



Technical Committee
Facebook Genesis X Connection Administrative Modification Type II Notice of Decision
Transmittal Letter

August 22, 2022

Bart Balko
Coughlin Porter Lundeen
801 Second Avenue Suite 900
Seattle, WA 98104

Subject: Facebook Genesis X Connection, LAND-2021-01037, PR -2022-00058

Location: 10301 and 10525 Willows Road NE, Redmond, WA 98052, Parcel No. 9428100010 and 3426059037

Dear Mr. Balko:

The City of Redmond Technical Committee has reviewed and approved the above-referenced proposal to construct pedestrian pathways, pedestrian scaled lighting, retaining walls, and a footbridge over a Class IV stream. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section IX) for this project.

NEXT STEPS

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

Clear and Grade (CGP) 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 ***Clear and Grade Permit Checklist*** and the Notice of Decision Conditions of Approval; the drawings must be reviewed and approved by all applicable divisions of Development Services. The ***Clear and Grade Permit Checklist*** can be found on the City's website. For information regarding a Clear and Grade Permit, please contact Development Engineering at 425.556.2876 or DevelopmentEngineering@redmond.gov. You can also contact Jody Conyers, who is the Sr. Stormwater Engineer and CGP Project Lead, at 425.556.2468 or jconyers@redmond.gov.

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

City Hall

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

Building Permit Review Process. You 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.

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>.

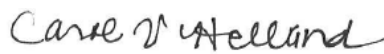
Fees: Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

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.

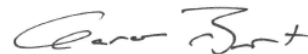
Department-Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Peter Lau	Senior Transportation Engineer	425.556.2715	plau@redmond.gov
Planning- Development Engineering/Water & Sewer	Zheng Lu	Senior Utility Engineer	425.556.2844	zlu@redmond.gov
Planning- Development 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 L. Bert, Director
Public Works Department

Technical Committee Administrative Modification Type II
Notice of Decision

Project Name: Facebook Genesis X Connection Administrative Modification Type II

Location: 10301 and 10525 Willows Road NE, Redmond, WA 98052

Parcels: 3426059037 and 9428100010


Project File Number: LAND-2021-01037, PR-2022-00058

Project Description: Construction of two pedestrian pathways, pedestrian scaled lighting, retaining walls, and a footbridge to cross over a Class IV stream.


Technical Committee Decision
Approval with Conditions

Decision Date: August 22, 2022
Appeal Deadline: September 6, 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 L. 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** makes the final decision to approve, approve with conditions, or deny the application: LAND-2021-01037, Administrative Modification.

Key Dates

Application/Completeness Date: March 8, 2022

Date SEPA Determination of Non-Significance Issued: June 29, 2022

SEPA Appeal Deadline: July 14, 2022

Technical Committee Recommendation: August 8, 2022

I. Proposal Summary

The project proposes a new 580 feet of pedestrian paths. The west path (414-feet) is located entirely outside of the four class IV streams and their associated 25-foot-wide buffers as well as two Category IV wetlands and their associated buffers. The southern path is approximately 166 feet long and will include a footbridge over the Class IV stream. Both paths will include pedestrian scaled lighting.

II. Site Description and Context

The project site is located in the Willows/ Rose Hill neighborhood in the Business Park zone and includes two parcels, totaling 16.76 acres in size. The northern parcel, Genesis, includes a three story, 95,941 square foot office building, surrounded by surface parking and a forested area to the west. The south parcel is the site of Building X which is currently under construction and will include a five story 350,000 square foot office building. The four class IV streams (with 25-foot-wide stream buffers) are located on the west side of the site. The path on the east side of the building will cross over the class IV stream on the Building X site. Category IV wetlands encroach onto the west side of the project site. However, the scope of work is proposed in the developed portion of the site and does not encroach into the wetland nor its 40-foot-wide buffer.

Adjacent	Existing Land Use	Zone
North	Office	Business Park
South	Office	Business Park
East	Golf Course	Urban Recreation
West	Undeveloped	Business Park

III. Site Requirements

The site is located within the Business Park zone. The intent of the Business Park zone is to provide areas to locate research and development, software development, advanced technology industries, wholesale businesses, manufacturing businesses with largely indoor operations, offices associated with these uses, and uses that require large floor plates such as major medical facilities. The site requirements listed in (RZC 21.14.030) for this district are:

Requirement	Requirement	Proposed
Minimum Lot Frontage:	30 feet	No change
Front Setback:	30 feet	No change
Side/Interior Setback:	40 feet	No change
Rear Setback:	20 feet	No change
Maximum Impervious Surface Area:	60 percent	40 percent

IV. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

A. Notice of Application:

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 Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) was issued for this project on June 29, 2022 (SEPA-2022-00162).

VI. Compliance with Development Regulations

A. Landscaping

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

Finding:

The proposal, as submitted, satisfies the intent of RZC 21.32. Landscaping has been provided throughout the project and includes native species to promote the wildlife habitat and reduce the visual impacts of impervious surface. In summary, the requirements of RZC 21.32 have been 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 for RZC 21.72. Trees within the limits of construction were observed and a report by Certified Arborist, Todd Beals, was provided dated June 5, 2022. Sitewide, 886 significant trees were identified on site which includes 31 landmark trees. Within the limits of construction, 18 significant trees were identified, including one landmark tree. Of the 18 trees, eight trees are proposed to be impacted, as the trails will encroach within the driplines of the trees. The Building X site was previously approved with a retention of 248 significant trees out of 496 significant trees, for a total of 50 percent retained trees. The proposed pathways are proposed to impact two trees on the Building X site, for an updated tree retention of 246 significant trees or 49.6 percent. The Genesis site includes 644 significant trees, where six trees are proposed to be impacted for a retention of 638 significant trees or 99 percent. Project sitewide, 878 significant trees are proposed for retention or 99 percent are proposed to be retained, which exceeds the 35 percent minimum retention requirement.

The applicant is required to provide replacement trees to the trees impacted. Eight significant trees are proposed to be impacted, as the trail encroaches into the dripline of the trees. Replacement trees are recommended for each impacted tree at a ratio of 1:1, therefore eight replacement trees are required. Eight 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 streams and wetlands as critical areas. Class IV streams require a 25-foot-wide buffer and Category IV wetlands require a 50-foot wide buffer. Trails and footbridges are permitted to encroach

within the buffers so long as it is constructed of permeable materials, designed to minimize impact on the stream system and is a maximum of six feet in width.

Finding:

RZC 21.64 Critical Areas has been satisfied. A critical areas report was prepared and completed on May 25, 2022 by Talasaea Consultants, Inc. The report determined that there are four Class IV streams and three Category IV wetlands.

Streams: All streams within the project site are Class IV streams, all of which require a 25-foot wide stream buffer from the ordinary high water mark (OHWM). Streams 2, 3 and 4 are located on the north project parcel where the proposed pedestrian paths do not encroach into the stream buffers. Stream 1 is located on the south parcel on the Building X site and its associated buffer encroaches onto the north project parcel. The pedestrian path crosses the buffer, and the footbridge will cross the stream. The pedestrian path will be constructed of permeable materials with a width of five feet and meets the criteria for trails within a stream buffer. A Hydraulic Project Approval (HPA) permit was obtained as part of the Building X project and has been modified to include this scope of work to cross the Class IV stream. Approximately 167 square feet of stream buffer will be permanently impacted, where 1,025 square feet of adjacent land will be restored and enhanced with native trees and shrubs.

Wetlands: All four wetlands are considered Category IV wetlands which require buffers 50-feet wide. The proposed pedestrian paths do not encroach into the wetlands or their associated buffers. In summary, the proposal meets the requirements of RZC 21.64.

D. Transportation

RZC 21.17.010.F.1.d requires that a project provide adequate public improvements such as streets, sidewalks, and trails to support the use.

Finding:

RZC 21.17.010.F.1.d. has been satisfied. The proposal includes construction of three pedestrian pathways between the properties at 10301 Willows Road NE and 10525 Willows Road NE. Pedestrian scale lighting will be installed along the pathways. A short retaining wall will also be installed adjacent to a portion of the pathway. The path will include a small pedestrian bridge when crossing a Class IV stream. These improvements are all within private property.

E. Stormwater

Redmond Municipal Code (RMC 15.24) and the 2019 Stormwater Technical Notebook (STN) requires that projects meet the applicable Minimum Requirements based on threshold requirements. Redmond Zoning Code (RZC

21.17.010.E) and (RZC 21.74.020) requires that all projects shall be served by an adequate surface water management system.

Finding: Stormwater detention is not required for this project. The projects falls below the secondary threshold requiring runoff treatment. Minimum requirement 1-5 will be satisfied in accordance with the City of Redmond's Municipal Code and the Washington State Department of Ecology Manual. The project shall employ On-site Stormwater Management Best Management Practices to disperse stormwater runoff onsite.

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: Facebook Genesis X Connection proposal includes approximately 580 lineal feet of pedestrian pathways which includes a foot bridge over a Class IV stream in the Business Park zone in the Willows/ Rose Hill neighborhood. These improvements are accessory to the existing office building and the office building currently under construction. Per RZC Table 21.14.030C, office is an allowed use. The level of development preserved for this zone is determined by RZC Table 21.14.030B, with which the project complies. This project will not require utility or 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>
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.	<i>The scope of work includes the addition of a total 580 feet of pedestrian pathways and a footbridge over a Class IV stream. The pedestrian paths have been located to minimize the size of the impacts. Approximately 167 square feet of stream buffer will be permanently impacted, where 1,025 square feet of adjacent land will be restored and enhanced with native trees and shrubs.</i>
N-WC-C-7 Critical wildlife habitat throughout the Willows/ Rosehill Neighborhood shall be protected.	<i>The pedestrian path on the west side of the project site is located in a developed area. The path located at the center of the site and crosses over the Class IV stream has been located to minimize the size of the impacts in the stream buffer and stream. Approximately 167 square feet of stream buffer will be permanently impacted. The impacts will be mitigated by restoring and enhancing 1,025 square feet of adjacent land with native trees and shrubs</i>
EV-10 Allow, as permitted accessory uses, support uses, such as childcare, workout facilities, or restaurants in office and other commercial buildings.	<i>The pedestrian paths are accessory to the existing office buildings. The paths will connect the two office spaces.</i>
NE-22 Allow modification of critical areas where they have low ecological value and the function and values will be fully replaced. Avoid land uses and developments that are incompatible with environmentally critical areas.	<i>No structures are proposed as a part of this proposal, only the construction of two pedestrian paths and a footbridge crossing over a Class IV stream. The pedestrian paths and footbridge within the 25-foot wide stream buffer is allowed per RZC 21.64.020.B.9. Approximately 167 square feet of stream buffer will be</i>

	<i>permanently impacted, where 1,025 square feet of adjacent land will be restored and enhanced with native trees and shrubs</i>
NE-85 Use bridges as the preferred method of crossing a watercourse that has habitat suitable for fish use or may be rehabilitated for fish use in the future. Prohibit the use of culverts where a fish barrier would result. Consider allowing culvert systems that would provide stream beds similar to natural channels where loss of habitat would not be significant and the cost of a bridge does not justify its benefits to fish passage, flood control, or other resources. Design bridges to allow for small animal migration under the bridge most of the time. Remove fish barriers where an existing fish barrier exists.	<i>The existing Class IV stream is not a fish bearing stream. A footbridge has been proposed to cross the Class IV stream to protect and maintain the ecological benefits of the stream.</i>
NE-112 Preserve the natural environment and Redmond’s forested appearance.	<i>The 16.76-acre site includes wooded areas throughout the site. The pedestrian paths have been located to minimize the size of the impacts. Approximately 167 square feet of stream buffer will be permanently impacted, where 1,025 square feet of adjacent land will be restored and enhanced with native trees and shrubs.</i>

VIII. Vesting/Approval Expiration

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

IX. Conditions of Approval

A. Site Specific Conditions of Approval

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

Item	Date Received	Notes
Plan Set	6/10/2022	<i>and as conditioned herein.</i>
SEPA Checklist	6/10/2022	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 6/30/2022.</i>
Conceptual Landscaping Plan	6/10/2022	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	6/10/2022	<i>and as conditioned herein.</i>
Conceptual Stream Mitigation Plan	6/10/2022	<i>and as conditioned herein.</i>

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

1. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Jody Conyers, Stormwater Engineer

Phone: 425-556-2468

Email: jconyers@redmond.gov

a. 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

b. 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

2. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2021-01037 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 – Compliant emergency response shall be in place during construction.
- b. Change or Modification – Contact Redmond Fire Prevention for any unforeseen impacts to site access for Building X.

Code Authority: RMC 15.06; RZC Appendix 2, Redmond Fire Department Standards and Redmond Standard Specifications and Details

3. Planning Department

Reviewer: Cameron Zapata, Senior Planner

Phone: 425-556-2411

Email: czapata@redmond.gov

a. **Impacted Trees.** Construction activities taking place within the five-foot setback of the driplines of trees 1579 to 1582, 1588, 1610, 10766, and 10837 shall be supervised by an ISA certified arborist.

1. Excavation at a depth of three to four inches along the west side of trees 1579 to 1582, 1588, and 1610 shall be completed using an air-knife under the supervision of the site ISA certified arborist.

2. Columns of the footbridge will be installed within five to 15 feet of trees 10766 and 10837. Excavation of these columns shall be completed using an air knife with the supervision of the site ISA certified arborist.

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.

Code Authority: RZC 21.72.060.D

c. **Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process. The total number of significant trees shall be updated and consistent throughout the document.

Code Authority: RZC 21.32

d. **Enhancement Mitigation Plan.** All required enhancement and mitigation must be shown on the civil drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report.

Code Authority: RZC Appendix 1

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

Code Authority: RZC 21.64.010.P

- f. **Final Critical Areas Report.** A final Critical Areas Report must be submitted with the civil construction drawings. All required enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report. If report is greater than two years old at time of CCRs, an updated report shall be submitted.

Code Authority: RZC Appendix 1, Section G.2

- g. **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

- h. **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

- i. **Archeological and Historical Preservation:** An Inadvertent Discovery Plan shall be employed.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- j. **Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-date and visible at all times. The assigned city planner

shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

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

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

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

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 21.64.060	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 2, 2019
Department of Ecology	Stormwater Management Manual for Western Washington (amended December 2017)

Fire

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

Planning

RZC 21.14	Business Park, Manufacturing & Industry
RZC 21.32	Landscaping and Tree Protection
RMC 6.36	Noise Standards
RZC 21.64	Critical Areas
RZC 21.44	Signs
RZC Appendix 1	Critical Areas Reporting Requirements

Building

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