



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

August 12, 2020

Nick Nowotarski  
AvalonBay Communities, Inc.  
600 108<sup>th</sup> Ave NE #840  
Bellevue, WA, 98004

**Subject: Avalon Redmond Campus, LAND-2019-00658, PR-2017-00240**

Location: 15606 NE 40<sup>th</sup> Street Redmond, WA 98052

Dear Mr. Nowotarski:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal to demolish 48 units comprising five existing two (2) story multifamily and associated structures in the R-30 portion of the site, then construct a seven (7) story building with 214 units, including 204 parking stalls. 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 Type II/Site Plan Entitlement 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; and reviewed and approved by all applicable divisions of Development Services. The *Civil Drawing Checklist* can be found at <https://www.redmond.gov/DocumentCenter/View/12772/CCR-Process-and-Intake-Checklist>. 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](mailto:zlu@redmond.gov).

Additional information regarding the Coordinated Civil Review process can be found at [www.redmond.gov/DSC](http://www.redmond.gov/DSC), including:

- Development Engineering Fee Schedule: Includes review and inspection fees.
- Private Development Construction Process: Includes fees, bonds, and other information required to begin and complete construction of your project.
- Record Drawings: Includes requirements for preparing Record Drawings

**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 4 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>

Impact fee information can be found at: <https://www.redmond.gov/DocumentCenter/View/11921/Impact-Fees-Schedule-2020-PDF>

Stormwater Capital Facilities Charges can be found at: <https://www.redmond.gov/504/Development-Services-Fees> in the document *Development Engineering Fees Schedule*

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

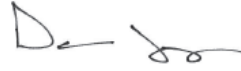
Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Andy Chow	Development Engineering Manager	425.556.2740	kachow@redmond.gov
Planning- Development Engineering/Water & Sewer	Zheng Lu	Senior Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Seethu Babu	Senior Stormwater Engineer	425.556.2472	sbabu@redmond.gov
Fire	Trung Duong	Deputy Fire Marshal	425.556.2256	tduong@redmond.gov
Planning – Development Review	Scott Reynolds	Planner	425.556.2409	sreynolds@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Scott Reynolds, Planner at 425-556-2409 or sreynolds@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Carol Helland, Director  
Department of Planning and  
Community Development



David Juarez, Director  
Public Works Department

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

**Project Name:** Avalon Redmond Campus, Type II/Site Plan Entitlement  
**Location:** 15606 NE 40<sup>th</sup> Street Redmond, WA 98052  
**Project File Number:** LAND-2019-00658, PR-2017-00240  
**Project Description:** Demolish 48 units comprised of five existing two (2) story multifamily and associated structures in the R-30 portion of the site, then construct a seven (7) story building with 214 units, including 204 parking stalls.

**Application Date:** August 7, 2019

**Notice of Application  
Date:** August 16, 2019

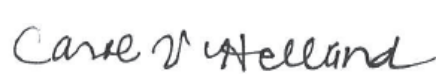
**State Environmental Policy Act**


**SEPA Threshold**

**Determination:** Determination of Non-Significance (DNS)  
**SEPA File Number:** SEPA-2019-00863  
**Date Issued:** March 3, 2020

**Technical Committee Decision**                      **Decision Date:**        **August 12, 2020**  
**Approval with Conditions**                      **Appeal Deadline:**      **August 26, 2020**

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 Scott Reynolds, Planner at 425 556-2409 or sreynolds@redmond.gov.

  
Carol Helland, Director  
Department of Planning and  
Community Development

  
David Juarez, Director  
Public Works Department

**I. Compliance with Development Regulations**

**A. Partial Development and History**

The parcel is comprised of three different zoning districts of R-30, R-12 and R-6. The original development was permitted in the late 1980's through a Special Development Permit (SDP) and Planned Unit Development (PUD) under SDP-88-5. The PUD was put into place to spread the density of the two-story garden apartments around the site to the R-12 and R-6 zone districts and the SDP to permit an onsite daycare that is still in operation.

The PUD approval process was eliminated in the early 2000's and does not exist in the current Redmond Zoning Code (RZC) today. The density adjustment of the R-12 and R-6 PUD and the active daycare use are not being impacted by the current development proposal.

The original proposal did not develop to full density allowed on the R-30 portion of the site and would have allowed for an additional 158 units.

**B. Tree Protection**

The review of the project was based on the R-30 portion of the site only. The R-30 portion of the site currently has 571 healthy trees, of which 35% (200 trees) must be retained per RZC 21.72. An exception to remove seven (7) landmarked trees was requested by the applicant with an overall tree retention of 65% (370 trees). Due to the position of the onsite trees they cannot feasibly be retained without reducing the ability to develop the site. The Planning Department determined the exception request meets the criteria in RZC 21.72.090 and grants the exception request. The landmark trees will be replaced on site at a 3:1 ratio. A total of 200 trees are required to be replanted on-site to mitigation for both landmarked and significant tree removal.

**C. Critical Areas**

The City has mapped known Critical Areas on-site, including a stream, wetland and landslide hazards. These critical areas are not located in the R-30 portion of the site or scope area of redevelopment.

**D. Affordable Housing – Alternative Compliance**

Per RZC 21.20.030.C development applications proposing 10 or more new units, including those as part of redevelopment project, shall designate at least 10% of the new housing units as affordable. The 214-unit multifamily redevelopment is required to provide 21 affordable units. The project under RZC 21.20.050 may

propose alternatives that demonstrate a result equal to or better than providing affordable housing on-site. Housing units provided through the alternative compliance method must be based on providing the same type and tenure of units as the units in the project that give rise to the requirement.

The current development consists of market rate units only as the development was built before the inclusionary housing requirements were enacted. The applicant proposes shifting the required 21 units from the redevelopment site to the pre-selected 21 existing two-story Garden units on the property. The proposal will decentralize the affordable housing units and better integrate into the existing development while still providing the same level of accessibility to neighborhood amenities. Additionally, the proposal provided a greater number of multiple bedroom units than would have otherwise been provided, larger units and closer access to open space. See Section V Code Deviations below for further analysis.

#### **E. Transportation**

This project will provide frontage improvements on 156<sup>th</sup> Avenue NE with a new 12 foot-wide shared use path (cycle track) and on NE 40<sup>th</sup> Street with a new eight (8) foot wide sidewalk separated by five foot wide planter strips along the project frontages. The project will be accessed from the existing driveways to the development and no new direct access to the arterial streets will be created.

## **II. 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.

- i. 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:** Technical review staff has completed a comprehensive review of the applicant's proposal against all adopted regulations including design and engineering standards. The proposed development is a Multifamily use at the Southeast edge of residential portion of the Overlake neighborhood. The level of development proposed is permitted for the R-30 zone and infrastructure is

available to serve the development or is conditioned to be installed prior to construction.

- ii. 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:** City Staff has reviewed the proposed development and determined it complies with the Comprehensive Plan, the Redmond Zoning Code, Redmond Municipal Code, SEPA policies and has followed the review procedures set forth in the RZC Article VI for a Type II site plan entitlement. The proposed development specifically addresses the following Comprehensive Plan goals and policies:

Goal/Policy	<i>Staff Response</i>
<b>OV-15 Encourage the use of green building techniques and low-impact development methods, such as green roofs, bioswales and rain gardens.</b>	<i>Redevelopment of the site will include participation in the Green Building Incentive program and will include a green roof. The project meets the goals of the Comprehensive Plan intent.</i>
<b>OV-68 Design buildings and sites in areas designated Multifamily Urban to have a residential character. Encourage balconies overlooking streets and courtyards.</b>	<i>Development of the site includes the addition of balconies overlooking both the street and north and south courtyards. The Design Review Board has provided direction to achieve residential character and therefore the Comprehensive Plan intent has been met.</i>



<b>OV-73 Create non-motorized connections, where feasible, as part of new residential development to support alternative commute modes and provide connections to bus routes, major parks, and between developments.</b>	<i>SE Entrance to the project is oriented towards the future Link Light Rail station and Microsoft world headquarters. The project will include new trails that connect to the internal pedestrian system and will integrate into the overall site amenities. The proposed non-motorized connections to neighboring amenities meets the Comprehensive Plan intent.</i>
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### III. Site Plan Entitlement Decision Criteria RZC 21.76.020.Y

Review and approval of a Site Plan Entitlement (SPE) is required for any public, semi-public, or private proposal for new construction or exterior modification to a building or site, including multifamily, attached dwelling units in non-single-family zones, commercial, industrial, utility construction, expansion, or exterior remodeling of structures, parking, or landscaping, where the proposed use is shown as permitted in the applicable permitted use chart.

Decision Criteria for Site Plan Entitlements are listed in RZC 21.76.020.Y.3:

a. 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 application has been reviewed by technical review staff and licensed professionals for compliance with both the State Environmental Policy Act and the RZC. The Technical Committee issued a Determination of Non-Significance on March 3, 2020.

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

**Staff Response:** The project does not include a structure with Historic Landmark Designation (RZC 21.30.040) and the proposed project scope is not subject to Landmarks and Heritage Commission review.

### IV. Green Building and Green Infrastructure Incentive Program

The Green Building and Green Infrastructure incentive program, RZC 21.08.330, provides incentives to implement green building and green infrastructure development techniques in residential developments by encouraging applicants to reduce impacts from proposed development. This section establishes a list of sustainable development techniques for which points are awarded and the incentives toward which points may be utilized. A list of sustainable development techniques and incentives requested to be utilized to support the proposal are listed in the table below.



Technique	Points Awarded –
4. Green Roof	
First 10,000 sq. feet of green roof area proposed under this program	1 point per 1,000 sq. feet of green roof area

Incentive	Points Required –
6. Density bonus	
10 percent	5

This results in the current allowed density going from 30 to 33 dwelling units per gross acre only within the redevelopment area. The project is proposing a total of 5,000 square feet in green roof.

**V. Code Deviations Granted**

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

**1. Affordable Housing**

The applicant requested approval of an alternative affordable housing compliance option that would shift the required 21 units from the redevelopment site to 21 pre-selected two-story Garden units that currently exist on the property. The proposal will decentralize the affordable housing units and better integrate them into the existing development while still providing the same level of accessibility to neighborhood amenities. Additionally, the proposal will provide a greater number multiple bedroom units than would have otherwise been provided as part of the redevelopment. The identified garden units will be larger in size and located closer to the on-site open space. The April 8, 2020 alternative compliance request meets the standards under RZC 21.20.050 and has been approved by the Technical Committee with the following conditions listed in section VII below.

**Code Authority:** RZC 21.20.050

**2. Parking**

Required parking ratios for multifamily in the R-30 zone is dependent on types of units and ranges from 1.2 - 2.0 per unit per RZC Table 21.08.140.C. The project requested a parking reduction based on the King County Right Size Parking Calculator. The project is in proximity to regional employment opportunities, the Link Light Rail stations under construction in Overlake, and other transportation modes. The Technical Committee determined that the request meets the criteria under RZC 21.40.010.D.2 and approved the project a flat residential parking ratio of 0.86 spaces per unit.

**Code Authority:** RZC 21.40.010.D

### 3. Landmarked Tree Removal

The R-30 portion of the property currently has 571 total healthy trees with a 65% retention rate. Of those trees, nine (9) are considered landmark and 562 are considered significant trees. An exception request to remove seven (7) landmarked trees was made by the applicant. The project is preserving 30% above the minimum retention rate and is accommodating engineering constraints on the site; the exception request meets the criteria in RZC 21.72.090. The March 5, 2020 tree exception letter is approved by the Technical Committee. The tree replacement requirements shall adhere to the approved landscape plan.

**Code Authority:** RZC 21.72.090.B.1.e

## VI. 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.

## 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.

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Plan Set, pages 0.00 - L8.03	06/23/2020	<i>and as conditioned herein.</i>
SEPA Checklist	02/24/2020	<i>and as conditioned by the SEPA threshold determination on 3/3/20.</i>
Architectural Elevations	05/13/2020	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	05/21/2020	<i>and as conditioned herein.</i>

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

**1. Development Engineering - Transportation and Engineering**

**Reviewer: Andy Chow, Development Engineering Manager**

**Phone: 425-556-2740**

**Email: kachow@redmond.gov**

- a. Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
- i. Easements are required as follows:
- (a) Approx. 5.42 to 10 foot wide (or to the extent of the edge of the new 12' shared path) trail easement, granted to the City of Redmond, abutting 156<sup>th</sup> Avenue NE right-of- way.
  - (b) Approx. 5.42 to 10 foot wide (or to the extent of the edge of the new shared path) sidewalk and utilities easement, granted to the City of Redmond, abutting 156<sup>th</sup> Avenue NE right-of- way.
  - (c) Approx. 4.77 to 6.88 foot wide (or to the extent of the edge of the new 8' sidewalk) sidewalk and utilities easement, granted to the City of Redmond, abutting NE 40<sup>th</sup> Street right-of- way.
  - (d) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

**Code Authority:** RZC 21.52.030.G; RMC 12.12

- b. Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on NE 40<sup>th</sup> Street and 156<sup>th</sup> Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 202 or 203. If the Pavement Condition Index (PCI) of the existing pavement is below 70 (as determined by the City's bi-annual pavement survey), the development shall be required to plane and overlay and/or reconstruct the entire half street along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751. This project will require the following improvements.

- NE 40<sup>th</sup> Street – full depth half-street arterial asphalt pavement replacement with 9 inches HMA to match existing grades from the center of 156<sup>th</sup> Avenue NE and NE 40<sup>th</sup> Street intersection to the extent of entire site driveway limits to the east.
- 156<sup>th</sup> Avenue NE – two (2) inch grind and overlay half-street or fully remove half-street arterial asphalt pavement section along the project frontage and replace with 9 inches HMA if existing pavement thickness is less than 9

inches from the center of 156<sup>th</sup> Avenue NE and NE 40<sup>th</sup> Street intersection to the extent of entire site driveway limits to the north.

**Code Authority:** RMC 12.08; RZC Appendix 2; Redmond Standard Specifications & Details

**c. Street Frontage Improvements**

i. The frontage along NE 40<sup>th</sup> Street must meet current City Standards which include asphalt paving minimum of 33.5 feet from the farthest edge of second westbound travel lane (near the roadway centerline) to face of existing curb with appropriate tapers, type A-1 concrete curb and gutter, 5 foot wide planter strips from the back of existing curb, 8 foot wide concrete sidewalk, storm drainage, street lights, street trees with structural soils per COR SD907, street signs and underground utilities including power and telecommunications except for hi-voltage transmission power lines. The minimum pavement section for the streets shall consist of:

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

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

ii. The frontage along 156<sup>th</sup> Avenue NE must meet current City Standards which include asphalt paving minimum 34.9 feet from the farthest edge of southbound left-turn lane (near the roadway centerline) to face of existing curb with appropriate tapers, type A-1 concrete curb and gutter, 5 foot wide planter strips from the back of existing curb, 12 foot wide concrete shared use path (cycle track), storm drainage, street lights, street trees with structural soils per COR SD907, street signs and underground utilities including power and telecommunications except for hi-voltage transmission power lines. The minimum pavement section for the streets shall consist of:

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

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

iii. The frontage along private driveway must meet current City Standards which include asphalt paving minimum. 24 feet with no physical obstruction, standard concrete barrier curb or Type A-1 vertical curb and gutter, 5 foot wide planter strips, 5 foot wide concrete sidewalks, storm drainage, and lighting. The minimum pavement section for the streets shall consist of:

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

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

iv. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersections of 156<sup>th</sup> Avenue NE and NE 40<sup>th</sup> Street; site driveway and NE 40<sup>th</sup> Street; and site driveway and 156<sup>th</sup> Avenue NE, and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways. The following locations are required for ADA curb ramps for this project.

- NE corner of 156<sup>th</sup> Avenue NE and NE 40<sup>th</sup> Street intersection – Remove and replace one 8 feet wide ADA ramp crossing 156<sup>th</sup> Avenue NE and one 12 feet wide ADA ramp crossing NE 40<sup>th</sup> Street.
- Site driveway at NE 40<sup>th</sup> Street – Remove and replace two existing curb ramps one on each side of the driveway.
- Site driveway at 156<sup>th</sup> Avenue NE – Remove the existing south curb ramp with one 10 feet wide ADA ramp crossing the driveway and one 5 feet wide ADA ramp connecting to existing walk path into the site.

**Code Authority:** RCW 35.68.075; RZC 21-A.21.a

v. At the intersection of 156<sup>th</sup> Avenue NE and NE 40<sup>th</sup> Street, a traffic signal system modification may be required per City of Redmond Standards. Signal plans are required for all traffic signals being modified or constructed. The plans shall be prepared in accordance with Section 8-20 and 9-29 of the WSDOT Standard Specifications as supplemented and modified by the City of Redmond. Potholing and utility locates are required prior to signal design. The project engineer shall arrange for potholing and utility locates, and then contact Paul Cho, Transportation Operations, at (425) 556-2751 at least 48 hours in advance of installation to verify the layout.

**Code Authority:** RZC 21.52.030.F

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

**Code Authority:** RZC 21.52.030.F, RZC Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

**d. Access Improvements**

- i. The type and location of the proposed site accesses are approved as shown on the Avalon Redmond Campus site plan prepared by KPFF dated on June 22, 2020.

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

- ii. Direct access to 156<sup>th</sup> Avenue NE and NE 40<sup>th</sup> Street other than using existing driveway locations will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

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

- e. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development except for high-voltage transmission power lines. All new utilities serving the development shall be placed underground.

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

- f. **Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Hidemi Tsuru, Transportation Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at: <https://www.redmond.gov/DocumentCenter/View/424/Illumination-Design-Manual-PDF>. Luminaire poles shall be offset from existing and proposed trees per the City's Illumination Design Manual and the lighting analysis shall be revised to incorporate City comments provided during previous submittal reviews.

**Code Authority:** RZC 21.52.030.F, RZC Appendix 2

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

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

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

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

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

**Reviewer: Zheng Lu, Senior Engineer**

**Phone: 425-556-2844**

**Email: zlu@redmond.gov**

- a. Water Service.** Water service shall require a developer extension of the City of Redmond water system as follows:
- Replace about 140 linear feet of 8” water main with a 12” DI water main through the ally in north side of the proposed building.
  - Install a new 4” residential water meter; one new fire hydrant and 6” fire line (for building sprinkler) from new 12” water main.
  - A new irrigation water meter may be required.
  - Install a new fire hydrant from the existing 12” water east of the proposed building.
  - Install two new fire hydrants from the existing 16” DI water main along NE 156<sup>th</sup> Avenue.
  - Abandonment of the existing water main; water service; fire hydrant per City of Redmond Design Requirements.
  - The existing water easement does not meet City of Redmond Design



Requirements. A new water main easement shall be recorded, and the existing water easement may need to be vacated.

**Code Authority:** RZC 21.74.020.D, RZC 21.17.010

- b. Sewer Service.** Sewer service shall require a developer extension of the City of Redmond sewer system as follows:
- Construct 65 linear feet of 8” PVC sewer main along the ally east of the proposed building. A 48” standard sewer manhole will be constructed in the end of the sewer main.
  - Install two 8” side sewer from the manholes on the existing and new 8” sewer main.
  - A New sewer main easement shall be created and documented for new sewer main extension.
  - Abandon about 255 linear feet of the existing 8” sewer main with two manholes.
  - The developer is responsible to replace and upsize about 1168 linear feet of the existing 8” sewer main to 10” sewer main pipe. The downstream sewer main is located north of the development. The beginning manhole is 3G2SMH742 and the end manhole is 3G2SMH758.

**Code Authority:** RZC 21.74.020.D, RZC 21.17.010

- 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.

**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 sale of water and side sewer permits.

**Code Authority:** RMC 13.08

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

**Reviewer: Seethu Babu, Senior Stormwater Engineer**

**Phone: 425-556-2472**

**Email: sbabu@redmond.gov**

**a. Water Quantity Control:**

- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a privately maintained vault.
- ii. Provide for overflow routes through the site for the 100-year storm.

**Code Authority:** RZC 21.74.020.D; RMC 15.24.080.9

**b. Water Quality Control**

- i. Enhanced water quality treatment shall be provided in a privately maintained BioClean-Modular Wetland System or approved equal. Treatment is required for the 6-month, 24-hour return period storm.

**Code Authority:** RZC 21.74.020.D; RMC 15.24.080.8

- c. Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded offsite easements shall be provided to the Development Engineering Division. The public stormwater easement shall not overlap with the sidewalk and utility easement and other private easements.

**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.

**Code Authority:** RZC 21.54.010.D & .E, RZC Appendix 3

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

**Code Authority:** 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 an approved Wet Weather Plan.

**Code Authority:** RMC 15.24.080

- g. **Landscaping.** All new landscaped areas within the project site are required to have compost amended soils. See City of Redmond Standard Detail 632 for requirements.

**Code Authority:** RZC 21.32

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

**Code Authority:** Department of Ecology Rule

- i. **Citywide Capital Facilities Charge:** A Citywide Capital Facilities Charge applies to this project. Please see the Development Engineering Fee Schedule for current fee information.

**Code Authority:** RMC 13.20.040

#### 4. Fire Department

**Reviewer: Trung Duong, Deputy Fire Marshal**

**Phone: 425-556-2256**

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

The current submittal for LAND-2016-00238 is generally adequate for 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. **General Requirements**

- i. Size and location of Knox Key Box(es) will be determined during review of the building permit plans.
- ii. Address for the building will be assigned during the CCR review process.

##### b. **Fire Protection/Standpipe**

- i. The Type IA parking garage and Type VA apartments shall be fully sprinklered

in accordance with NFPA 13 and RFD Standard 5.00. The parking garage shall be equipped with quick-response sprinklers in accordance with Section 5.3.4.6 (B) of RFD Standard 5.00.

- ii. Canopies greater than 4 feet that are associated with occupancies where combustibles are stored, handled or used shall be provided with sprinkler protection in accordance with Section 5.3.4.6 (A)(b) of RFD Standard 5.00.
- iii. The Type IA parking garage and Type VA apartments shall be provided with a Class I standpipe system in accordance with NFPA 14 and RFD Standard 4.00. Additional standpipe outlet locations may be required to provide access to elevated courtyards and parking garage drive aisles and will be determined during the review of the building permit.

**c. Fire Code Permits**

- i. A separate Fire Installation Permit is required for the following:
  - 1. Smoke Control Permit for pressurized stairways as required by WSBC 51-50 amendment to IBC 504.4.1 to be designed and installed in accordance with IBC 909.20. Application for the Smoke Control Permit shall be made at the same time as the building permit application. The Phase I submittal for the Smoke Control Permit shall consist of a Conceptual Smoke Control Design Report for the building.
  - 2. To operate a place of assembly with 50 or more occupants. Include a seating plan of all assembly areas specifying maximum occupant load for review and approval along with the permit application.
  - 3. Flammable/Combustible liquids associated with the 260-gallon diesel belly tank for generator located adjacent to the building. Include plans and sections showing location of tank, fill connection, supply and return piping, termination of tank vents and manufacturer's specifications for all equipment. Fuel tank shall be UL 142 or UL 2085 listed. All fuel supply and return lines shall be provided with secondary containment in accordance with RMC 15.06.013.48.
  - 4. An approved Emergency Responder Radio system shall be provided per RFD Standard 18.00

**Code Authority:** RMC 15.06; RZC Appendix 2, RFD Standards, RFDD&CG

**5. Planning Department**

**Reviewer: Scott Reynolds, Planner**

**Phone: 425-556-2409**

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

- a. **Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090 and Standard Detail 907. The minimum size at installation is 2 ½ inch caliper with CU-Structural Soil.

Street	Species	Spacing
NE 40 <sup>th</sup> Street	Red Oak	35 Feet OC
156 <sup>th</sup> Avenue NE	Palisade American Hornbeam	25 Feet OC

**Code Authority:** RZC 21.32.090 & Standard Detail 907

**Condition Applies:** Civil Construction

- b. **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. A map of all retained trees shall be shown and recorded at the time of final plat.

**Code Authority:** RZC 21.72.060.D

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

**Code Authority:** RZC 21.32

- d. **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

- e. **Green Infrastructure Incentive Program.** As part of the project, the following Techniques and incentives have been approved by the Technical Committee

Techniques	
4. Green Roof	1 point per 1,000 square feet of green roof area up to 10,000 Square feet. 5,000 square feet proposed for 5 points.

The project has chosen to use the 10% density bonus for the project. Per RZC Table 21.08.140A and calculating the bonus off the area of redevelopment, the project is permitted eight (8) additional units over the allowed maximum density.

**Code Authority:** RZC 21.67.050

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

- f. 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 Coordinated Civil Review.

**Code Authority:** RZC 21.38.020.F

- g. Impact Fees.** For the Purpose of Impacts, the use assigned for this project have been determined as 214 units classified as multifamily. The following demolished 48 units classified as multifamily may be credited for proposed structure during impact fee calculation. 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

- h. Parking.** An alternate minimum parking requirement has been approved for multifamily residential of 0.86 per dwelling unit with a Transportation Management Plan (TMP) required. The final numbers shall be shown at the time of building permit for conformation with right sized parking calculator.

**Code Authority:** RZC 21.40.010.D

**Condition Applies:** Building Permit

- i. Bonds.** Bonds for Landscaping, Tree Preservation and Tree Replacement 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 21.76.090.F

- j. Affordable Housing.** Avalon Redmond Campus shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050. An agreement in a form approved by the City must be recorded with the King County Department of

Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements with approval of the alternative housing compliance documented under deviation above. Applicant shall initiate contract by contacting a member of the Housing and Human Services staff. The approval conditions of alternative housing compliance are:

- Any redevelopment of the site that seeks to eliminate the structures for the alternative compliance that has been designated for the affordable housing shall preserve the same unit mix as part of the redevelopment in addition to any other inclusionary requirements.
- Alternative compliance Garden unit apartments shall be updated to the same interior and finishes as the proposed midrise units and completed prior to Temporary Certificate of Occupancy (TCO) and Certificate of Occupancy (CO) of the new midrise.

**Code Authority:** RZC 21.20.050

**Condition Applies:** Building Permit

- k. Inadvertent Discovery Plan** – A laminated copy of the City of Redmond Inadvertent Discovery Plan shall be required to be maintained at the project location at all times during respective construction. All project proponents and contractors will be made aware of the plan's location, purpose, and relevance, consistent with Federal and State laws regarding the protection, preservation, and response to cultural resources.

**Code Authority:** RZC 21.30.070.D

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

- l. Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public 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:** Comprehensive Plan TR-19

- m. DRB Approval:** The Design Review Board approved the proposed project at their May 21, 2020, meeting. Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board's conditions of approval are:

- 1) Update the south and west rooflines, the white volumes look to refine the cornice and raising massing up to the limit with final verification from staff.
- 2) Update the west elevation connection between the two blue volumes with final verification from staff.

This approval is also subject to the standard conditions as drafted in the staff memo. The standard conditions are as follows:

- 3) 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 meetings will prevail.
- 4) If, after this Design Review Board Approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation materials, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Building Permits.

**Code Authority:** RZC 21.60

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

- n. King County SEPA Comment:** For any project updates or changes, please contact Metro via email at [Construction.Coord@kingcounty.gov](mailto:Construction.Coord@kingcounty.gov), [plansreview@kingcounty.gov](mailto:plansreview@kingcounty.gov), Jacob Armstrong at [jarmstrong@kingcounty.gov](mailto:jarmstrong@kingcounty.gov), and Liz Gotterer at [Liz.Gotterer@kingcounty.gov](mailto:Liz.Gotterer@kingcounty.gov). Refer to <https://www.kingcounty.gov/transportation/kcdot/MetroTransit/Construction.aspx> for more information.

**6. Potholing**

**Reviewer:** Zheng Lu and Seethu Babu, Senior Engineer

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All existing utilities at the location of the proposed water/sewer mains, storm, soil nail, traffic signal 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, water and storm facilities may be necessary to avoid conflict with existing utilities.

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

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

## **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, July 2015
City of Redmond	Standard Specifications and Details (current edition)

**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)
City of Redmond	Design Requirements: Water and Wastewater System Extensions - January 2012.

**Stormwater/Clearing and Grading**

RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	Critical Areas
RZC 21.64.040	Frequently Flooded Areas
RZC 21.64.050	Critical Aquifer Recharge Areas
RZC 21.64.060	Geologically Hazardous Areas
City of Redmond	Standard Specifications and Details (current edition)
City of Redmond	Stormwater Technical Notebook, Issue 7A, March 1, 2017
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 21.12	Overlake
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 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