



Technical Committee
SEA111 Wildstar Administrative Modification Type II Notice of Decision
Transmittal Letter

July 6, 2022

Candace Hunter
17479 7th Ave SW
Normandy Park, WA

Subject: SEA111 Wildstar, LAND-2021-00874, PR-2020-00838

Location: 9805 Willows Road NE, Redmond, WA 98052, Parcel No. 94300500

Dear Candace Hunter,

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal to add an enclosed outdoor dining area with a canopy, trash enclosure and lighting and bollards at the east main entrance to an existing office building. 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 Administrative Modification Type II approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Review and the Building Permit Review processes.

Coordinated Civil Review Process. This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees. Construction drawings must be submitted per the ***Civil Drawing Checklist*** and the Notice of Decision Conditions of Approval; the drawings must be reviewed and approved by all applicable divisions of Development Services. The ***Civil Drawing Checklist*** can be found on the City's website. A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Zheng Lu at 425.556.2844 or zlu@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>.

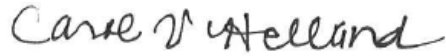
Fees: Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

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.

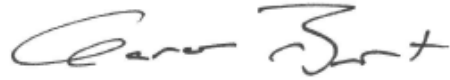
Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Peter Lau	Senior Engineer	425.556.2715	plau@redmond.gov
Planning- Development Engineering/Water & Sewer	Zheng Lu	Senior Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Jody Conyers	Stormwater Engineer	425.556.2468	jconyers@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – 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 or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



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



Aaron Bert, Director
Public Works Department

Technical Committee Administrative Modification Type II
Notice of Decision

Project Name: SEA111 Wildstar Administrative Modification Type II

Location: 9805 Willows Road NE, Redmond, WA 98052

Project File Number: LAND-2021-00874, PR-2020-00383

Project Description: Add an enclosed outdoor dining area with a canopy, trash enclosure and lighting and bollards at the east main entrance to an existing office building.

Technical Committee Decision
Approval with Conditions

Decision Date: July 6, 2022
Appeal Deadline: July 20, 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.



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



Aaron Bert, 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-2021-00874, Type II.

Key Dates

Application/Completeness Date: November 9, 2021

Date SEPA Determination of Non-Significance Issued: November 6, 1997

Technical Committee Recommendation: June 22, 2022

I. Proposal Summary

The project proposes a new outdoor dining area, trash enclosure, and additional lighting and bollards the east entrance of an existing three-story office building in the Business Park (BP) zone. The outdoor dining area will enclose a 1,175 square foot area with seating and a 15-foot- by 27-foot canopy for tenant use only. The outdoor dining area will be enclosed by a wood fence atop concrete retaining walls to maintain privacy/ A trash enclosure, approximately 55-feet from the outdoor dining area will be added and will include CMU walls- painted to match the existing building, a steel gate and corrugated metal roof. Additional pedestrian lighting and bollards will be included at the existing east entrance.

II. Site Description and Context

The existing three-story office building is in the BP zone. The parcel is surrounded by office uses to the north and east, all of which include surface parking. Puget Sound Energy is to the south. A forested-undeveloped area with steep slopes is located on the west side of the project parcel and will remain undeveloped. The remainder of the site is developed with surface parking and maintained lawn.

Adjacent	Existing Land Use	Zone
North	Office	Business Park
South	Puget Sound Energy	Business Park and Manufacturing Park
East	Office	Business Park
West	Residential	Residential Innovative and R-1

III. Site Requirements

The site is located within the Business Park (BP) zone. The intent of the BP is to provide business and manufacturing employment opportunities that complement commercial activities that are typically found in the Downtown. The site requirements listed in (RZC 21.14.030) for this district are:

Requirement	Requirement	Proposed
Minimum Lot Frontage:	30-feet	30-feet. Not adjusted per scope of work
Front Setback:	30-feet	30-feet. Not adjusted per scope of work

Side/Interior Setback:	40-feet	40-feet Not adjusted per scope of work
Rear Setback:	20-feet	20-feet Not adjusted per scope of work
Maximum Impervious Surface Area:	60-percent	38-percent
Maximum FAR	0.45	0.45 Not adjusted per scope of work

IV. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080. A notice of application was not required for this scope of work per RZC 21.76.090.D.3.a.

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 project scope includes the addition of an enclosed outdoor dining area, trash enclosure and lighting and bollards at the east entrance of an existing building. The existing building is a part of the Willow Commerce Park Phase II (SPR-96-015), its associated SEPA Mitigated Determination of Non-Significance (MDNS) was issued November 6, 1997. The scope of work as a part of this Administrative Modification does not add to the intensity of the development and therefore the SEPA MDNS issued on November 6, 1997, for Willows Commerce Park Phase II (SPR-96-015) effectively discloses the anticipated impacts associated with this modification.

VI. Compliance with Development Regulations

A. Landscaping

The Redmond Zoning Code (RZC 21.32.060.B.1) requires that an ecological score of 20 or greater shall be achieved.

Finding:

The proposal as submitted satisfies with the landscaping requirements per RZC 21.32.060. The proposal includes landscaping surrounding the outdoor dining area. The landscaping will include 63-percent Northwest Adaptive and 37-percent native plantings of the seven trees proposed, four (57-percent) are evergreen trees, and the three deciduous trees will have a three-inch caliper at installation, which earns an ecological score of 20 points. In summary, the requirements of RZC 21.32.060 are met.

B. Tree Protection & Replacement

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

A landmark tree is defined in the Redmond Zoning Code (RZC 21.75) as any healthy tree over thirty inches in diameter. A significant tree is defined in the Redmond Zoning Code (RZC 21.78) as any healthy tree six-inches in diameter at breast height (d.b.h.), or any tree four-inches in diameter at breast height (d.b.h.) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant.

Finding:

The proposal as submitted satisfies the tree retention, protection and replacement requirements of RZC 21.72. Trees within the limits of construction were observed and a report provided by Certified Arborist, Ralph Dobson was submitted on March 23, 2022. Within the limits of construction, 78 significant trees were observed, three of which are landmark trees. Of the 78 significant trees, one significant tree is proposed for removal and one significant tree is proposed to be impacted and 76 (97 percent) are proposed to be retained, which exceeds the 35-percent minimum requirement.

The applicant is required to provide replacement trees to the trees removed and impacted. One significant tree is proposed for removal and one significant tree is proposed 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 two tree replacements. The two replacement trees will be planted on site. In summary, the proposal meets the requirements of RZC 21.72.

C. Critical Areas

Redmond Zoning Code (RZC 21.64) identifies wetlands as critical areas. Category III wetlands require buffers ranging from 80 to 300 feet in width based on their Habitat Score as determined by a qualified professional.

Finding:

RZC 21.64 Critical Areas has been satisfied. A Critical Areas report was prepared and completed on September 20, 2021, by Wetland Resources, Inc. The report determined that there are three wetlands contained within the Native Growth Protection Area on the west side of the site. Two of the wetlands (A and B) earned a Habitat Score of five, yielding an 80-foot-wide buffer, wetland C earned a Habitat Score of 6, requiring a buffer of 150-feet. The buffers encroach the

currently developed portions of the property, where the trash enclosure is proposed. However, the scope of work does not encroach further into the wetland buffer.

D. Transportation

RZC 21.17 requires the installation of transportation facilities and services necessary to support development.

Finding:

SEA111 Wildstar meets all requirements, per RZC 21.17.010.F.1.d, Adequate Streets, Sidewalks, and Trails. This development provides a pedestrian pathway connecting the new exterior dining area, with an existing parking lot and the existing building east entrance. This development also modifies stairs, ADA ramp and sidewalk at the existing building east entrance; and incorporates new security bollards and egress lighting. Lastly, this development provides parking stall restriping, in order to relocate the existing ADA accessible parking spaces from the existing building west entrance to the parking stalls across from the east entrance of the building.

- E. Stormwater** The Redmond Municipal Code 15.24 and the 2019 Stormwater Technical Notebook (STN) requires that projects meet all applicable minimum requirements that apply to the site. This project is required to meet minimum requirements one through five, as defined in the Washington State Department of Ecology Manual and the City's Stormwater Technical Notebook.

Finding: As conditioned, the proposal will meet all five minimal requirements. This includes a Stormwater Pollution Prevention Plan, and each lot will use dispersal trenches as part of the Onsite Stormwater Management Plan per RZC 21.74.020.D and RMC 15.24.080

F. Utilities

The proposed Wildstar project requires compliance with RZC 21.17.010.D, Adequate Water Supply and Sewage Disposal, and the City of Redmond Design Requirements for extending the city sewer main.

Finding:

SEA111 Wildstar includes the construction of 141-feet of 8-inch sewer main and an 84 feet 6-inch side sewer. RZC 21.17.010 and COR Design requirements have been satisfied.

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: Wildstar proposes to include a 1,175 square foot, enclosed outdoor dining area, trash enclosure, and to add lighting and bollards at the east main entrance in the Business Park zone in the Willows/ Rosehill neighborhood. These additions are accessory to the existing office building, under RZC Table 21.14.030C, office is an allowed use. The level of development prescribed for this zone is determined by RZC Table 21.14.030B, 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.

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>
<p>N-WR-C-1 Prevent the westward expansion of existing Business Park and Manufacturing land use designations in the Willows/ Rose Hill Neighborhood to maintain natural features and to minimize possibilities for conflicts between residential and business uses.</p>	<p><i>The scope of work includes the construction of an enclosed outdoor dining area, trash enclosure and the addition of lighting and bollards to the east main entrance and remains within the developed landscaped areas adjacent to the existing building. The outdoor dining area does not expand westward or go beyond the already developed areas.</i></p>
<p>N-WR-C-3 Development proposed for sites with significant natural features shall preserve those features. Reduction in the scale and intensity of proposed development may be required to accomplish effective preservation of natural features.</p>	<p><i>The proposed outdoor dining area remains within the developed landscaped area adjacent to the existing building and does not extend outside of the already developed areas. The outdoor dining area will be fenced in and is intended only for tenants of the existing building.</i></p>
<p>N-WC-C-7 Critical wildlife habitat throughout the Willows/ Rosehill Neighborhood shall be protected.</p>	<p><i>The addition of the outdoor dining area, trash enclosure, and improvements to the east entrance are all contained within the developed areas of the project parcel. The forested area on the west side of the site will remain untouched and undeveloped.</i></p>
<p>N-WR-C-6 Require grading and site development plans for sites in hillside and valley floor areas of the Willows/ Rose Hill Neighborhood to minimize disruption of groundwater flows and to provide measures for continuance of groundwater flows where disrupted.</p>	<p><i>The project includes the grading and site development plans within the Plan Set on pages L2.01, L2.02 and C1.00. The proposed site work is located on the ground surface or at shallow depths (typically less than five feet). No permanent or temporary groundwater interaction or diversion is anticipated.</i></p>
<p>EV-10 Allow, as permitted accessory uses, support uses, such as childcare, workout facilities, or restaurants in office and other commercial buildings.</p>	<p><i>The outdoor dining area is accessory to the existing office building. The space will provide tenants with an outdoor space to gather and dine.</i></p>
<p>NE-112 Preserve the natural environment and Redmond’s forested appearance.</p>	<p><i>The 11.35-acre site includes approximately 7.5-acres of Native Protective Growth Easement. The outdoor dining area, trash enclosure and the lighting and bollards at the east entrance are in the currently developed areas. No part of the Native Protective Growth Easement will be constructed in.</i></p>

VIII. Site Plan Entitlement Decision Criteria:

1. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.
2. The Landmarks and Heritage Commission will review all Certificates of Appropriateness for compliance with the RZC.

IX. Code Deviations Granted

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

Fences: When a fence and a rockery or retaining wall are combined, the height shall not exceed a maximum of eight feet. The Technical Committee may approve a modification to the combined height limit for fences and rockers and retaining walls if the additional height is necessary because of the size, configuration, topography, or location of the subject property to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located and shall not be materially detrimental to the public welfare or to abutting properties. The combined fence and retaining wall surround the outdoor dining area and in some spots exceeds eight feet by no more than two feet due to the topography of the site, as is slopes east to west. Required building permit requirements shall be followed for the wall design and permitting.

Code Authority: RZC 21.24.030.B

X. Vesting/Approval Expiration

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

XI. Conditions of Approval

A. Site Specific Conditions of Approval

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

Item	Date Received	Notes
Plan Set	4/27/2022	<i>and as conditioned herein.</i>
Architectural Elevations	4/14/2022	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	4/14/2022	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	4/27/2022	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	4/27/2022	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	4/27/2022	<i>and as conditioned herein.</i>
Stormwater Design	4/27/2022	<i>and as conditioned herein.</i>

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

1. Development Engineering – Water and Sewer

Reviewer: Zheng Lu, Senior Utility Engineer

Phone: 425-556-2844

Email: zlu@redmond.gov

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

The developer shall extend approximately 141 linear feet of 8” PVC sewer main on the private road. 84 linear feet of 6” side sewer shall be constructed towards the garbage dumpster foot drain. Three 48” concrete manhole is required at bending locations.

Code Authority: RZC 21.74.020.D

- c. **Easements.**

A 93’ x 10’ wide sewer main easement is required adjacent to the existing city utility easement. This easement is parallel to the sewer main at parking area indicated on the C4.0 Utility plans dated on 4/27/2022.

Code Authority: RZC 21.74.020.C, RZC Appendix 3

- d. **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, RMC 13.12

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

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

The developer shall do the following during and after potholing:

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

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

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

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

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

Reviewer: Jody Conyers, Stormwater Engineer

Phone: 425-556-2468

Email: jconyers@redmond.gov

- a. **Water Quantity Control:**
- i. The proposed work does not meet the thresholds for detention. No best management practices (BMP's) are needed.

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

b. Water Quality Control

- i. The proposed work does not meet the thresholds for storm water quality treatment. No BMP's are needed.

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. No public easements are anticipated for this project.

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. No private easements are anticipated for this project.

Code Authority: RZC 21.74.020.C

- e. Clearing and Grading.** No site-specific requirements, all general standards apply.

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.** This project is outside of the floodplain.

Code Authority: RZC 21.64.010; RZC 21.64.040

- h. Landscaping.** No site-specific landscaping conditions.

Code Authority: RZC 21.32

- i. Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NOI) 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

3. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2021-00874 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 meet RFDS 2.0 and RMC 15.06
- The existing fire hydrants shall not be obstructed.
- Egress from the building and egress from any exterior place of assembly shall meet IBC code requirements. Egress to the public way shall not be obstructed.
- Access to the sprinkler riser room, Fire Department Connection (FDC) and Post Indicator Valve (PIV) shall not be obstructed.

b. Fire Protection Plan

- Additions or modifications may be required to the NFPA 13 sprinkler system.
- Exterior canopies may require sprinkler protection.
- Additions or modifications may be required to the NFPA 72 alarm system.

c. Fire Code Permit

- Fire sprinkler
- Fire alarm
- Places of Assembly

4. 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. The Tree Retention

Table provided in the Tree Health Assessment and Tree Preservation Plan shall be consistent with each other.

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

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

- c. **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

Condition Applies: Building Permit

- d. **Design Review Board Approval.** The project received Design Review Board approval on May 5, 2022. The following conditions of approval apply:

The color or stain of the fence shall be coordinated with Planning staff.

Any additional changes made in the field or found inconsistent with the approved Design Review Board Material at this meeting, and over which the Design Review Board has authority, the elevations approved by the Design Review Board at this meeting will prevail.

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

Code Authority: RZC 21.767.090.F
Condition Applies: Building Permit

- f. **Archeological and Historical Preservation:** The City's standard Inadvertent Discovery Plan applies during all ground disturbing activities including clearing, grading, vegetation removal and replacement.

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

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

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

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

RZC 21.10.150	Downtown Pedestrian System
RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010.E	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RMC 12.16	Highway Access Management

RZC 21.76.100.F.9.C	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020.G	Site Construction Drawing Review
RZC 21.76.020.G.3	Preconstruction Conference
RZC 21.76.090.F	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, 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
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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	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

Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code