1/21/21	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	6/4/21	<i>and as conditioned herein.</i>

Conceptual Lighting Plan	6/15/21	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	6/15/21	<i>and as conditioned herein.</i>
Stormwater Design	4/29/21	<i>and as conditioned herein.</i>

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

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

Reviewer: Andrew Steele, Senior Engineer

Phone: 425-556-2706

Email: [asteele@redmond.gov](mailto:asteele@redmond.gov)

- a. **Flow Control (Water Quantity).** The proposed project falls below the thresholds established by the City of Redmond (and the WA Dept. of Ecology) requiring Flow Control measures.

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

- b. **Runoff Treatment (Water Quality).** The proposed project falls below the thresholds established by the City of Redmond (and the WA Dept. of Ecology) requiring Runoff Treatment measures.

**Code Authority:** RZC 21.74.020.D; RMC 15.24.080.8

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

**Code Authority:** RMC 15.24.080

- d. **Landscaping.** No site-specific conditions apply regarding stormwater management.

**Code Authority:** RZC 21.32

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

**Code Authority:** Department of Ecology Rule

- f. **Regional Capital Facilities Charge:** A Regional Capital Facilities Charge does not apply to this project. The Citywide Capital Facilities Charge will apply. Please see the Development Engineering Fee Schedule for current fee information.

**Code Authority:** RMC 13.20.040

**2. Fire Department**

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

**Phone:** 425-556-2273

**Email:** sturner@redmond.gov

The current submittal is generally adequate for LAND-2020-01035 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. Buildings undergoing exterior modifications shall meet current (Redmond Fire Department Standards (RFDS) 2.0 for signage and addressing.
  - ii. Fire access shall not be obstructed by construction activities.
  - iii. All occupants shall have unobstructed egress to the public way during construction.
- b. Fire Protection Plan
  - i. The existing sprinkler system shall be modified in all areas of construction to meet the requirements of (National Fire Protection Association) NFPA 13.
  - ii. The existing fire alarm system shall be modified in all areas of construction to meet the requirements of NFPA 72.
- c. Fire Code Permit – Fire permits that may be required include but are not limited to:
  - i. Fire Sprinkler permit
  - ii. Fire Alarm permit

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

**3. Planning Department**

**Reviewer:** Ben Sticka, Senior Planner

**Phone:** 425-556-2470

**Email:** bsticka@redmond.gov

- a. **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 building permit.  
**Code Authority:** RZC 21.72.060.D
- b. **Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process.

**Code Authority:** RZC 21.32

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

**Code Authority:** RZC 21.32.080

- d. **Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement and Mitigation shall be provided no less than 5 days prior to request for Mylar signatures. Drafts of the Bond Agreements, Bond quantity Worksheets and Bond Calculation Worksheets shall be submitted at time of Civil Construction Application. If not provided at time of CCR submittal, entire submittal will be rejected for intake.

**Code Authority:** RZC 21.767.090.F

**Condition Applies:** Building Permit

- e. **Archeological and Historical Preservation:** A professional archaeological monitor shall be present to monitor all ground disturbing activities and that an archaeological MIDP shall be prepared and submitted to DAHP and the interested Tribes for review prior to ground disturbance.

**Code Authority:** RZC 21.30.070.D

**Condition Applies:** Building Permit

- f. **Building Permit.** All building permits currently under review or issued for the project known as “Emerald Heights Exterior Improvements” shall be updated to show current approved Floor Area Ratio, Gross Floor Area and show/ note the additional parking stalls as approved by this Site Plan Entitlement. All revisions for the building permits shall be submitted within 14 days of the issuance of this Notice of Decision.

**Code Authority:** RZC 21.76.020

**Condition Applies:** Building Permit

- g. **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
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**

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 21.58, 60, 62	Design Standards
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

### **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