



Technical Committee
Harmony Site Plan Entitlement Type II Notice of Decision
Transmittal Letter

January 31, 2022

Angela Rozmyn
Natural Built Environments LLC
450 Central Way Suite 3000
Kirkland, WA 98033

Subject: Harmony, LAND-2020-00159, PR-2019-01246

Location: 8550 164th Ave NE, Parcel No. 0125059111

Dear Ms. Rozmyn:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for five-story mixed use structure which includes 91 residential suites, eight dwelling units, 341 square feet of office, and 294 square feet of commercial. 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 Type II approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Review and the Building Permit Review processes.

Coordinated Civil Review Process. This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees. Construction drawings must be submitted per the ***Civil Drawing Checklist*** and the Notice of Decision Conditions of Approval; the drawings must be reviewed and approved by all applicable divisions of Development Services. The ***Civil Drawing Checklist*** can be found on the City's website. A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Heba Awad at 425.556.2861 or hawad@redmond.gov.

Additional information regarding the Coordinated Civil Review process and Record Drawings can be found at <https://www.redmond.gov/944/Coordinated-Civil-Review>.

City Hall

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

Building Permit Review Process. You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time, but cannot be issued prior to Civil Construction Review approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over four feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

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

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

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

Department-Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Andy Chow	Development Engineering Manager	425.556.2740	kachow@redmond.gov
Planning- Development Engineering/Water & Sewer	Heba Awad	Senior Utility Engineer	425.556.2861	hawad@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Janelle Hitch	Senior Engineer	425.556.2488	jhitch@redmond.gov
Natural Resources	Cindy Wellborn	Senior Stormwater and Utilities Engineer	425.556.2495	cwellborn@redmond.gov
Fire	Adam Mullinax	DFM	425.556.2245	amullinax@redmond.gov
Planning – Development Review	Cameron Zapata	czapata@redmond.gov	425.556.2411	czapata@redmond.gov

The City’s Development Review Staff are available to meet with you regarding the development review process. Please contact Cameron Zapata, Senior Planner at 425-556-2411 or czapata@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



Phil Williams, Director
Public Works Department

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

Project Name: Harmony Site Plan Entitlement Type II


Location: 8550 164th Avenue NE, Redmond, WA 98052


Project File Number: LAND-2020-00159, PR-2019-01503

Project Description: Construction of a five-story mixed-use building with 341 SF commercial, 294 SF office, 91 residential suites and eight dwelling units, with 44 parking stalls in the Town Square Zone in Downtown.

<u>Technical Committee Decision:</u>	Decision Date	January 31, 2022
<u>Approval with Conditions:</u>	Appeal Deadline	February 14, 2022

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at http://www.redmond.gov/Government/HearingExaminer/request_for_reconsideration_or_appeal/ . A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Cameron Zapata, Senior Planner at 425 556-2411 or czapata@redmond.gov.


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


Phil Williams, Interim 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-2020-00159, Site Plan Entitlement.

Key Dates

Application/Completeness Date: December 9, 2020
Date SEPA Determination of Non-Significance Issued: October 18, 2021
SEPA Appeal Deadline: November 16, 2021
Technical Committee Recommendation: January 31, 2022

I. Proposal Summary

The proposal is for the development of an approximately 0.25-acre site. The project includes the construction of a five-story mixed-use building with 91 residential suites, eight dwelling units, 341 square feet of commercial space and 294 square feet of office space. An approximately 627 square foot parklet is featured on the ground floor, adjacent to the commercial space and will be available for public use. The project will sit over one-level of ground floor parking with 44 parking spaces.

II. Site Description and Context

The 0.25-acre site is located in the Town Square zone in Downtown. The site is currently developed with a one-story 1,500 square foot office building and is surrounded by surface parking. The site is bounded by 164th Avenue NE to the west, a two-story office building to the north, multifamily housing to the east, and a single-family home to the south. The site is generally flat and is located within Critical Aquifer Recharge Area I.

Adjacent	Existing Land Use	Zone
North	Office	Town Square Zone
South	Single-family residence	Town Square Zone
East	Multi-family residence	R-20
West	Office	Town Square Zone

III. Site Requirements

The intent of the Town Square zone is to provide for significant residential growth and opportunities for growth in professional, business and health services. The zone is intended as areas for the densest employment and residential uses in the Downtown. The site requirements listed in (RZC 21.10.080) for this district are:

Requirement	Requirement	Proposed
Front Setback:	4-foot planter, 8-foot sidewalk, 8-foot planting/ plaza area	4-foot planter, 8-foot sidewalk, 8-foot planting/ plaza area
Side Commercial Setback:	0 feet	0 feet
Rear Commercial Setback:	0 feet	0 feet
Maximum Lot Coverage:	100-percent	76-percent
Maximum Height of Structures:	5 stories	5 stories
Maximum FAR for nonresidential:	1.25	0.06
Maximum Dwelling units per Net Acres:	36 DU/ac	32 DU/ Acre (8 DU/ 0.25 acre)

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 June 16, 2020. The notice was posted at City Hall and one notice sign was posted on the property. A notice was also mailed to property owners within 500 feet of the site.

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. Commentor is not in support of the residential suites and added density of the project.

Staff Response: The project is located in the Town Square zone in Downtown and proposes to add 91 residential suites and eight dwelling units. The Town Square zone is intended to provide for significant residential growth and is intended as an area for the densest employment and residential uses in the Downtown, but also provide for supporting retail, services, and entertainment uses located within walking distance of each other. Residential suites, multifamily dwelling units, mixed-use, commercial and office land uses are allowed per RZC Table 21.10.080.C. The project meets the intent and are considered allowed uses within the Town Square zone.

2. Commentor expressed concerns that a less than 200 square foot residential suite is not enough space.

Staff Response: The Redmond Zoning Code does not have standards on the size of the residential suite; however, the International Building Code has a minimum requirement of 70 square feet for a habitable space, which the project complies with.

3. Commentor asked how the HVAC system will function as it relates to COVID-19.

Staff Response: The project is considered a multifamily building in the City of Redmond, which is regulated by the International Building Code and International Mechanical Code. Generally, the air in apartments is brought in from the outdoors, then returned to the outdoors, and is not shared with other units or other public/common spaces. The air in common spaces is separate. The HVAC system will be reviewed at mechanical permit submittal.

V. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment that may occur because of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts because of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) was issued for this project on October 18, 2021.

One comment was submitted by Gene Enick on October 18, 2021. The comment expressed the following concern for consideration and staff has included responses below:

1. Commentor requested a Cultural Assessment for the project.

Staff Response: A Pre-application review for Cultural Resources was submitted and routed to the Tribes for comments in 2019, no concerns were shared. Staff required the project to follow the Inadvertent Discovery Plan. Staff has conditioned that the applicant provide updates regarding the project's status.

VI. Compliance with Development Regulations

A. Landscaping

The Redmond Zoning Code (RZC 21.60.040.C.1.b) requires projects to provide space on-site for active and passive recreational purposes. In addition, landscaping shall be provided to soften the visual impacts of less desirable development and structures, such as large blank walls and large areas of pavement.

Finding:

The project satisfies the requirements of RZC 21.60.040.C.1.b. Landscaping is proposed at the parklet and the seating area along 164th Avenue NE, providing noise buffers, visual interest, and a sense of privacy. Landscaping at the rear of the building will screen the blank walls and parking garage and also provides transition between the building and the adjacent buildings. In summary, the requirements of RZC 21.60.040.C.1.b have been met.

B. Tree Protection & Replacement

The Redmond Zoning Code (RZC 21.72) requires a minimum of 35 percent of the on-site significant trees to be retained. A significant tree is defined as any healthy tree six inches in diameter at breast height (DBH), or any tree four inches DBH, after considering its age, height, value, or function, the tree or stand is determined to be significant (RZC 21.78).

Finding:

The proposal as submitted satisfies the tree retention, protection, and replacement requirements of RZC 21.72 with the exception submitted and approved on December 17, 2021. The onsite trees were assessed and found that 12 of the trees met the definition of a significant tree, no trees meeting the classification of Landmark are on the site. The project proposes to remove 12 significant trees with the retention of 0%. A request was submitted to allow for the retention of less than 35-percent of the significant trees on site due to the proposed building's footprint and infrastructure improvements encroaching within the dripline of the trees. Per RZC 21.72.090.B.1.e, the request meets the exception criteria that strict compliance with the 35-percent retention requirement would conflict with the increased density of urban centers and would be inconsistent with the adopted vision for the neighborhood.

Per RZC 21.72.080.H, for an exception to be granted below the required minimum retention standard of 35-percent three replacement trees must be planted for each significant tree removed. Seven trees must be replaced at 1:1 and five trees must be replaced at 3:1 for a total of 22 replacement trees. A total of 25 trees are proposed to be planted on the site, which exceeds the 22-replacement tree requirement. The project satisfies the requirements of RZC 21.72.

C. Critical Areas

This site is located in Critical Aquifer Recharge Area I, which is overlying groundwater within the five-year catchment area of a public water supply well. The site is in the Seismic Hazard Area. Standard building practices within the International Building Code will be required at building permit for compliance with the Seismic Hazard Areas.

Finding:

All groundwater and wellhead protection requirements apply to the site development as described in RZC 21.64.050 and RMC 13.07. Conditions of the site plan entitlement are described in the Natural Resources section below. The building will also follow standard practice for Seismic construction standards per the building code therefore complying with Critical Area regulations. In summary, the project will meet the requirements of RZC 21.64.050 and RMC 13.07

D. Open Space

Downtown zones (RZC 21.10.130.E and 21.62.020.E) require 100 square feet of common usable open space for each dwelling unit. The common usable open space shall have minimum dimensions of 12 feet and can be met in forms such as plazas, rooftop gardens, and recreation rooms accessible to all residents. Private open space is required for all dwelling units and can be met in the form of balconies or attached patios. Juliet balconies may be used for up to 50 percent of the units, if double doors are provided, and the balconies are at least 12 square feet.

Finding:

Harmony includes eight dwelling units, which requires at least 800 square feet of common open space area. A parklet with tables, seating and landscaping, a seating area in the front of the building, a rooftop deck with seating, barbecue area, and landscaping, and a dog area are included. All areas are accessible to residents and meet the dimensional requirements to count toward open space. The project provides approximately 3,000 square feet of common usable open space. The eight dwelling units include four balconies (5' X 16') and four Juliet balconies with double doors (14 square feet). The project complies with the open space requirements of RZC 21.10.130.E and 21.62.020.E.

E. Affordable Housing

The Redmond Zoning Code (RZC 21.20.030.C) requires that housing developments with ten dwelling units (RZC 21.78) or more are required to provide at least ten percent of its dwelling units as affordable.

Finding:

Harmony includes eight dwelling units and 91 residential suites. Residential suites do not meet the definition of the dwelling unit per RZC 21.78. The project does not meet the threshold to require affordable dwelling units, and therefore RZC 21.78 does not apply to the project.

F. Transportation

The Redmond Zoning Code RZC 21.10.150, RZC 21.17.010.F, RZC 21.52, RZC Appendix 2, and the City's Standard Specifications and Details require frontage improvements and easement. This project proposes to provide 4.5-foot public easement, for sidewalk and utilities purposes, to the edge of new sidewalk on east side of 164th Avenue NE. The frontage improvements along 164th Avenue NE, including a replaced driveway curb cut, streetlights, storm drain, a 4-foot planter strip with tree wells, an 8-foot sidewalk, and an 8-foot planting/plaza area, new ADA curb ramps on both sides, and half street grind and overlay are proposed. In addition, this project proposes to improve the existing private shared driveway including 20-foot width pavement, storm drain, and a minimum 5-foot sidewalk in perpendicular to 164th Avenue NE.

Finding:

The requirements for this development from Redmond Zoning Code RZC 21.10.150, RZC 21.17.010.F, RZC 21.52, RZC Appendix 2, and the City's Standard Specifications and Details have been satisfied. This project will construct frontage improvements along 164th Avenue NE and will improve the existing shared driveway. New public easement will also be provided to meet the City's street standards. All improvements and access point will be designed and constructed per the City's street standards, the City's Standard Specifications and Details, RZC Appendix 2. The curb ramp and sidewalks will be constructed to be ADA compliant. Streetlights will be designed and constructed per

the City's Illumination Design Manual. In summary, the proposed transportation improvements meet the requirements stated in RZC 21.10.150, RZC 21.17.010.F, RZC 21.52, RZC Appendix 2, and the City's Standard Specifications and Details.

G. Stormwater

The project will include an infiltration facility to infiltrate roof runoff from the building. Stormwater from the remainder of the site will be intercepted by catch basins and conveyed by underground pipes to the public storm water system in 164th Avenue NE near the south end of the site.

A deviation was granted for horizontal clearance between the proposed stormwater conveyance system and the existing private sanitary sewer system. A proposed privately maintained Type 1 catch basin located in the south curb line of the shared drive north of the project will have 1.7 feet of horizontal clearance from the existing private sanitary sewer pipe serving the King county Housing Authority property to the east. This is a deviation to the five-foot horizontal clearance standard in the Redmond Stormwater Technical Notebook, Section 8.4.4.

Finding:

As conditioned, the proposal will meet all requirements, per RZC 21.74.020.D and RMC 15.24.080

H. Utilities

Per RZC 21.17.010, all developments shall be served by adequate public water, sanitary sewer, and storm drainage systems approved by the City and meeting the design and construction requirements of the City's Technical Design and Construction Manuals.

Finding:

As conditioned, the proposal will meet all requirements, per RZC 21.17.010. The project will include installation of a two-inch residential water meter and a three quarter-inch commercial water meter to be connected to the existing water main by a new two-inch water service line. The project will include installation a new six-inch fire service line; and a new fire hydrant, to be connected to the water main, by a six-inch water line.

The project will include replacement of the existing eight-inch Asbestos concrete sewer main with a new eight-inch Polyvinyl Chloride sewer main.

I. Height

The project site is located in the Height Limit Overlay where the height limit is four stories per RZC 21.10.110.B. Height Trade off per RZC 21.10.110.A allows up to an additional one story where reductions are required at building edges along a street, public park, or public

trail so long as it follows the objectives listed in RZC 21.10.110.A: façade modulation meeting minimum dimensions, stepped building height to reduce the apparent height of the building, or corner building design to encourage pedestrian activity through improvements along the street scape. The maximum height limit in the Town Square zone, with the Height Tradeoff, is five stories.

Finding:

The project satisfies the requirements set forth in RZC 21.10.110. The design of the building includes façade modulation, meets the minimum dimensional requirements of four feet deep and five feet wide, and the corner building design encourages pedestrian activity through improvements along the streetscape, where the parklet and seating area are included along the frontage of the building. The project complies with the code requirements of RZC 21.10.110 to secure the height tradeoff and achieve the maximum height limit of five stories. .

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: Harmony proposes 91 residential suites, eight dwelling units, 341 square feet of commercial, 294 square feet of office in the Town Square zone in Downtown. Under RZC Table 21.10.080C residential suites and mixed-use structures with commercial and office land uses are allowed. The density prescribed for this site is determined by RZC Table 21.10.130A with a maximum density of 36 dwelling units per acre, Harmony proposes a density of 32 dwelling units per acre (8 dwelling units on the 0.25-acre site). The project will connect and provide where necessary, frontage improvements, utilities, and right-of-way dedication. The character of the proposed development is consistent with the City design standards and development standards or has sought and received deviations allowed by the Redmond Zoning Code.

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 project and have determined that it complies with the Comprehensive Plan, Redmond Zoning Code, Redmond Municipal Code and it has followed the review procedures per RZC Article VI, Review Procedures for a Type II Site Plan Entitlement per RZC 21.76.050.G. All associated future building permits will be reviewed for compliance at time of submittal. A SEPA Threshold Determination of Nonsignificance was issued on October 18, 2021.

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-18: Ensure appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Redmond, especially near existing and planned employment centers, such as Downtown, Overlake and SE Redmond.	The project site is located in the Town Square Zone in the Downtown neighborhood. The project will include 91 residential suites, four studios and four one-bedroom dwelling units. The variety in unit mix provides a range of affordability levels located in the Downtown employment center.
DT-43: Encourage new transit-oriented development in this zone in order to take advantage of its proximity to local and regional transit.	The project site is located 0.25 mile or an approximately five-minute walk to the Redmond Transit Center. The mixed-use building will add residential, office, and commercial to the neighborhood. The proximity to the Redmond Transit Center will encourage residents and employees to take advantage of the transit center.
DT-39: Encourage vertical and horizontal mixes of residential and office	The site currently houses a one-story office building surrounded by surface parking. The project proposes a mixed-use building which will

<p>uses throughout mixed-use residential/office zones.</p>	<p>include four floors of residential, office and ground level commercial. The site will go from serving one use of office, to providing both commercial and residential.</p>
<p>FW-17: Encourage a housing supply in Redmond and nearby communities that enables more people to live closer to work, reduce commuting needs, and participate more fully in the community.</p>	<p>Harmony includes 91 residential suites and eight dwelling units in Downtown and is located approximately 0.25 mile from the Redmond Transit Center and will be approximately 0.6 mile from the future light rail station to encourage use of public transit. The location is within walking distance to many amenities such as Bella Bottega shopping center, a movie theater, and several grocery stores. The site is near general sales and services uses and adjacent to office uses for employment opportunities.</p>
<p>LU-6: Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.</p>	<p>The site is located in the Town Square zone in Downtown and is currently developed with a one-story structure with approximately 1,500 square feet of office space and is surrounded by surface parking. The redevelopment of the underutilized site will include the construction of a five-story mixed use structure with 91 residential suites, eight dwelling units, and office and commercial components, and complies with the height, bulk, and design standards of the Town Square zone.</p>
<p>UC-16: Encourage pedestrian activity, including informal gatherings, through public and private investment in improvements along the streetscape, such as:</p> <ul style="list-style-type: none"> • Street furniture, such as benches and kiosks, that provides a unifying element; • Parks, plazas and other “people places”; Visual features, such as fountains, squares and sculptures; • Signage and markers to assist with wayfinding; and • A planting program, including special plantings, flower baskets and/or other seasonal plant displays. 	<p>Harmony includes an open space parklet area adjacent to the commercial space, which includes tables and chairs available for public use. The area includes hardscape, landscaping, and weather protection. Seating and bicycle parking is also included near the entrance of the leasing office to encourage pedestrian activity.</p>

VIII. Site Plan Entitlement Decision Criteria:

1. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.

Staff Response: The project has been reviewed for compliance with the Redmond Zoning Code and Redmond Municipal Code. The SEPA checklist was also reviewed against the Washington Administrative Code (WAC) and a Determination of Nonsignificance was issued on October 18, 2021.

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

Staff Response: The existing structures are not historic landmarks, and the Landmark and Heritage Commission does not have authority over this project.

IX. Code Deviations Granted

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

Stormwater/Utility Horizontal Clearance (DEVREQ-2021-00835)

The project requests approval to locate a privately maintained Type 1 catch basin within the south curb line of the shared drive. The placement of the catch basin minimizes the flow of stormwater across the sidewalk ramp accommodating pedestrians. The proposed location will give it 1.7 feet of horizontal clearance from the existing private sanitary sewer pipe serving the King County Housing Authority property to the east. Alternatives were considered, this alternative optimized safety and functionality. This is a deviation from the 5 feet of horizontal clearance standard between storm sewer pipes and structures and other utilities as specified in STN 8.4.4.

Code Authority: RMC 15.24.084, STN 8.4.4

Alternative Minimum Parking Requirement

RZC 21.40.010D allows for the approval of an alternative minimum parking requirement for specific uses on specific development sites where the land use permit applicant demonstrates, through a parking study prepared by a qualified expert, that the alternative requirement will provide sufficient parking to serve the specific use without adversely impacting other uses and streets in the vicinity. A parking study prepared by Transportation Solution, Inc. dated May 6, 2021 which recommended a parking ratio of 0.35 parking spaces per residential suite.

The parking study considered the local parking demand study performed at three sites within Redmond, the ITE Parking Generation Manual (5th Edition), and the King County Right Size Parking Calculator.

Consistent with the conclusions of the parking study, the Technical Committee recommended approval of the alternative minimum parking requirement of 0.35 per residential suite.

Code Authority: RZC 21.40.010

Tree Exception Request Granted

An exception request was submitted to remove 12 of the 12 significant trees on site, which exceeds the 35-percent tree retention minimum requirement. The exception request was approved by the Administrator as the proposal meets the decision criteria per RZC 21.72.090.B.1.e. The project is required to plant 22 replacement trees at a ratio of 1:1 for each significant tree removed, and 3:1 for each significant tree removed exceeding the 35-percent minimum tree retention requirement. The applicant is proposing a total of 25 replacement trees.

Code Authority: RZC 21.72.090

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 Received	Notes
Plan Set	9/10/2021	<i>and as conditioned herein.</i>
SEPA Checklist	7/2/2021	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 10/21/2021.</i>
Architectural Elevations	9/10/2021	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	1/7/2021	<i>and as conditioned herein.</i>

Conceptual Landscaping Plan	9/10/2021	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	9/10/2021	<i>and as conditioned herein.</i>
Stormwater Design	9/10/2021	<i>and as conditioned herein.</i>

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

1. Development Engineering - Transportation and Engineering

Reviewer: Andy Chow, Development Engineering Manager

Phone: 425-556-2740

Email: kachow@redmond.gov

a. Easements and Dedications. Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

i. Easements are required as follows:

(a) 4.5 feet wide sidewalk and utilities easement, granted to the City of Redmond, abutting the east side of 164th Avenue NE right-of- way.

(b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

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 164th Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 202 or 203. If the Pavement Condition Index (PCI) of the existing pavement is below 70, the development shall be required to plane and overlay the entire half street along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. Street Frontage Improvements

i. The frontage along 164th Avenue NE must meet current City Standards which include asphalt paving 22 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 4 feet wide planter strips with tree wells and structural soils, 8 feet wide concrete sidewalk, 8 feet wide planting/plaza area,

storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 4 inches HMA Class ½" PG 64-22
- 5 inches HMA Class 1" PG 64-22
- 4" of 1-1/4" minus crushed rock base course per WSDOT standard spec 9-03.9(3).
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

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

ii. The existing shared driveway must be improved to meet current City Standards which include asphalt paving 20 feet from face of curb to center of valley gutter with appropriate tapers, type A-1 concrete curb and gutter on north side, 2 feet wide valley gutter in 7 inches thick concrete on south side, minimum 5 feet wide concrete sidewalks on north side, approximate 10 feet wide pavement in minimum 6 inches thick concrete on south side, storm drainage, and on-site ADA curb ramp and crosswalk near the NE corner of the property. The minimum pavement section for the shared driveway shall consist of:

- 3 inches HMA Class ½" PG 64-22
- 4" of 1-1/4" minus crushed rock base course per WSDOT standard spec 9-03.9(3).
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

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

iii. ADA ramp requirements:

Curb ramps for persons with disabilities are required for all new curb construction at the new crosswalk located approximate 30 feet south of the north property line on 164th Avenue NE and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways. One standard curb ramp on each side including new RRFB crosswalk shall be installed per COR Standard Details 311 and 484.

Code Authority: RCW 35.68.075; RZC 21-A.21.a; Redmond Standard Specifications & Details

- iv. A separate 20 or 40-scale channelization plan shall be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual. The project is located along 164th Avenue NE (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

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

- An 8-foot concrete sidewalk including the new shared driveway curb cut along the east side of 164th Ave NE Street.

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 Transportation Plan prepared by Nick Bossoff Engineering, Inc. dated September 3, 2021.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- ii. Direct access to 164th Avenue NE will not be permitted. All accesses shall be to and from the existing shared driveway. 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

- e. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

Code Authority: RZC 21.17.020; RZC Appendix 2 – A.11

- f. **Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Hidemi Tsuru, Transportation Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:

<https://www.redmond.gov/DocumentCenter/View/424>. Provide a photometric analysis with all calculation points shown for the roadway.

Code Authority: RZC 21.52.030.F, RZC Appendix 2

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

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

In order to keep existing routes open during the construction of new structures adjacent to existing sidewalks, a covered walkway will be required to protect pedestrians from falling debris. Covered walkways should be designed to provide sturdiness, adequate light for nighttime use and safety, and proper sight distance at intersections and crosswalks. Plans and details for the construction of these covered walkways shall be included as part of the civil construction plan set.

Code Authority: MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, & 6D.05

2. Development Engineering – Water and Sewer

Reviewer: Heba Awad, Senior Utility Engineer

Phone: 425-556-2861

Email: hawad@redmond.gov

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

The developer will install two-inch residential water meter to be connected to the existing water main by a new two-inch water service line.

The developer will install three quarter-inch commercial water meter to be connected to the existing water main by a new two-inch water service line.

The developer will install new fire hydrant to be connected to the existing water main by a new six-inch water line. The developer will also install a new six-inch fire service line to be connected to the existing water main.

Code Authority: RZC 21.74.020.D

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

The developer will replace the existing the whole length of one hundred seventy-nine feet of the existing eight-inch Asbestos Concert sewer main with a new eight-inch Polyvinyl Chloride sewer main, between manhole number 4E3SMH792 and manhole number 4E3SMH794.

In the first submittal of Civil Review of the project, the developer will add a temporary bypass system design for the sanitary sewer main during the construction of the new eight-inch Polyvinyl Chloride sewer main. Construction notes about the sequence of work and necessary coordination with the City of Redmond and neighboring properties.

Code Authority: RZC 21.74.020.D

- c. Easements.** Sidewalk and Utility Easement shall be provided for all water meters and fire hydrant as required in the Design Requirements for Water and Sewer System Extensions. All easements must be recorded prior to construction drawing approval.

Code Authority: RZC 21.74.020.C, RZC Appendix 3

- d. Reimbursement Agreement.** Portion of the sewer main replacement 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

- e. Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements

are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to issuance of water and side sewer permits.

Code Authority: RMC 13.08.010, 13.12

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Janelle Hitch, Senior Stormwater Engineer

Phone: 425-556-2488

Email: jhitch@redmond.gov

a. Water Quantity Control:

- i. Project lies within the Downtown Regional Stormwater Facility Basin. Stormwater quantity control will be provided by the City of Redmond upon payment of the Downtown Capital Facility Charge.
- ii. Provide for overflow routes through the site for the 100-year storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.9

b. Water Quality Control

- i. Project lies within the Downtown Regional Stormwater Facility Basin. Stormwater quality control will be provided by the City of Redmond upon payment of the Downtown Capital Facility Charge.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.8

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

- i. No public stormwater easements required

Code Authority: RZC 21.74.020.C

- d. **Private Stormwater Easements.** Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval, fully executed and recorded easements shall be provided to the Development Engineering Division.
- i. No private stormwater easements required

Code Authority: RZC 21.74.020.C

- e. **Clearing and Grading.**
- i. Approximately 9,580 square feet (0.22 acres) of roof area shall be routed to an infiltration system, as shown on the plans, that will fully infiltrate roof runoff from the proposed building.
 - ii. Runoff from the dog run roof area shall not be routed to infiltration facilities.

Code Authority: RZC 21.74.020.J; RMC 15.24.080

- f. **Temporary Erosion and Sediment Control (TESC).**
- i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.

Code Authority: RMC 15.24.080

- g. **Floodplain Management.** Not Applicable.

Code Authority: RZC 21.64.010; RZC 21.64.040

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

Code Authority: RZC 21.32

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

Code Authority: Department of Ecology Rule

- j. **Regional Capital Facilities Charge:** A Regional Capital Facilities Charge applies to this project, located in the Downtown Sub-basin. Please see the Development Engineering Fee Schedule for current fee information.

Code Authority: RMC 13.20.045

- k. **Critical Landslide Hazard Areas.** Not applicable.

Code Authority: RZC 21.64.060.B

4. Natural Resources

Reviewer: Cindy Wellborn, Senior Stormwater and Utilities Engineer

Phone: 425-556-2495

Email: cwellborn@redmond.gov

- a. **Permanent Dewatering.** Permanent dewatering, including the use of subfloor drains, wall drains or footing drains below the design high groundwater level, is not allowed for this site due to being within the Critical Aquifer Recharge Area.

Code Authority: RZC 21.64.050

- b. **Wellhead and Groundwater Protection during Construction.** Wellhead and groundwater performance standards shall be met during construction as per RMC 15.24.095, including providing the City with any and all well monitoring and decommissioning reports. A description of meeting these standards shall be provided in the Stormwater Pollution Prevention Plan during the Coordinated Civil Review Process.

Code Authority: RMC 15.24.095

- c. **Discovery of Soil Contaminants during Construction.** Report any contaminants to the City during project construction and remediate in accordance Washington State reporting and cleanup processes of the Model Toxics Control Act.

Code Authority: WAC 173-340

- d. **Roof Terrace Runoff Requirements for Wellhead and Groundwater Protection.** Roof terrace design shall be reviewed during the Coordinated Civil Review Process to confirm that wellhead and groundwater performance standards are met as per RMC 13.07.050, including the requirement that no hazardous materials shall be allowed to drain from the roof terrace into infiltration facilities.

Code Authority: RMC 13.07.050

5. Fire Department

Reviewer: Adam Mullinax, DFM

Phone: 425-556-2245

Email: amullinax@redmond.gov

The current submittal is generally adequate for LAND-2020-00159 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:

Site Plan Conditions:

1. Building permit for this project BLDG-2020-07326 shall reflect the approved civil drawings.
2. Required fire access not on a public way shall be recorded as an EVAE.
3. Provide easement language and exhibits for review as part of the civil review process. Easements will be reviewed as a part of the civil process and must be recorded prior to completing the civil process. Fire service features shall have unobstructed access from the EVAE, including firefighter ingress and access to FACP/Riser room, FDC, PIV and stairwells.
4. Provide fire flow calculation for the proposed structures during CCR, as per RFDS 3.0. Provide fire flow calcs for each building, city-provided fire flow may not exceed 3500 GPM.
5. Determination of adequate fire flow as per RFDS 3.0 shall be established at CCR, and the location and number of required fire hydrants will be established.
6. The address will be assigned during the civil review process. Commercial and residential units will be assigned addresses during building permit review. Addressing will be assigned as per RFDS 2.0.
7. Size, location, and number of Knox Key Boxes will be determined during building permit review.
8. RFDS2.0 Compliant fire lane markings will be determined at CCR. This will include compliant fire lane markings, fire access, turning radius, angles of approach and departure, point loading requirements and emergency vehicle parking.
9. RFDS 2.0 compliant emergency vehicle parking shall be provided within 75' travel distance to a 4x7 foot elevator to serve all floors of all structures, with no stairs in that approved path.
10. Demolition of existing structures shall require a permit. Tank removal requires a separate fire permit.

a. Fire Protection Plan Conditions:

1. Building shall be fully sprinklered as per IFC, NFPA 13 and RFDS 5.0. Quick response heads are required in garage and light hazard areas, as per RFDS 5.0. As per referenced codes and standards sprinkler coverage required in unconditioned spaces.
2. Due to the three-car stacker, a letter from a FPE is required at the beginning of the civil process to provide a preliminary special application of sprinkler design to establish the design and water demands for the three-car stacker area. This shall also include proposed sprinkler supply line pipe size to meet design requirements.
 - All areas shall have compliant Class I standpipe coverage, as per IFC, NFPA 14 and RFDS 4.0. Temp standpipe coverage required as per IFC and RFDS 4.0.
 - All areas shall have IFC, NFPA 72, RFDS 9.0 compliant fire alarm system.
3. Current plan shows a diesel generator. This will require a separate fire installation permit for flame/combustible liquids. At building permit review, compliant storage, filling, and venting of the system will be reviewed, as well as with the fire permit.

b. Fire Code Permits:

Separate Fire Installation Permits required as per IFC 105, RMC/WAC amendments and RFDS:

1. Places of Assembly with 50 or more occupants will require a fire installation permit.
2. If a generator requires the fuel source to have a fire installation permit, such as a flammable/combustible fuel permit.
3. A separate Fire Sprinkler permit is required for the fire sprinkler and/or standpipe system prior to installation.
4. A separate Fire Alarm permit is required prior to installation.
5. Additional fire permits may be determined to be required at time of building permit review, such as for solar arrays, battery systems, etc.

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

6. Planning Department

Reviewer: Cameron Zapata, Senior Planner

Phone: 425-556-2411

Email: czapata@redmond.gov

- a. **Site Specific Conditions**
 - i. Mechanical parking will be used for 37 of the onsite parking. The mechanical parking shall include chip, key fob, or app-based access options to reduce queuing.
- 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
164 th Avenue NE	Columnar Norway Maple	25' O.C.

Code Authority: RZC 21.32.090 & Standard Detail 907

- c. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant 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

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

Code Authority: RZC 21.32

- e. **Transportation Management Program.** As a condition of approval for Harmony, a Transportation Management Program (TMP) shall be submitted and approved by the City's Transportation Demand Management Division prior to issuance of any building permit or other development permit for this project. In addition, the TMP shall require a study on queuing of the mechanical parking as a part of their monitoring and provide contingency measures. The TMP agreement shall be recorded on the property deed. Applicant shall begin finalizing the TMP immediately upon receiving this Approval document. CCRs will not be approved prior to a finalized and recorded TMP.

- 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 for sleeping spaces in the building.

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. An approval letter from Waste Management must be submitted to the Planning Department prior to approval any associated building permit.

Code Authority: RZC 21.38.020.F

- i. Impact Fees.** For the Purpose of Impacts, the uses assigned for this project have been determined as the following: 91 residential suites, eight dwelling units, retail, and office square feet. The following total square footage of 1,578 square feet classified as office use may be credited for the current structure to be demolished at time impact fee calculation during building permit review. If the proposed development is eligible for any additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

Code Authority: RMC 3.10

Condition Applies: Building Permit

- j. Parking.** An alternate minimum parking requirement has been approved for the 91 residential suites of 0.35 parking stalls per suite. The minimum parking requirement for the eight dwelling units, commercial use and office uses has not been modified.

Code Authority: RZC 21.40.010

Condition Applies: Building Permit

- k. 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

- I. Archeological and Historical Preservation:** A professional archaeological monitor shall be present to monitor all ground disturbing activities and that an archaeological IDP shall be prepared and submitted to DAHP and the interested Tribes for review prior to ground disturbance. The applicant shall provide updates to interested Tribes regarding the project's status.

Code Authority: RZC 21.30.070.D
Condition Applies: Civil Construction & Building Permit

- m. Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall always remain up-to-date and visible. 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

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
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
City of Redmond

Record Drawing Requirements, February 2021
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 2017)

Fire

RMC 15.06	Fire Code
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide
City of Redmond	Fire Department Standards

Planning

RZC 21.10:	Downtown
RZC 21.58, 60, 62	Design Standards

RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC 21.44	Signs

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