



Technical Committee  
Redmond Senior and Community Center Site Plan Entitlement Type II Notice of Decision  
Transmittal Letter

April 18, 2022

Kathy Justice  
Johnston Architects  
100 NE Northlake Way Suite 200  
Seattle, WA 98105  
[kjustice@johnstonarchitects.com](mailto:kjustice@johnstonarchitects.com)

**Subject: Redmond Senior and Community Center, LAND-2021-00773 and LAND-2021-00821, PR - 2021-00982**

Location: 8705 160<sup>th</sup> Ave NE, Parcel No. 7202030020

Dear Kathy Justice:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal to construct a new senior and community center at the previous Redmond Senior Center location. 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 and Shoreline Substantial Development/ 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. 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 Cindy Wellborn at 425.556.2495 or [cwellborn@redmond.gov](mailto:cwellborn@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 will 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. 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
Public Works- Traffic Operations Safety and Engineering	Bruce Newman	Senior Engineer	425.556.2856	BRNewman@redmond.gov
Planning- Development Engineering/Water & Sewer	Cindy Wellborn	Senior Engineer	425.556.2495	cwellborn@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Cindy Wellborn	Senior Engineer	425.556.2495	cwellborn@redmond.gov
Natural Resources	Cindy Wellborn	Senior Engineer	425.556.2495	cwellborn@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning and Community Development Review	Cameron Zapata	Senior Planner	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](mailto: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  
Department



Phil Williams, Interim Director  
Public Works

**Technical Committee Site Plan Entitlement and  
Shoreline Substantial Development Type II  
Notice of Decision**

**Project Name:** Redmond Senior and Community Center Site Plan  
Entitlement Type II

**Location:** 8703 160<sup>th</sup> Ave NE, Redmond, WA 98052

**Project File Number:** LAND-2021-00773 and LAND-2021-00821, PR-2021-00982

**Project Description:** Construct a new senior and community center at the  
previous Redmond Senior Center location.

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

**Decision Date:** April 18, 2022  
**Appeal Deadline:** May 2, 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 Cameron Zapata, Senior Planner at 425 556-2411 or [czapata@redmond.gov](mailto: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** makes the final decision to approve, approve with conditions, or deny the application: LAND-2021-00773, Site Plan Entitlement and Shoreline Substantial Development Permit Type II.

**Key Dates**

Application/Completeness Date: September 9, 2021

Date SEPA Determination of Non-Significance Issued: December 16, 2021

SEPA Appeal Deadline: January 17, 2022

Technical Committee Recommendation: March 30, 2022

**I. Proposal Summary**

The applicant proposes a two-story building with approximately 51,000 square feet of recreational and community uses for the Redmond Senior and Community Center. The building will feature a welcoming universal design, flexible spaces like the multi-use gym and the senior and community function space, and sustainability elements. The design also includes connections to the Sammamish River Trail and patios for outdoor extensions of the gathering spaces. The site is located within the Sammamish River stream buffer and Shoreline Environment where 5,155 square feet pedestrian pathways will extend into the shoreline environment, impacts to the shoreline are addressed through the shoreline substantial development permit report (LAND-2021-00821).

**II. Site Description and Context**

The project site is located in the Sammamish Trail Zone of Downtown, where the intent is to retain a quieter “residential” character than the other nearby mixed-use areas. It provides a variety of housing types which are located within walking distance to various retail and service areas in the Downtown.

The project is proposed at the same location of the previous Redmond Senior Center on the Redmond Municipal Campus. The Redmond Senior and Community Center (RSCC) will sit north of Redmond City Hall, where the Great Lawn separates the two structures. The Redmond Public Safety building and the parking garage serving the Redmond municipal campus sit east of the RSCC. The Redmond Place Apartments sit north. West of the site is the Sammamish River Trail and the Sammamish River.

The site is relatively flat and is located within the Sammamish River stream buffer and Shoreline Environment. The Sammamish River requires a 150-foot stream buffer from the ordinary high-water mark (OHWM), and the Shoreline Environment extends 200 feet from the OHWM. The Sammamish River is a Type I stream, which is identified as a Shoreline of the State. Analysis and mitigation are addressed in a separate shoreline substantial development permit report (LAND-2021-00821).

Surrounding Uses and Zones

Adjacent	Existing Land Use	Zone
North	Multi-family	River Trail
South	City Hall	Sammamish Trail
East	Parking Garage	Sammamish Trail
West	Sammamish River	N/A

**III. Site Requirements**

The site is located within the Sammamish Trail Zone. The intent of this zone is to retain a quieter “residential” character than the other nearby mixed-use areas. It provides a variety of housing types which are located within walking distance to various retail and service areas in the Downtown. The municipal campus uses, including a community center, are permitted in this zone and compatible with the uses that exist in the area. The site requirements listed in (RZC 21.10.070) for this district are:

Requirement	Requirement	Proposed
Front Setback:	20-foot landscaped walkway with a 5-foot parkway for street trees, 8-foot sidewalk, and 7-feet of planting/plaza area.	788 feet
Side/Interior Setback:	0 feet	180 feet and 209 feet
Rear Setback:	10 feet	45 feet
Maximum Lot Coverage (for structures):	100-percent	5-percent
Maximum Height of Structures:	5 stories	2 stories
Maximum Height within Shoreline Environment:	35 feet	35 feet
Maximum FAR	1.25	0.34

**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 September 21, 2021. The notice was posted at City Hall, the Redmond Regional Library, and two notice signs were 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 did not receive any written comments.

Although the City did not receive any written comments, extensive outreach occurred for the project. Community involvement began in December of 2019 following the closure of the former Redmond Senior Center. Since then, 28 public and stakeholder meetings were held. The concepts for design, construction, and operation were driven by the voices of the community and extensive City Council review. The final design as reflected in this permit are consistent with the results of this public outreach effort and City Council review.

#### **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. Therefore, a Determination of Non-Significance (DNS) was issued for this project on December 16, 2021 under SEPA-2021-00822. No comments were received during the comment and appeal periods.

#### **VI. Compliance with Development Regulations**

##### **A. Landscaping**

The Redmond Zoning Code section 21.32.050.O requires a five-foot wide planning area between all exterior building walls and vehicular paved areas.

For landscaping within the Shoreline environment, RZC 21.68.110.B.4 requires that at least 50-percent of the planting are comprised of native species.

##### **Finding:**

**The proposal satisfies the requirements of RZC 21.32.050 and RZC 21.68.110.** The proposal includes landscaping around the footprint of the structure. The plants proposed within the Shoreline environment are native species and are conditioned to meet the 50-percent minimum native planting requirement. In summary, the requirements of 21.32.050 have been met and the decision is conditioned to meet the requirements of RZC 21.68.110.

##### **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 (RZC 21.78) 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. A landmark tree is defined in the Redmond Zoning Code (RZC 21.78) as any healthy tree over thirty inches in diameter.

#### Tree Protection & Replacement within Shoreline Environment

The Shoreline Environment is considered a critical area, trees proposed to be removed within the critical area require an exception request (RZC 21.72.060). In addition per RZC 21.68.110.A.2, trees removed within the Shoreline Environment shall be mitigated by replacing each removed significant tree with two new replacement trees. For each additional three inches in diameter at breast height (DBH) above six inches DBH, one additional replacement tree shall be planted, with a maximum of six replacement trees required.

#### **Finding:**

**The proposal as submitted satisfies the tree retention, protection, and replacement requirements of RZC 21.72.** Onsite trees were observed on June 23 and 24, 2021 by Randall Taylor and Rayna Gleason Certified Arborists at Herrera, Inc. They found that 144 trees met the definition of significant tree, four of the significant trees meet the definition of landmark tree. Of the 144 significant trees, 70 trees (49%) are proposed to be retained, which exceeds the 35-percent minimum requirement.

#### Tree Protection within Shoreline Environment

A portion of the parcel is located within the Shoreline Environment (200 feet from the Ordinary High-Water Mark (OHWM) of the Sammamish River) and the Class I stream buffer (150-feet from the OHWM), where 22 significant trees have been identified to be removed and 12 significant trees have been identified to be impacted. An exception request was submitted on December 30, 2021 to remove the 22 significant trees and impact 12 significant trees within the Shoreline Jurisdiction. The request was necessitated by the constructability of the site, as the trees are located in the proposed building footprint, access, and emergency access. Per RZC 21.72.090.B.1, the requests meet the exception criteria.

#### Tree Protection outside of Shoreline Environment

One landmark tree has been identified to be impacted. An exception request was submitted on December 30, 2021. The request was necessitated by the constructability of the site, as the landmark tree is located in the proposed location of the emergency access. Per RZC 21.72.090.B.1, the request meets the exception criteria.

**Tree Replacements within Shoreline Environment**

As a part of the mitigation, the applicant is required to replace the trees approved for removal. The 22 significant trees removed and 12 significant trees to be impacted within the shoreline environment will require two new trees, for each additional three inches in diameter at breast height (DBH) above six inches DBH, one additional replacement tree shall be planted, up to a six trees. In total, 158 replacement trees are required. The project proposes 74 replacement trees within the shoreline jurisdiction, and 84 replacement trees will be planted off-site on City owned property.

**Tree Replacements outside of Shoreline Environment**

The arborist has recommended three replacement trees be installed for the landmark tree approved to be impacted. The Landscape Plan includes the three replacement trees and complies with the arborist’s recommendation.

Outside of the Shoreline Environment, the project proposes to retain 70 significant trees, which includes three landmark trees and 67 significant trees. Ten significant trees are to be removed and 28 significant trees are to be impacted. Replacement trees are required for each significant tree removed and recommended for impacted trees at a ratio of 1:1, therefore requiring 41 tree replacements. Of the 41 required replacement trees, 31 will be replaced on site where 10 replacement trees will be planted off-site to meet the requirement per RZC 21.72.080, see summary table below. In summary, the proposal meets the requirements of RZC 21.72.

**Project-wide Tree Protection & Replacement**

Tree Type	Removed	Impacted	Retained	Total
Landmark Outside of Shoreline	0	1	3	4
Significant Outside of Shoreline	10	28	67	105
Landmark within Shoreline	0	0	0	0
Significant within Shoreline	22	12	1	35
Total	32	41	71	144
Replacements required outside of shoreline	41			
Replacements required within Shoreline	158			
Total Replacement Trees	199			



**C. Critical Areas**

Redmond Zoning Code (RZC 21.64) identifies streams as critical areas. The Sammamish River is considered a Class I stream, which requires a 150-foot-wide stream buffer from the ordinary high-water mark (OHWM).

**Finding:**

**RZC 21.64 Critical Areas has been satisfied.** A critical areas report was prepared and completed on December 21, 2021 by Herrera Environmental Consultants, Inc. The report identified the Sammamish River to the west of the project site with wetland conditions found below the OHWM of Sammamish River, both of which are located outside of the project site boundaries. The Sammamish River is considered a Class I stream where a 150-foot buffer extends landward onto the project site. No part of the proposed RSCC structure will extend into the 150-foot stream buffer, however an emergency vehicle access and pedestrian connections to the Sammamish River Trail will produce permanent impacts to the stream buffer. Due to the site limitations and the Sammamish River Trail bisecting the buffer and potential mitigation areas, the permanent impacts of the impervious surface will be mitigated off site at the Keller Farm Mitigation Bank in Redmond as the proposal meets the mitigation sequencing of RZC 21.64.010.I. In summary, the requirements of RZC 21.64 will be met.

**D. Shoreline Jurisdiction**

Redmond Zoning Code (RZC 21.68) identifies the Sammamish River and all lands extending landward 200 feet from the OHWM to be the Shoreline Jurisdiction. Development within the Shoreline Jurisdiction shall be allowed only as authorized in a shoreline permit. Recreational-Non-Water-Oriented uses are a permitted use within the Shoreline High Intensity Multiuse environment, and shall comply with the specific regulations for Recreation per RZC 21.68.050.D.7.

The shoreline buffer requirement for the Sammamish River is 150-feet. RZC 21.68 strictly prohibits any development within the buffer areas with the exception of Stormwater conveyance systems and underground utilities, trails, and bridges as part of a regional transit system. New structures are permitted within the High-Intensity/ Multiuse location within the buffer and the building height in the shoreline environment be limited to 35-feet.

**Findings:**

**RZC 21.68 has been satisfied.** A Shoreline Substantial Development Permit (SSDP) was submitted (LAND-2021-00821) along with a Critical Areas report completed on December 21, 2021 by Herrera Environmental Consultants, Inc. The report identifies the Shoreline Environment 200-feet from the OHWM of the Sammamish

River, where the Urban Conservancy and High Intensity/ Multiuse Shoreline Environments are classified. The new Redmond Senior and Community Center is located outside of the 150-foot buffer, where trails cross the 150-foot buffer area to connect to the Sammamish River Trail in the Urban Conservancy and High Intensity Multiuse Shoreline Environment. Portions of the structure located within the High Intensity Multi Use Shoreline Environment are proposed to be at or below 35-feet in height. The senior and community center uses are considered a Recreational-Non-water-oriented recreational development, which is a permitted use within the Shoreline High Intensity Multiuse. The SSDP complies with the review criteria RZC 21.68.200.C.7.b and the regulations for Non-water-oriented uses within the Shoreline Jurisdiction. RZC 21.68.050.D.7. A Shoreline Substantial Development Permit (LAND-2021-00821) was submitted and approved by the Technical Committee. In summary, the proposal complies with the requirements of RZC 21.68 Shoreline Master Plan.

**E. Parking**

Per RZC Table 21.10.070C, the required number of parking spaces for the senior center and community center uses shall be adequate to accommodate the peak customer and employee shift demonstrated by a parking study.

**Finding:**

**As proposed, the proposal will meet the parking requirements of RZC Table 21.10.070C.** In the Sammamish Trail zone, the parking designation for the senior and community center is “adequate to accommodate peak use.” A parking study completed on January 25, 2022 by Dana Beckwith, PE, PTOE, and Phoebe Kuo, EIT, from Global Transportation Engineering. The study determined that the appropriate minimum parking demand for the senior center use is 3.0 stalls per 1,000 square feet of gross floor area (GFA) and the minimum parking demand for the community center use is 3.7 stalls per 1,000 square feet of GFA, to accommodate the peak use. The RSCC will require a minimum of 151 parking spaces. The surface parking lot east of the structure will include 77 parking stalls and 74 parking spaces will be accommodated in the four-story parking garage which contains a total of 405 parking stalls. The parking garage will be shared with the employees of City Hall, as well as the City of Redmond Fleet Vehicles. The project will require a Transportation Management Program (TMP). If the monitoring reporting of the parking and traffic do not meet the goals to reduce the traffic generation during the peak hours of the use, per RZC 21.52.020, implementation of specific contingency measures will be required. Refer to section XI.6.f of this staff report for parking related conditions. As conditioned, the proposal will meet the requirements of RZC Table 21.10.070C.

**F. Transportation**

RZC 21.52 governs concurrency standards, street and access standards, sight clearance at intersections; as well as pedestrian, bicycle, and other nonmotorized connections. All proposed developments that trigger 25 mobility units or more are subject to this chapter.

**Finding:**

**As conditioned, the proposal will meet all requirements of RZC 21.52.** Vehicular access to the site will remain via the existing drive aisle to 160th Ave NE. No changes to this connection are required other than at the traffic circle at the driveway's west end, where new connections to the building, parking lot to the north, and City campus to the south and southeast will be built. Pedestrian and non-motorized connections to the Sammamish River Trail, the Redmond City Campus, and to 160th Ave NE (both north of and south of the parking garage) will remain.

New pedestrian curb ramps shall comply with Appendix II, Section A.21.a.

**G. Stormwater**

Redmond Municipal Code (RMC 15.24) and the 2019 Stormwater Technical Notebook (STN) requires that projects meet the applicable Minimum Requirements based on threshold requirements. Redmond Zoning Code (RZC 21.17.010.E) and (RZC 21.74.020) requires that all projects shall be served by an adequate surface water management system.

**Finding:**

**The proposal satisfies all requirements of RZC 21.17.010.E, RZC 21.74.020, and RMC 15.24.080.** The Redmond Senior and Community Center meets all 9 Minimum Requirements and provides a stormwater system to manage surface water. The project lies within the downtown regional facility sub basin and is therefore subject to the downtown capital facility charge in lieu of providing detention and water quality on-site. A portion of the site's stormwater is routed to the regional facility and a portion is routed to a water quality treatment system and then directly discharged into the Sammamish River, in compliance with current Department of Ecology requirements. The project provides stormwater treatment using a compost-amended biofiltration swale for the project's stormwater runoff and has voluntarily added an additional compost-amended biofiltration swale for the treatment of stormwater runoff from the existing City's garage, which upgrades that stormwater treatment to current standards. The project is installing a functional equivalent to pervious pavement for managing surface water from pedestrian walkways. In summary, as conditioned, the proposal will meet RZC 21.17.010.E, RZC 21.74.020, and RMC 15.24.080.

**H. Frequently Flooded Areas**

Redmond Zoning Code (RZC 21.64.040) requires frequently flooded areas be classified and that alteration of frequently flooded areas may only be permitted subject to RZC 21.64 criteria.

**Finding:**

**The proposal satisfies all requirements of RZC 21.64.040.** The Redmond Senior and Community Center project is proposing limited areas of fill grading that are located within the 100-year floodplain. The floodplain elevation at the site is 34.2 feet. The project is excavating an area on the site for compensatory storage, which provides a volume of storage that is equal to, or greater than, the volume of fill proposed in the floodplain. The proposed compensatory storage provides an additional 2.4 cubic yards of storage more than the fill grading removes. As conditioned, the proposal will meet RZC 21.64.040.

**I. Utilities**

City of Redmond Zoning Code (RZC 21.17.010.D) and Redmond Municipal Code (RMC 13.04) requires that all uses, and development shall be served by an adequate public water supply system and adequate public sewage disposal system.

**Finding:**

**The proposal satisfies all requirements of RZC 21.17.010.D and RMC 13.04.** The Redmond Senior and Community Center is extending a 12-inch water main onto the project site to provide domestic water service and fire flow to the structure and installing a new 6-inch side sewer to serve the building with public sewage disposal. As conditioned, the proposal will meet RZC 21.17.010.D and RMC 13.04.

**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 Redmond Senior and Community Center proposes an approximately 51,000 square foot building to senior center and recreational uses in the Sammamish Trail zone of Downtown. Under RZC Table 21.10.070C senior center and community center for recreational land uses are allowed. The level of development prescribed for this zone is determined by RZC Table 21.10.070B, with which the project complies. The project will connect and provide where necessary access, utilities, and stormwater improvements. 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 Non-Significance was issued on December 16, 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>
<p><b>FW-43:</b> Provide a variety of gathering places in a community that supply citizens with opportunities to enjoy the natural environment, arts, or views, to learn, to create, to encourage stewardship, or to meet with others.</p>	<p>The project proposes a new senior and community center for Redmond. The project includes indoor gathering spaces such as a multi-purpose community, smaller meeting/ classrooms, lounges and a recreational gym. The outdoor gathering spaces include shaded, and weather protected seating areas, the southernmost outdoor seating area opens to the Great Lawn and visual access to the Sammamish River, and networks of pathways provide visitors access to the Sammamish River Trail.</p>
<p><b>DT-18:</b> Develop and maintain the open space on the Municipal Campus as community gathering space with access to the Sammamish River. Incorporate green areas for recreation, plazas, water features and outdoor spaces for performing arts, visual art displays and major events.</p>	<p>Redmond Senior and Community Center maintains a large amount of open space on the site for outdoor enjoyment opportunities for the Municipal Campus. The siting of the building has been placed further east to maintain the lawn adjacent to the Sammamish River Trail. The southern patio extends to open up to the Great Lawn for gathering and visual access to green spaces.</p>
<p><b>UC-15:</b> Identify and create public spaces that:</p> <ul style="list-style-type: none"> <li>a. Offer activities and uses that attract people;</li> <li>b. Incorporate site furnishings, such as benches and bike racks;</li> <li>c. Are easy to see and access, are safe and welcoming;</li> <li>d. Foster interactions among visitors; and</li> <li>e. Have a sense of performance.</li> </ul>	<p>The senior center program and the recreational gym, as part of the project will attract activity and visitors to the Municipal Campus. The project includes outdoor, weather protected benches and seating at patios and bicycle racks near building entries. Project includes various types of seating for different types of interactions and needs. Entries and public spaces provide a strong visual and physical connection from the existing pedestrian and transportation networks. These well-lit spaces utilize landscaping and materials to provide an attractive and welcoming presence.</p>
<p><b>CC-8:</b> Design and build Redmond’s public buildings to enhance their function as community gathering places.</p>	<p>The previous Redmond Senior Center included only senior center programming. The proposed Redmond Senior and Community Center</p>

	encompasses the former senior center program but also creates more flexible and usable space for other community members as well.
<b>CC-11:</b> Encourage and support a wide variety of community festivals or events, such as Derby Days and Redmond Lights, reflecting the diversity, heritage and cultural traditions of the Redmond community.	The project includes multiple outdoor spaces, the larger outdoor spaces include the south patio opening up to the Great Lawn and the west patio which connects to the lawn adjacent to the Sammamish River Trail, both of which provide weather protection. These extensions to the outdoors will facilitate campus use for events like Derby Days and Redmond Lights.
<b>NE-12:</b> Encourage environmentally friendly construction practices, such as Leadership in Energy and Environmental Design (LEED), King County Built Green, and low impact development.	The project is committed to sustainable building practices that will limit the environmental impact during construction and for the life of the building. The project is pursuing LEED certification and uses on-site renewable resources to lower the building's energy demand.

**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 by the Technical Committee 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 Non-Significance was issued on December 16, 2021.

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

**Staff Response:** The former Redmond Senior Center was not considered a historic landmark 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.

**Weather Protection:** Weather protection is required for buildings that are adjacent to a pedestrian walkway or sidewalk. The protection shall be at least 48-inches wide along at least 80-percent of the buildings front face, where it may be in the form of awnings, marquees, canopies, or building overhangs per RZC 21.60.030.C.2.a.i. The applicant requested Administrative Design Flexibility (ADF) for the north facade to include less than 80-percent of the façade with weather protection. The three primary entrances at the north, east, and west entry are covered by vestibules. A large canopy structure covers the north entry; however, it does not meet the required 80-percent. The applicant requested and received administrative design flexibility from the Design Review Board at its December 16, 2021 meeting to include less than 80-percent of the required weather protection.

**Code Authority:** RZC 21.58.020.E

**Roofline Modulation:** Per RZC 21.60.040.B.3.i and ii require that building rooflines visible from a public street, open space, or public parking area shall incorporate features to create a varied and visually distinctive form, and that the width of any continuous flat roofline should not exceed 100 feet without modulation. If a sloped roof is proposed as a feature to vary the roofline, it must be at least 20 feet in width and no less than three feet vertical in 12 feet horizontal. The east roofline of the second story and the west roofline of the single-story section exceeds 100 feet in length and do not include either of the roofline modulation treatments as mentioned in RZC 21.60.040.B.3. Both rooflines are sloped but do not meet the dimensional requirements of the Code. The west elevation slopes, however, because a portion of the building is located in the Shoreline Environment where the height limit is 35-feet, rooftop modulation is a challenge. The applicant requested and received administrative design flexibility from the Design Review Board at its December 16, 2021 meeting to allow the east and west rooflines to exceed 100 feet in length without modulation.

**Code Authority:** RZC 21.58.020.E

The Code Administrator granted the following deviation to the development standards through the authority referenced.

**Tree Exception Request Granted:** Two exception requests were submitted to impact one landmark tree (outside of the Shoreline Environment) and to remove 22 significant trees and impact 12 significant trees within the Shoreline Environment and Class I stream buffer. Impacted trees do not count as retained trees. The requests were approved by the Administrator as the proposal meets the decision criteria per RZC 21.72.090.B. Three on-site tree replacements are recommended by the arborist for the impacted landmark tree, and the project proposes 31 replacement trees with



the site outside of the Shoreline Environment to satisfy the recommended replacements. On-site tree replacements are required for the removal of significant trees in critical areas at a ratio of 2:1, for each additional three inches in diameter at breast height (DBH) above six inches DBH, one additional tree replacement is required, up to six trees, where the request requires 158 tree replacements. The project proposes 74 on site tree replacements within the Shoreline Environment, where 94 off-site replacement trees on City owned property are planned.

**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 for 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	1/31/2022	<i>and as conditioned herein.</i>
SEPA Checklist	12/1/2021	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 12/16/2021.</i>
Architectural Elevations	12/2/2021	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	12/2/2021	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	1/31/2022	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	1/31/2022	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	1/31/2022	<i>and as conditioned herein.</i>
Conceptual Stream Mitigation Plan	12/28/2021	<i>and as conditioned herein.</i>
Stormwater Design	1/31/2022	<i>and as conditioned herein.</i>

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

1. **Public Works – Traffic Operations Safety and Engineering**

Reviewer: Bruce Newman, Senior Transportation Engineer

Phone: 425-556-2856

Email: BRNewman@redmond.gov

a. **Access Improvements**

The type and location of the proposed site accesses are approved as shown on the RSCC Site Entitlement site plan prepared by Opsis Architecture dated August 24, 2021.

**Code Authority:** RZC 21.52.030.E; RZC Appendix 2

b. **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.

i. Not applicable. No existing overhead utilities

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

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

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

2. **Development Engineering – Water and Sewer**

Reviewer: Cindy Wellborn, Senior Engineer

Phone: 425-556-2495

Email: cwellborn@redmond.gov

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

The existing 12-inch water main located near the north end of the building shall be extended approximately 170 lineal feet with 12-inch ductile iron pipe. Install a 2-

inch residential meter, 1 1/2-inch irrigation meter, fire service lines, and one fire hydrant. Install an additional fire hydrant near the south end of the building.

Remove existing 8-inch ductile iron water main located near the north end of the building. All existing water services shall be disconnected per the City of Redmond standards.

A water main profile of the new 12-inch ductile iron water main shall be provided, per the requirements in the Civil Review Checklist. The profile shall include complete information of the existing location, size, ownership, and elevation of the other crossing utilities.

**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:

Install three new 6-inch side sewer and connect to the existing public 8-inch sanitary sewer main located on the parcel. Two side sewers shall be for sewage disposal, the third for effluent from the grease interceptor. Install a 1,500-gallon grease interceptor for the discharge from the building's kitchen facility. The existing sewer service shall be disconnected per the City of Redmond standards.

The Stormwater Technical Notebook prohibits the discharge from garbage and/or recycle enclosures to the stormwater system, this discharge shall be routed to sanitary sewer.

**Code Authority:** RZC 21.74.020.D, RMC 13.04.030, Redmond Stormwater Technical Notebook

- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing review. All easements must be recorded prior to construction drawing approval.
- i. No easements required.

**Code Authority:** RZC 21.74.020.C, RZC Appendix 3

- d. **Metro Approval.** The proposed development requires approval by King County Metro.

**Code Authority:** King County DNR Contract

- e. **Sewer System Study.** N/A  
  
**Code Authority:** RZC 21.54.010, WAC 173-240
  
- f. **Water System Study.** N/A  
  
**Code Authority:** WAC 248-54
  
- g. **Reimbursement Agreement.** N/A  
  
**Code Authority:** RMC 13.12
  
- h. **Backflow Preventers:** Backflow preventers shall be used in the water supply system in accordance with City, State, and Federal requirements. WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use of premise isolation; reference Table 8 for the appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.  
  
**Code Authority:** RMC 13.10
  
- i. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to issuance of water and side sewer permits.  
  
**Code Authority:** RMC 13.08.010, 13.12
  
- j. **Reimbursement Fees:** N/A  
  
**Code Authority:** RMC 13.12.120
  
- e. **Potholing.** All existing utilities at the location of the proposed water/sewer mains and service line crossings shall be potholed prior to submittal of first Civil Plan Review.

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

The developer shall do the following during and after potholing:

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

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

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

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

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

**Reviewer:** Cindy Wellborn, Senior Engineer

**Phone:** 425-556-2495

**Email:** cwellborn@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. Approximately 2.6 acres of the site shall direct discharge to the Sammamish River, in accordance with current Department of Ecology standards.
- iii. Provide for overflow routes through the site for the 100-year storm.

**Code Authority:** RZC 21.74.020.D; RMC 15.24.080.I

#### **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.
- ii. Enhanced water quality treatment shall be provided in a publicly maintained Compost-amended Biofiltration Swale for approximately 1.2 acres. Treatment is required for the 6-month, 24-hour return period storm.
- iii. Enhanced water quality treatment shall be provided in a publicly maintained Compost-amended Biofiltration Swale to upgrade the facility to current standards for approximately 2.8 acres of existing area, which includes the City's Parking Garage. Treatment is required for the 6-month, 24-hour return period storm.

**Code Authority:** RZC 21.74.020.D; RMC 15.24.080.H

- c. **Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded offsite easements shall be provided to the Development Engineering Division.
  - ii. No public 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 easements required.

**Code Authority:** RZC 21.74.020.C

- e. **Clearing and Grading.**
  - i. Connect the project's stormwater system to one of the two existing outfalls to the Sammamish River or to the existing public system draining south, as identified in the Stormwater Report dated 01/28/2022.
  - ii. Install three functionally equivalent permeable pavement walkways for the pedestrian access trails from the building to the Sammamish River Trail.

- iii. Install one 100 lineal foot compost amended biofiltration swale to treat the 1.16 acres of on-site area.
- iv. Install one 102 lineal foot compost amended biofiltration swale to treat the 2.83 acres of existing area including the City's parking garage.

**Code Authority:** RZC 21.74.020.J; RMC 15.24.080

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

- i. Rainy season work permitted October 1<sup>st</sup> through April 30<sup>th</sup> with a wet weather plan that has been coordinated with, and approved by, the City's construction inspector.

**Code Authority:** RMC 15.24.080

- g. Floodplain Management.** The project shall provide compensatory storage for fill grading completed within the 100-year floodplain. The compensatory storage shall be equal to, or greater than, 171.12 cubic yards.

**Code Authority:** RZC 21.64.010; RZC 21.64.040

**h. Landscaping.**

- i. All new and replaced lawn and planter 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: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>

**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 -Downtown; RMC 13.20.040 -Citywide

- k. Critical Landslide Hazard Areas.** N/A

**Code Authority:** RZC 21.64.060.B

- j. **Potholing.** All existing utilities at the location of the proposed storm drainage line and/or structure crossings shall be potholed prior to submittal of first Civil Plan Review.

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

The developer shall do the following during and after potholing:

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

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

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

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

#### 4. Natural Resources

**Reviewer:** Cindy Wellborn, Senior Engineer

**Phone:** 425-556-2495

**Email:** [cwellborn@redmond.gov](mailto:cwellborn@redmond.gov)

- a. **Permanent Dewatering.** Permanent dewatering, including the use of subfloor drains below the design high groundwater level, is prohibited for this site due to being located within the Critical Aquifer Recharge Area.

**Code Authority:** RMC 13.07.085

- b. **Temporary Construction Dewatering, Ground Improvements and Civil Design Review.** Include groundwater protection staff (contact [groundwater@redmond.gov](mailto:groundwater@redmond.gov))



for the reviewer) during the remaining phases of design review through the Capital Improvement Program process to confirm code compliance and establish any remaining special provisions regarding groundwater protection requirements related to ground improvements and temporary construction dewatering.

**Code Authority:** RMC 13.25, RZC 21.64.050

- c. **Wellhead and Groundwater Protection During Construction.** Wellhead and groundwater performance standards shall be met during construction per RMC 15.24.095, including providing [groundwater@redmond.gov](mailto:groundwater@redmond.gov) with any well monitoring, construction and decommissioning reports, and registrations associated with underground injection wells, such as infiltration trenches, drywells, infiltration vaults.

**Code Authority:** RMC 15.24.095

- d. **Underground Elevator Cylinders.** Elevators shall meet wellhead and groundwater protection performance standards, including encasement of any underground hydraulic elevator cylinders and using vegetable oil for hydraulic fluid.

**Code Authority:** RMC 15.24.095

5. **Fire Department**

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

**Phone:** 425-556-2273

**Email:** [sturner@redmond.gov](mailto:sturner@redmond.gov)

The current submittal is generally adequate for LAND-2021-00773 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**
- Required fire access shall be per RFDS 2.0.
  - Required water supply shall provide 3,500 gpm.
  - Removable bollards are allowed on the fire access road on the NE corner of the building.
  - Building occupant egress cannot occupy the same area as required fire access.
  - Water supply and fire access roadways shall be in place prior to combustibles placed on site.
  - Construction materials shall not obstruct required fire access to the RSCC or other nearby buildings.
- b. **Fire Protection Plan**

- Hydrants are provided per the SPE plan. Overall hydrant number and placement and the water supply system shall provide a minimum of 3,500 gpm.
- An NFPA 13 compliant fire sprinkler system shall be installed.
- An NFPA 72 compliant fire alarm system shall be installed.
- An Emergency Responder Radio System may be required to provide code compliant radio coverage.

c. Change or Modification

d. **Fire Code Permit**

- All IFC installation and operational permits are required. See the issues matrix comments for the list of possible permits.

## 6. Planning Department

Reviewer: Cameron Zapata, Senior Planner

Phone: 425-556-2411

Email: czapata@redmond.gov

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

**Code Authority:** RZC 21.72.060.D

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

**Code Authority:** RZC 21.32

- c. **Keller Farm Mitigation Bank.** The developer shall pay for the Keller Farm Mitigation Bank Credits for 5,155 square feet of impacts to the stream buffer. After the credit fee has been paid, an official letter from Keller Farm Mitigation Bank stating that the credits have been paid shall be submitted prior to CCR approval.

- d. **Monitoring Program and Contingency Plan.** A monitoring program shall be prepared and implemented to determine the success of the mitigation project and any necessary corrective actions. A contingency plan shall be established prior to civil drawing approval for indemnity in the event that the mitigation project is inadequate or fails.

**Code Authority:** RZC 21.64.010.P

- e. **Final Critical Areas Report.** A final Critical Areas Report must be submitted with the civil construction drawings or building permits if civil construction drawings are not required. All required enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report. If report is greater than two years old at time of CCRs, an updated report shall be submitted.

**Code Authority:** RZC Appendix 1, Section G.2

**Condition Applies:** Building Permits

- f. **Transportation Management Program.** As a condition of approval for Redmond Senior and Community Center, 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. 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. The TMP shall include the following conditions:

- I. A program for parking enforcement shall be in place
- II. A program for deicing shall be in place
- III. A site plan showing the designated parking space for each use and how they will be signed

**Code Authority:** RZC 21.40.010.D

**Condition Applies:** Building Permit

- g. **Building Permit.** If the planning final inspection is associated with the Tenant Improvement building permit rather than the Shell and Core building permit, the elevation drawings shall be included in the Tenant Improvement permit drawings which shall be consistent with the approved Design Review Board materials and the Shell and Core building permit.

**Condition Applies:** Building Permit

- h. **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

- i. **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

- j. **Impact Fees.** For the Purpose of Impacts, the use assigned for this project have been determined as the following: Office for Fire and Parks and Health Club/ Racquet Club for Transportation. The following total square footage of 22,500 square feet from the previous Redmond Senior Center is classified as Office for Fire and Parks and Health Club/ Racquet Club for Transportation may be credited for this proposed Redmond Senior and Community Center 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

- k. **Parking.** A minimum parking requirement for the senior center and community center has been approved. The determined senior center minimum parking demand is 3 stalls/ 1,000 square feet of GFA. The determined minimum parking demand for the community center use is 3.7 stalls/ 1,000 square feet of GFA. In total a minimum of 151 parking spaces are required for the RSCC. A total of 77 parking spaces will provided by the surface parking lot and 74 parking spaces within the four-story parking garage will be provided and signed accordingly.

**Code Authority:** RZC 21.40

**Condition Applies:** Building Permit

- l. **Archeological and Historical Preservation:** Cultural resources management shall be consistent with the recommendations of *Redmond Senior and Community Center Project, Redmond, King County, Washington – Cultural Resources Literature Review, dated November 2021*, developed by ESA, the project archaeologist, under Executive Order 21-02 (EO 21-02).

The project archaeologist (ESA) considers portions of the project's area of potential effects (APE) to have a high probability for containing precontact-era and historic-era archaeological resources. Consistent with the *Cultural Resources Literature Review* and per requests by the Tulalip Tribes and Stillaguamish Tribe of Indians under EO 21-02 consultation, a subsurface archaeological survey shall be conducted prior to construction for areas that will be subject to construction ground disturbance deeper than approximately three feet deep. The EO 21-02 consultation parties shall receive notice of and invitation to view surveying activities at a minimum of two weeks in advance of the activities.

Mechanical test pit locations shall be selected in reference to planned ground disturbance locations. A project-specific archaeological resources Monitoring and Inadvertent Discovery Plan (MIDP) shall be prepared for use during construction, as informed by the results of a subsurface survey and in accordance with Redmond Zoning Code 21.30 (Historic and Archaeological Resources), DAHP standards, and consultation with Affected Tribes under Executive Order 21-02. The final MIDP shall be reviewed for approval by the EO 21-02 consultation parties and submitted as an attachment to the final cultural resources assessment report.

Monitoring, performed in accordance with the approved MIDP, shall be briefly summarized at the end of every day's monitoring activities via an email to Redmond Construction Project Manager, Planning Project Manager, and Historic Preservation Officer.

**Code Authority:** RZC 21.30.070.D

**Condition Applies:** Civil Construction & Building Permit

- t. **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. 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

**Condition Applies:** Mylar Signatures

**B. Compliance with City of Redmond Codes and Standards**

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

**Transportation and Engineering**

RZC 21.10.150	Downtown Pedestrian System
RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010.E	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RZC 21.76.100.F.9.C	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020.G	Site Construction Drawing Review
RZC 21.76.020.G.3	Preconstruction Conference
RZC 21.76.090.F	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, February 2021
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

**Water and Sewer**

RMC 13.04	Sewage and Drainage
RMC 13.07	Wellhead Protection
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RMC 13.25	Temporary Construction Dewatering
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
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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
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