



Technical Committee
Redmond Switch Room Expansion, LAND-2021-00282, Type II Notice of Decision
Transmittal Letter

February 15, 2022

Chris Hedlund
Kimley Horn
1000 2nd Avenue
Suite 3900
Seattle, WA 98104

Subject: Redmond Switch Room Expansion, LAND-2021-00282, PR-2021-00459

Location: 12208 134TH Court NE, Parcel No. 2726059128

Dear Chris Hedlund:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for two (2) standby generators located outside the building in a fully enclosed sound-attenuated full enclosure. In addition, electrical Transformers, related conduit and equipment will be constructed. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section IX) for this project.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received Type II, Administrative Modification 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.

City Hall

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

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

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

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

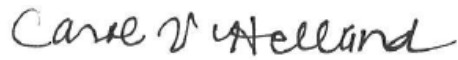
Fees: Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

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

Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Min Luo	Senior Engineer	425.556.2881	mluo@redmond.gov
Planning- Development Engineering/Water & Sewer	Heba Awad	Senior Utility Engineer	425.556.2861	hawad@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Jody Conyers	Senior Engineer	425.556.2468	jconyers@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Andrea Kares	Planner	425.556.2480	akares@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Andrea Kares, Planner at 425-556-2480 or akares@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, Interim Director
Public Works Department

Technical Committee Administrative Modification Type II
Notice of Decision

Project Name: Redmond Switch Room Expansion, LAND-2021-00282, Type II

Location: 12208 134TH Court NE, Parcel No. 2726059128

Project File Number: LAND-2021-00282, PR-2021-00459

Project Description: The project proposes the installation of two (2) standby generators located outside the building in sound-attenuated full enclosure. Electrical Transformers and related conduit and equipment will be constructed. Existing excess parking and drive aisle along west side will be closed.

Technical Committee Decision
Approval with Conditions

Decision Date: February 15, 2022
Appeal Deadline: March 1, 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 <https://www.redmond.gov/913/Request-for-Reconsideration-or-Appeal>. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Andrea Kares, Planner at 425-556-2480 or akares@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-2021-00282, Type II, Administrative Modification

Key Dates

Application/Completeness Date: 05/07/2021
Date SEPA Exemption Issued: 08/27/2021
Design Review Board Approval: 08/13/2021
Technical Committee Recommendation: 02/09/2022

I. Proposal Summary

The project proposes the installation two (2) standby generators located outside the building in sound-attenuated full enclosure. Electrical Transformers and related conduit and equipment will be constructed. Existing excess parking and drive aisle along west side will be closed.

II. Site Description and Context

The building currently houses switch and transport equipment to support the T-Mobile wireless platform, and has existed in this capacity for over 20 years. The site itself is made up of 57,452 square feet of flat land that hosts parking spaces, a single two-story building, and a range of landscaping and trees. The building is situated in the Business Park (BP) zone and where the Willows Ridge Technology Center Campus neighbors the property to the north, south, and west. Located to the east is the Quadrant Center, home to Airship Industries, a surveillance software company.

Adjacent	Existing Land Use	Zone
North	Professional Services	Business Park
South	Professional Services	Business Park
East	Professional Services	Business Park
West	Professional Services	Business Park

III. Site Requirements

The site is located within a Business Park (BP) zone of the Willows / Rose Hill neighborhood. The purpose of the BP zone is to provide business and manufacturing employment opportunities that complement commercial activities that are typically found in the Downtown, involve limited outdoor storage, and include a high level of amenities. The site requirements listed in (RZC 21.14.030) for this district are:

Requirement	Requirement	Proposed
Minimum Lot Frontage:	30 Feet	30 Feet
Front Setback:	30 Feet	30 Feet
Side/Interior Setback:	40 Feet	40 Feet
Side Street Setback:	30 Feet	30 Feet
Rear Setback:	20 Feet	20 Feet
Maximum Impervious Surface Area:	60%	82%*
Minimum Landscaping:	20%	18%*
Maximum Height of Structures:	4 Stories	2 Stories
Maximum FAR	1.13	.30

*Please see paragraph A of section VI below

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 May 21, 2021. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. A notice was also mailed to property owners within 500 feet of the site (Attachment 1, Notice of Application, Certificate of Public Notice and Public Notice Site Plan).

Public Input: During the Notice of Application public comment period and throughout the project review, the City did not receive any comments.

V. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment that may occur as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. As such, the project is exempt per WAC 197.11.800.2.f. and RZC 21.70.090. Therefore, a SEPA Exemption was issued under SEPA-2021-00759 for this project on August 27, 2021.

VI. Compliance with Development Regulations

A. Legal Nonconformances

The City of Redmond Zoning Code (RZC 21.76.100.F) recognizes that land, structures, and uses within the City may not change as quickly as the codes that bind them. When the size, dimensions, or location of a project was lawful prior to the adoption, revision, or amendment to the zoning ordinance but fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district this project, or portion thereof, shall be considered legal nonconforming.

Finding: As proposed, the project satisfies the intent of the Redmond Zoning Code (RZC 21.76.100.F). RZC 21.76.100.F.9 states that the alteration or expansion of a legal nonconformance is prohibited unless it does not increase the level of nonconformity. The code also states that a project shall not be eligible to claim legal nonconforming status if the gross floor area of a structure is increased by 100 percent or more, or the costs stated on all approved building permit applications for the structure equal or exceed the value of the existing structure

at the beginning of that three-year period. Entitlement was granted to this site in 1988 under SPR-88-46. The project site, pre, and post, approval will be defined as legal nonconforming as it does not meet the thresholds to be removed from nonconformity and does not propose an increase in the degree of nonconformity. The Business Park zone allows a maximum of 75 percent impervious surface, where currently 84 percent exists. The project proposes the removal of 920 square feet of impervious surface, resulting in a decrease of impervious surfaces by two percent. The BP zone also requires that a minimum of 20 percent of the site be landscaped. As proposed, the project will provide 18 percent of the site in landscaped area, providing an increase in landscaped area, and closer alignment with current code standards. In conclusion, the project meets the requirements in RZC 21.76.100.F for landscaping, and impervious surface standards.

B. Landscaping

The Redmond Zoning Code (RZC 21.32) provides citywide landscaping standards that apply to all zones. These standards encourage the use of native plant species, promote wildlife habitat, reduce erosion and runoff, provide regulations to allow landscaping to flourish, and reduce the visual impacts of impervious surfaces.

Finding: The proposal, as submitted, satisfies the intent of RZC 21.32. Landscaping has been provided throughout the project site that draws the attention of pedestrians away from the generator screening, and its associated impervious surfaces. The landscaping consisting of native plant species, will assist with runoff from the surface parking lot and pathway hard surfaces while and reducing the visual impacts of impervious surfaces. As proposed, the project meets the intent of RZC 21.32

C. Tree Protection & Replacement

The Redmond Zoning Code (RZC 21.72) requires that 35 percent of all significant and landmark trees be retained. Landmark trees are those trees that are greater than 30-inches in diameter when measured four feet and six inches off the ground. Significant trees are healthy trees that are more than six inches in diameter when measured four feet and six inches off the ground, or any tree four inches in diameter when measured four feet and six inches off the ground that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant.

Finding: The tree retention, protection, and replacement requirements of RZC 21.72 are satisfied by the submitted proposal. There are eight total significant trees currently on-site. The proposal includes the removal of two significant trees with diameters measuring nine inches to eleven inches in diameter.

The applicant is required to replace all significant trees at a ratio of 1:1 per RZC 21.72.090.B.2. Two trees are proposed for removal, therefore two tree replacements are required. A total of two replacement trees are proposed to be planted on-site. The applicant is retaining 75 percent of the total trees on-site, which exceeds the required 35 percent tree retention requirement. Therefore, proposal satisfies the requirements of RZC 21.72.

D. Stormwater

The Redmond Municipal Code 15.24 and the 2019 Stormwater Technical Notebook (STN) requires that projects meet minimum requirements that apply per threshold requirements.

Finding: As conditioned, the proposal will meet all the requirements, per RZC 21.74.020 and RMC 15.24.080. The project is required to meet minimum requirements numbers 1 through 5 as defined in the Washington State Department of Ecology Manual and the City's STN. Stormwater from the site will continue to be intercepted by catch basins and conveyed by underground pipes to the public stormwater system in NE 124th Street.

E. Utilities

The Water & Wastewater System Extensions Design Requirements provides requirements that projects must meet when applicable thresholds are reached.

Finding: The Water & Wastewater System Extensions Design Requirements require the project to keep the proposed duct bank at one-foot vertical clearance below the existing water main and at one-foot vertical clearance from the existing sewer main along 134th Court NE. As conditioned, the proposal will meet all the requirements, per Water & Wastewater System Extensions Design Requirements.

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 site is located on a cul-de-sac that provides access to six other commercial buildings hosting professional, and technical services. The project building has provided support to the T-Mobile wireless platform for the last 20 years by housing switch and transport equipment. The proposal will not increase the need for any public infrastructure or services, and will assist in providing necessary availability to the T-Mobile wireless network to residents and surrounding businesses.

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 development specifically addresses the following Comprehensive Plan goals and policies:

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
LU-2 - Ensure that development regulations, including the allowed density, uses and site requirements, provide for achievement of Redmond’s preferred land use pattern.	The project property has acted in the same capacity for the previous 20 years. The project meets the allowed density, use, site requirements, and is in alignment with the surrounded uses.
LU-53 - Provide for business park, manufacturing park and industrial uses in locations that:	The use of the site is suitable for the zone within which it is located and is similar and supportive of the surrounding uses. Northeast 124 th Street is an arterial

Redmond Switch Room Expansion, Administrative Modification Type II
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<ul style="list-style-type: none"> • Are suitable for research and development, advanced technology, warehouse, distribution, manufacturing, industrial and similar uses; • Are located near an arterial or freeway and are served or capable of being served by transit; • Provide for freight and goods movement; • Complement the Downtown and Overlake Urban Centers and do not attract uses that are more appropriate in or near a center. 	<p>and provides access to the site via 134th Court Northeast. The use of the site is mostly unmanned switch and transport equipment to support the wireless facility.</p>
<p>LU-61 - Business Park Designation. Implement this designation through the Business Park zone. Permit uses, such as research and development, software development, advanced technology industries, wholesale businesses, certain manufacturing businesses, associated offices, and similar uses, Effective 7/5/14 Ord 2742 Redmond Comprehensive Plan Land Use 5-23 that do not compete with the Downtown, do not serve the general public, and will not create adverse impacts on the environment or surrounding uses.</p>	<p>The project building has provided support to the T-Mobile wireless platform for the last 20 years by housing switch and transport equipment. This use does lend itself to the advancement of technology industries, and is in alignment with the surround similar uses. In addition, the use does not create any adverse impacts on the environment,</p>
<p>EV-8 - Encourage businesses to expand or locate in Redmond that:</p> <ul style="list-style-type: none"> • Are already in the City of Redmond and are consistent with the Comprehensive Plan; • Support existing businesses and industries; • Fill existing or future gaps in the goods or services available within the city and provide jobs to local residents; • Provide family or high-level wages; • Are in primary industries that may create additional secondary and tertiary jobs and other benefits to the local economy; and • Minimize negative impacts to the community. 	<p>The business has been in the City for 20 years, and this expansion will ensure that the business can stay in Redmond and expand within the City to meet the needs of the company. The provision of wireless facilities within Redmond allows other businesses within the City to expand their workforce and keep their technological business running.</p>
<p>EV-15 - Identify, construct, and maintain infrastructure and utility systems and facilities that support economic vitality.</p>	<p>This site supports the wireless communications network within the City and will assist in providing future infrastructure to residents and businesses.</p>
<p>HS-2 - Encourage agencies serving Redmond residents to make their services as accessible as possible.</p>	<p>This site supports the wireless communications network within the City and will assist in providing future infrastructure to residents and businesses.</p>

VIII. 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.

IX. Conditions of Approval

A. Site Specific Conditions of Approval

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

Item	Date Received	Notes
Plan Set, [pages C000-C600]	02/01/2022	<i>and as conditioned herein.</i>
SEPA Checklist	08/09/2021	<i>and as conditioned herein</i>
Architectural Elevations	04/11/2021	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	08/13/2021	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	08/10/2021	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	08/10/2021	<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: Min Luo, Senior Engineer
Phone: 425-556-2881
Email: mluo@@redmond.gov

There are no transportation improvements required. It is recommended to restore the parking stalls and pavement within the parking area per the City of Redmond Standards.

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 project shall keep the proposed duct bank at one-foot vertical clearance below the existing water main along 134th Court NE.

Code Authority: Water & Wastewater System Extensions Design Requirements

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

The project shall keep the proposed duct bank at one-foot vertical clearance from the existing sewer mains along 134th Court NE.

Code Authority: Water & Wastewater System Extensions Design Requirements

- c. **Potholing.** All existing utilities at the location of the proposed water/sewer mains and service line crossings shall be potholed prior to submittal of first Civil Plan Review.

Potholing in the City Right-of Way requires a permit, approved traffic control plans, and a performance bond before commencing work. The developer shall include in the Right-of-Way permit, a list of potholing numbers along with the potholing information for each number, such as utility name, type of facility and the reason for potholing. The developer shall do the following during and after potholing:

1. Follow City of Redmond Detail 203 for pothole restoration.
2. Protect existing traffic loops.
3. Survey all potholing locations.

Based on the final survey, a modified design of sewer and water facilities may be necessary to avoid conflict with existing utilities.

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

Code Authority: Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V. 3. K

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

Reviewer: Jody Conyers, Senior Stormwater Engineer

Phone: 425-556-2468

Email: jconyers@redmond.gov

a. **Water Quantity Control:**

The threshold for water quantity control is not met for this project. No water quantity control is required.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.9

b. **Water Quality Control**

The threshold for water quality control is not met for this project. No water quality control is required.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.8

c. **Public Stormwater Easements.** This project does not propose any public stormwater facilities, so no public stormwater easements are required.

Code Authority: RZC 21.74.020.C

d. **Private Stormwater Easements.** This project does not propose any private stormwater facilities, no private stormwater easements are required.

Code Authority: RZC 21.74.020.C

e. **Clearing and Grading.** No site-specific conditions required.

Code Authority: RZC 21.74.020.J; RMC 15.24.080

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

- i. Rainy season work permitted October 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.** All new landscaped areas within the project site are required to have compost amended soils. See City or Redmond Standard Detail 632.

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 Charges do not apply to this project. The citywide Capital Facilities Charge does apply. Please see the Development Engineering Fee Schedule for current fee information.

Code Authority: RMC 13.20.040 Citywide

5. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2021-00282 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
 - The project shall conform to code compliant fire access per Redmond Fire Department Standard 2.0
- b. Fire Protection Plan
 - Access to all Fire Protection equipment shall be maintained throughout construction and at the conclusion of the project.
- c. Fire Code Permit
 - Fire permits may be required for:
 - Fire Sprinkler
 - Fire Alarm
 - Clean agent extinguishing systems
 - Flammable/combustible Liquids
 - Hazardous materials
 - Battery systems
 - High Piled Storage

6. Planning Department

Reviewer: Andrea Kares, Planner

Phone: 425-556-2480

Email: akares@redmond.gov

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

Code Authority: RZC 21.32

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

Code Authority: RMC 6.36.060

- c. **Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-date and visible at all times. The assigned city planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

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

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

RMC 6.36	Noise Standards
RZC 21.40.010.E	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RZC 21.76.020.G	Site Construction Drawing Review
RZC 21.76.020.G.3	Preconstruction Conference

RZC 21.76.090.F	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, February 2021
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

Water and Sewer

RMC 13.04	Sewage and Drainage
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RZC 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Design Requirements: Water and Wastewater System Extensions – April 2019.

Stormwater/Clearing and Grading

RMC 13.25	Temporary Construction Dewatering
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 21.14	Commercial
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RZC 21.14	Business Park, Manufacturing & Industry
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC Appendix 1	Critical Areas Reporting Requirements

Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code