



Technical Committee

**Redmond Senior and Community Center Administrative Modification Type II Notice of Decision
Transmittal Letter**

July 6, 2022

Kathy Justice
Johnston Architects
100 NE Northlake Way, Unit 200
Seattle, WA 98105

Subject: Redmond Senior and Community Center Administrative Modification, LAND-2022-00105, PR-2021-00982

Location: 8705 160th Avenue 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 modify the approved exterior improvements of the Redmond Senior and Community Center Site Plan Entitlement. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section VII) 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. The construction drawings for the Coordinated Civil Review of the originally approved Site Plan Entitlement was accepted on April 1, 2022, is currently under review. Revised construction drawings shall be resubmitted as a part of the Coordinated Civil Review and shall be consistent with this Administrative Modification and the conditions in Section VII of this letter.

Building Permit Review Process. The building permit submittal requirement for the originally approved Site Plan Entitlement was accepted on April 12, 2022 and is currently under review. The revised building permit drawings shall be resubmitted as part of the building permit review

City Hall

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

and shall be consistent with this Administrative Modification and conditions of Section VII of this letter. 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
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
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: Redmond Senior and Community Center Administrative Modification Type II

Location: 8703 160th Avenue NE

Project File Number: LAND-2022-00105, PR-2021-00982

Project Description: The project proposes to modify the approved exterior improvements for the Redmond Senior and Community Center (RSCC) Site Plan Entitlement (LAND-2021-00773).

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-2022-00105, Administrative Modification

Key Dates

Original Site Plan Entitlement Approval Date: March 30, 2022

Application/Completeness Date: April 28, 2022

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

SEPA Appeal Deadline: January 17, 2022

Technical Committee Recommendation: June 22, 2022

I. Proposal Summary

The project proposes to modify the approved exterior improvements for the Redmond Senior and Community Center (RSCC) Site Plan Entitlement (LAND-2021-00773). The RSCC Site Plan Entitlement approved a two-story building with approximately 51,000 square feet of recreational and community uses. This Administrative Modification proposes to modify the exterior improvements as described below:

Gym Roof Overhang: Reduction of the gym roof overhang from a 14-foot depth to 7-foot, 8-inch depth creating a cantilevered roof and elimination of the columns at the terrace.

South Events Terrace: The approved south events terrace measured approximately 88 feet in width and 68 feet in depth, with a 14-foot-deep roof overhang. The proposed terrace measures 75 feet in width and 86 feet in depth, with a 7-foot, 8-inch-deep roof overhang. The impervious surface events terrace is proposed from a darker paving with lighter stripes, to a lighter paving with darker stripes. The event terrace will also be reduced on the east side, where additional landscaping will be installed in its place. This will reduce the site impervious surface by 1,947 sf.

West Events Terrace Canopy: Reduction of the west events terrace canopy from 19-feet, 8-inches deep to 17 feet deep. The approved skylight and terrace are also proposed to be removed minimize long term maintenance.

II. 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.

III. State Environmental Policy Act

The scope of work in this permit is covered by the previously issued SEPA (SEPA-2021-00822) for Redmond Senior and Community Center Site Plan Entitlement (LAND-2021-00773).

IV. 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 applicant proposes to modify the previously approved Site Plan Entitlement for the Redmond Senior and Community Center (LAND-2021-00773) in the Sammamish River Trail Zone. The modifications include the reduction of roof overhangs, color changes and reduction of the south terrace patio, and complies with the site development standards of RZC 21.10.070. The use of the site has not been proposed to change, nor has the availability of infrastructure, or the character of the building.

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 use will remain unchanged from the originally approved Site Plan Entitlement, and the modifications are limited in scope. The scope of work is

consistent with the outcome desired Citywide and in the Downtown neighborhood and is supported by policies described below. The plans submitted and scope of work comply with Article I and II of the Redmond Zoning Code and were processed per Article VI of the Redmond Zoning Code as a Type II land use permit. The project will require building permit review for new construction of the site and will be reviewed by the Building Department for compliance with RMC Title 15, *Buildings and Construction*. The project falls under SEPA DNS issued under SEPA-2021-00822 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>
FW-43: 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.	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.
DT-18: 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.	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 south patio extends to open up to the Great Lawn for gathering and visual access to green spaces.
UC-15: Identify and create public spaces that: <ul style="list-style-type: none"> a. Offer activities and uses that attract people; b. Incorporate site furnishings, such as benches and bike racks; c. Are easy to see and access, are safe and welcoming; d. Foster interactions among visitors; and Have a sense of performance.	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.
CC-8: Design and build Redmond’s public buildings to enhance their function as community gathering places.	The previous Redmond Senior Center included only senior center programming. The proposed Redmond Senior and Community Center encompasses the former senior center program but also creates more

	flexible and usable space for other community members as well.
CC-11: 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.
NE-12: 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.

V. Code Deviations Granted

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

Deviation: 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 coverage of the building face. The applicant requested and received administrative design flexibility from the Design Review Board at its May 5, 2022, meeting to include less than 80-percent of the required weather protection.

Code Authority: RZC 21.58.020.E

VI. Vesting/Approval Expiration

The complete building permit application for Redmond Senior and Community Center was accepted on April 12, 2022. The approval of this project shall expire two years from the date of this decision, unless an approval extension is granted and is limited to the scope of this specific approval. Vesting for all other aspects of the project are as defined in the original Site Plan Entitlement (LAND-2021-00773). 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.

VII. 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,	4/20/2022	<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 December 21, 2021</i>
Architectural Elevations	4/20/2022	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	4/20/2022	<i>and as conditioned herein.</i>

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

1. **Development Engineering - Transportation and Engineering**
 Reviewer: Bruce Newman, Senior Transportation Engineer
 Phone: 425-556-2856
 Email: BRNewman@redmond.gov
 - a. **LAND-2021-00773.** The conditions of the project approval granted to LAND-2021-00773 shall adhere to all elements of the original proposal with exception to the modifications proposed in this administrative modification.

2. **Development Engineering – Water and Sewer**
 Reviewer: Cindy Wellborn, Senior Engineer
 Phone: 425-556-2495
 Email: cwellborn@redmond.gov
 - a. **LAND-2021-00773.** The conditions of the project approval granted to LAND-2021-00773 shall adhere to all elements of the original proposal with exception to the modifications proposed in this administrative modification.

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Cindy Wellborn, Senior Engineer

Phone: 425-556-2495

Email: cwellborn@redmond.gov

- a. **LAND-2021-00773.** The conditions of the project approval granted to LAND-2021-00773 shall adhere to all elements of the original proposal with exception to the modifications proposed in this administrative modification.

3. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

- a. **LAND-2021-00773.** The conditions of the project approval granted to LAND-2021-00773 shall adhere to all elements of the original proposal with exception to the modifications proposed in this administrative modification.

4. Planning Department

Reviewer: Cameron Zapata, Senior Planner

Phone: 425-556-2411

Email: czapata@redmond.gov

- a. The project received Design Review Board approval on May 5, 2022. The following condition of approval apply:

Where inconsistencies between the floor plans and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at their meeting will prevail.

If there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presented materials and any following submitted plans, the Design Review Board and Redmond Planning staff will review and determine which design version will be followed for building permits.

- b. **LAND-2021-00773.** The conditions of the project approval granted to LAND-2021-00773 shall adhere to all elements of the original proposal with exception to the modifications of this administrative modification.

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
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RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	Critical Areas
RZC 21.64.040	Frequently Flooded Areas
RZC 21.64.050	Critical Aquifer Recharge Areas
RZC 21.64.060	Geologically Hazardous Areas
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019
Department of Ecology	Stormwater Management Manual for Western Washington (amended December 2017)

Fire

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

Planning

RZC 21.10:	Downtown
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC 21.44	Signs
RZC 21.50	Transition Area Overlay Areas
RZC Appendix 1	Critical Areas Reporting Requirements

Building

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