



Technical Committee  
Redmond 87 Site Plan Entitlement Type II Notice of Decision  
Transmittal Letter

October 11, 2022

Kevin Sokoloski  
Group Architecture  
1735 Westlake Avenue N, Suite 200  
Seattle, WA 98109

**Subject: Redmond 87, LAND-2021-00689, PR-2021-00570**

Location: 16101 NE 87<sup>th</sup> Steet, Redmond, WA 98052, Parcel No. 0225059213

Dear Mr. Sokoloski:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal for the construction of one five-story mixed use structure with 134 dwelling units and approximately 7,900 square feet of commercial space over two levels of semi-subterranean parking. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see [Section X]) 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; the drawings must be reviewed and approved by all applicable divisions of Development Services. The ***Civil Drawing Checklist*** can be found on the City's website. A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Min Luo at 425.556.2881 or [mluo@redmond.gov](mailto:mluo@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. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City’s website at: <https://www.redmond.gov/898/Development-Services>.

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

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

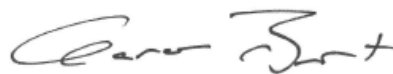
Department- Division	Contact	Title	Phone	Email
Planning and Community Development (PCD) - Development Engineering/ Transportation & Engineering	Min Luo	Senior Engineer	425.556.2881	mluo@redmond.gov
PCD/Water & Sewer	Zheng Lu	Senior Engineer	425.556.2844	zlu@redmond.gov
PCD/Stormwater, Clearing & Grading	Abe Santos	Engineering Supervisor	425.556.2484	asantos@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
PCD 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 Site Plan Entitlement Type II**  
**Notice of Decision**

**Project Name:** Redmond 87 Site Plan Entitlement Type II

**Location:** 16101 NE 87<sup>th</sup> Street, Redmond, WA 98052

**Project File Number:** LAND-2021-00689, PR-2021-00570

**Project Description:** The construction of one five-story mixed use structure with 134 dwelling units and approximately 7,900 square feet of commercial space over two levels of semi-subterranean parking.

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

**Decision Date:** October 11, 2022  
**Appeal Deadline:** October 25, 2022

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at <https://www.redmond.gov/913/Request-for-Reconsideration-or-Appeal>. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Cameron Zapata, Senior Planner at 425 556-2411 or [czapata@redmond.gov](mailto:czapata@redmond.gov).



Carol Helland, Director  
Department of Planning and  
Community Development



Aaron Bert, Director  
Public Works Department

**Project Review Authority and Procedures**

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, the **Technical Committee** make the final decision to approve, approve with conditions, or deny the application: LAND-2021-00689, Site Plan Entitlement Type II.

**Key Dates**

Application/Completeness Date: September 1, 2021

Notice of Application: September 15, 2021

Date SEPA Determination of Non-Significance Issued: August 17, 2022

SEPA Appeal Deadline: September 16, 2022

Technical Committee Recommendation: September 14, 2022

**I. Proposal Summary**

The proposal consists of the development of a 1.06-acre site with the construction of one five-story mixed use structure. The project includes 134 dwelling units, where 10-percent of the dwelling units will be affordable. The structure will sit on one level of below grade parking and will include at-grade parking wrapped with approximately 7,900 square feet of general sales and services use space.

**II. Site Description and Context**

The project site is located in the Town Square (TSQ) zone in Downtown Redmond, where it is intended as an area for the densest employment and residential uses in the Downtown neighborhood, but also provides for supporting retail, service, and entertainment uses located within walking distance of each other.

The site is currently developed with a one-story, 15,000 square foot structure, occupied by the Friends of Youth and is surrounded by surface level parking. The west of the site is being developed as a two six-story mixed-use structures with 280 dwelling units and 49,000 square feet of office space for the Together Center which is currently under construction. To the south is an existing two-story retail structure surrounded by surface parking. A vacant one-story retail structure with surface parking is located to the west. A one-story multi-tenant retail space is located to north with associated surface parking. The site is generally flat and is located within a Critical Aquifer Recharge Area (CARA) I with no other critical areas existing on the site.

Adjacent	Existing Land Use	Zone
North	Retail	TSQ
South	Retail	TSQ
East	New development approved for mixed-use	TSQ
West	Vacant	TSQ

**III. Site Requirements**

The site is located within the Town Square zone. The intent of the Town Square zone is to provide for significant residential growth, as well as opportunities for growth in

professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. The site requirements listed in (RZC 21.10.080) for this district are:

Requirement	Requirement	Proposed
Front Setback:	2-feet	2-feet
Side/Interior Setback:	0-feet	0-feet
Rear Setback:	0-feet	0-feet
Maximum Lot Coverage (for structures):	100-percent	100-percent
Minimum Open Space:	20-percent	21-percent
Maximum Height of Structures:	5 stories	5 stories
Maximum FAR	1.25	0.17

#### IV. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

##### A. Notice of Application:

The Notice of Application for this proposal was published on September 15, 2021. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. A notice was also mailed to property owners within 500 feet of the site.

Public Input: During the Notice of Application public comment period and throughout the project review, the City received one written comment.

The comments expressed the following concerns or requests for consideration and staff has included responses below:

1. Concerns that the project will demolish the Friends of Youth drop-in site and shelter and it will make access to counselors and other social services for teens more difficult.

**Staff Response:** Prior to the demolition of the Together Center, staff from the Center worked directly with their tenants, including Friends of Youth, to determine their needs and to include spaces for them in the new Together Center Campus (east of the Redmond 87 site) to the greatest extent practicable. Tenants who could reach agreement with the Together Center would be able to continue their leases once the construction of the new buildings are finalized. For those tenants who chose to continue leasing space

in the Together Center, accommodations were made for them to temporarily relocate throughout the community until they are able to occupy the new spaces created for them within the redeveloped Together Center Campus.

The Together Center was unable to accommodate the expanded programming needs desired by Friends of Youth. However, in an effort to provide bridge assistance, the Together Center agreed to relocate the shelter and day center in the Kimmel Building with a lease that runs through April of 2023. Friends of Youth has identified a new space for its day center and shelter and will move to the new location when it is ready for occupancy.

#### **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 August 17, 2022.

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

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

The Redmond Zoning Code (RZC 21.32.050.O) requires a minimum five-foot-wide planting area between all exterior walls and vehicular pages areas except at service and pedestrian accesses.

##### **Finding:**

The proposal as submitted is conditioned to satisfy the requirement of RZC 21.32.050.O. The proposal includes landscaping between all exterior walls, except at service and pedestrian accesses and maintains at least a five-foot width. Landscaping on the west elevation as shown in the landscape plan will be modified to accommodate required weather protection and the five-foot wide planting area. In summary, the requirements of 21.32 as conditioned, will be 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 conditioned satisfies the tree retention, protection and replacement requirements of RZC 21.72. The onsite trees were assessed by ISA Certified Arborist, Todd Beals, Davey Resource Group, where 43 significant trees met the definition of a significant tree. The project proposes to remove all 43 significant trees. An exception request was submitted to allow for a retention of less than 35-percent of the significant trees onsite as Strict compliance retaining a minimum of 35-percent of the significant trees on site would conflict with the increased density intended for the Townsquare zone and would result in a development inconsistent with the adopted vision of the neighborhood.

The exception request was granted on September 14, 2022. On-site tree replacement is required for removal of significant trees at a 1:1 ratio. For exceptions granted below the required minimum retention standard of 35-percent, tree replacements are required at a 3:1 ratio. A minimum of 16 significant trees are required to be retained to comply with the 35-percent tree retention. The removal of all 43 significant trees will require a total of 73 replacement trees. The Landscape Plan proposes 39 tree replacements to be installed, where a fee-in-lieu for the remaining 34 replacement trees will be paid. As conditioned, the proposal meets the tree replacement requirement.

**C. Critical Areas**

This property is in the Critical Aquifer Recharge Area I as defined by RZC 21.64.050 and as required by the Washington State Growth Management Act (RCW 36.70A.172), water quality standards for ground waters of the State of Washington (WAC 173-200) and Washington State Public Water System Standards (WAC 246-290).

**Finding:**

The Critical Area protection requirements of RZC 21.64.050 have been satisfied and the proposal has been conditioned in compliance with city codes to protect the Critical Aquifer Recharge Area. Provisions on dewatering, groundwater and wellhead protection are a requirement of this Site Plan Entitlement. The Temporary Construction Dewatering Feasibility Study estimated a maximum dewatering rate of 1,600 gallons per minute, and meets requirements of RMC 13.25, Temporary Construction Dewatering. In addition, the Feasibility Study outlines groundwater quality and level monitoring during the dewatering to measure any impacts to the

Critical Aquifer Recharge Area. The applicant will include details of the sampling by submitting a temporary dewatering plan and hazardous material mitigation plan during the coordinated civil review process. The proposal meets critical areas requirements of RZC 21.64.050.

**D. Open Space**

Per RZC 21.10.130 at least 100 square feet per residential unit of common usable open space shall be provided, up to a maximum area equivalent to 20-percent of the site. Private usable open space shall also be provided for each unit in the form of attached patio or balcony, where balconies shall meet the minimum dimensions of 5 feet by 5 feet with a minimum area of 50 feet. Balconies may be reduced to 12 square feet in area for up to 50-percent of the units when double doors are provided.

**Finding:** The project requires a minimum of 9,235 square feet of common usable open space. The project includes multiple open space areas, including a courtyard and open roof deck, where 11,832 square feet of common usable open space is provided. Balconies and patios meeting the dimensional requirements of RZC 21.10.130 are provided for 94 of the dwelling units. Juliet balconies are provided on the remaining 40 dwelling units, which does not meet the 12 square foot minimum size requirement for balconies. An in-lieu fee for each balcony not provided shall be paid. As conditioned, the requirements of RZC 21.10.130 will be met.

Open Space Type	Square Footage
Amenity Lounge	438
Courtyard	4,960
Fitness	592
Amenity Lounge (roof)	821
Roof Deck	5,020
Total	11,831 SF

**E. Affordable Housing**

Per RZC 21.20.030.C, at least 10-percent of the dwelling units must be affordable. "Affordable Rent" means a monthly housing expense, including Utilities or an applicable Utility Allowance for tenant-paid utilities, parking for a minimum of one car / or a Parking Allowance, and any expenses required by the Owner as a condition of tenancy (including but not limited to renter's insurance, pest control, and sewer system capacity charges), that is no greater than thirty percent (30%) of the monthly King County Median Income level for Eligible Households adjusted for Household Size. If a tenant pays for Utilities separately from rent, the Affordable Rent will be reduced by the amount of the applicable Utility Allowance.



**Finding:** Redmond 87 includes 134 dwelling units and will require at least 14 affordable housing units. As conditioned, the requirements of RZC 21.20 will be met.

**F. Transportation**

The Redmond Zoning Code RZC 21.10.150, RZC 21.17.010.F, RZC 21.52, RZC Appendix 2, Appendix 2A, and the City's Standard Specifications and Details require easement/right-of-way dedication and frontage improvements.

**Finding:**

The developer will construct frontage improvements along 161<sup>st</sup> Avenue NE and NE 87<sup>th</sup> Street. A new right-of-way dedication at the southeast corner of the intersection of NE 87<sup>th</sup> Street and 161<sup>st</sup> Avenue NE and a new public pedestrian access easement along the south property line will also be provided to meet the City's street/trail standards. All improvements and access point are proposed to be designed and constructed per the City's street standards, the City's Standard Specifications and Details, RZC Appendix 2 and RZC Appendix 2A. All curb ramps, pedestrian paths and sidewalks are proposed to be constructed to be ADA compliant. Streetlights are proposed to be designed and constructed per the City's Illumination Design Manual. In summary, the proposed transportation improvements meet the requirements stated in RZC 21.10.150, RZC 21.52, RZC Appendix 2, RZC Appendix 2A, and the City's Standard Specifications and Details.

**G. Stormwater**

The RMC 15.24 and the 2019 Stormwater Technical Notebook (STN) requires that projects meet minimum requirements that apply per threshold requirements.

**Finding:**

The project lies in a flow control exempt area. However, since there are downstream capacity issues, this project will provide flow control on-site to match flow control standards as listed in the STN to match existing conditions. In summary, the proposed stormwater design meets the requirements per the STN and RMC 15.24.

**H. Utilities**

RZC 21.17.010.D and 2019 City of Redmond Design Requirements requires the applicant to construct adequate public water supply and sewage system.

**Finding:**

This project includes the replacement of approximately 300 feet of city water mains along NE 87<sup>th</sup> Street and installation of three fire hydrants to meet fire flow

requirement. Both Redmond Zoning Code (RZC 21.17.010) and City of Redmond Design requirements have been satisfied.

**VII. Criteria Applicable to all Land Use Permits:**

Proposed land use actions within the City must comply with the criteria listed in RZC 21.76.070.B.3.a. These criteria are applicable to all land use permits to ensure overall consistency between proposed land use permits, applicable regulations, and the Comprehensive Plan. Staff's analysis of whether the proposal meets the decision criteria is below.

1. A proposed project's consistency with the City's development regulations shall be determined by consideration of:
  - A. The type of land use;
  - B. The level of development, such as units per acre or other measures of density;
  - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
  - D. The character of the development, such as development standards.

**Staff Response:** Redmond 87 proposes 134 dwelling units and approximately 7,900 square feet of retail space in the Town Square zone in Downtown Redmond. Under RZC Table 21.10.080C, mixed-use residential structures and general sales and services are allowed uses. The level of development prescribed for this zone is determined by the height, parking, open space, and other site standards. The project will connect and provide frontage improvements, utilities, and right-of-way dedication where necessary. The character of the proposed development is consistent with the city design standards and development standards, or has sought and received deviations allowed by the Redmond Zoning Code.

2. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
  - A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
  - B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
  - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
  - D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a. ii. B and B.3.a.ii.C of this section;

- E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

**Staff Response:** Technical Review staff have completed a thorough review of the proposed project and have determined that it complies with the Comprehensive Plan, Redmond Zoning Code, Redmond Municipal Code, and it has followed the review procedures per RZC Article VI, Review procedures for a Type II Site Plan Entitlement per RZC 21.76.050.G. All associated future building permits will be reviewed for compliance at the time of submittal against the adopted International Building and Fire Codes. A SEPA Threshold determination of Nonsignificance was issued on August 17, 2022.

The proposed development specifically addresses the following Comprehensive Plan goals and policies:

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
<b>FW-13:</b> Encourages redevelopment of properties that are under inconsistent with the Comprehensive Plan designation.	<i>The project proposes to demolish an existing one-story building, housing social services with surrounding surface parking and replaces it with a new mixed-use structure providing both new residential units and commercial space.</i>
<b>FW-17:</b> Encourage a housing supply in Redmond and nearby communities that enables more people to live closer to work, reduce commuting needs, and participate more fully in the community.	<i>Redmond 87 proposes 134 dwelling units in Downtown and is located within 0.4 miles from the Redmond Transit Center and will be ½ mile from the future light rail station to encourage use of public transit. The location is within walking distance to many amenities such as Bella Bottega shopping center, a movie theater, and several grocery stores. The site is also adjacent to general sales and service uses, for employment opportunities.</i>
<b>LU-6:</b> Encourage infill development on suitable vacant parcels and redevelopment to underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.	<i>The existing site currently includes a one-story building, approximately 15,000 square feet which is currently housing social services. The site is located approximately 0.4- miles from the Redmond Transit Center. The project proposes 134 dwelling units and 7,900 square feet of retail in a five-story mixed-use structure and will neighbor two six-story mixed-use structures which are currently under construction. West of the project site is another new construction of a five-story multifamily structure.</i>

<p><b>DT-39:</b> Encourage vertical and horizontal mixes of residential and office uses throughout mixed-use residential/ office zones.</p>	<p><i>The site currently houses a one-story commercial building with surface parking. Redmond 87 proposes one mixed-use buildings, which will include four floors of residential and one level of retail on the ground floor. The site will go from serving one use of commercial to serving residential and commercial.</i></p>
<p><b>DT-43:</b> Encourage new transit-oriented development in this zone in order to take advantage of its proximity to local and regional transit.</p>	<p><i>The project site is located 0.4 miles or an approximately 10-minute walk to the Redmond Transit Center. The mixed-use buildings will include both office use and residential. The close proximity to the Redmond Transit Center will encourage residents and employees to take advantage of the transit center.</i></p>
<p><b>FW-17:</b> Encourage a housing supply in Redmond and nearby communities that enables more people to live closer to work, reduce commuting needs, and participate more fully in the community.</p>	<p><i>-Redmond 87 proposes 134 dwelling units in Downtown and is located within 0.4 miles from the Redmond Transit Center and will be ½ mile from the future light rail station to encourage use of public transit. The location is within walking distance to many amenities such as Bella Bottega shopping center, a movie theater, and several grocery stores. The site is also adjacent to general sales and service uses, for employment opportunities.</i></p>

**VIII. Site Plan Entitlement Decision Criteria:**

1. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.

**Staff Response:** The project has been reviewed for compliance with the Redmond Zoning Code and Redmond Municipal Code. The SEPA checklist was also reviewed against the Washington Administrative Code (WAC) and a Determination of Non-significance was issued on August 17, 2022.

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

**Staff Response:** The existing structure is not a historic landmark, and the Landmark and Heritage Commission does not have authority over this project.

**IX. Code Deviations Granted**

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

1. **Tree Exception Request Granted**

An exception request was submitted to remove 43 significant trees, resulting in a retention of 0-percent, which is less than the minimum required tree retention of 35-percent. The exception request was approved by the Administrator as the proposal meets the decision criteria per RZC 21.72.090.B as strict compliance retaining a minimum of 35-percent of the significant trees on site would conflict with the increased density intended for the Townsquare zone and would result in a development inconsistent with the adopted vision of the neighborhood. The removal of all 43 significant trees will require a total of 73 replacement trees. The Landscape Plan proposes 39 tree replacements to be installed, where a fee-in-lieu for the remaining 34 replacement trees will be paid. The tree replacement in-lieu fee is currently \$500 for each significant tree and the fee is adjusted annually.

**Code Authority:** RZC 21.72.090; Ordinance No. 3090

## 2. Parking

A request to reduce the required residential parking ratio of 1.25 stalls per dwelling unit to 1.07 stalls per dwelling unit, was submitted as part of the project. RZC 21.40.010.D allows for the approval of an alternative minimum parking requirement for specific uses on specific development sites where the land use permit applicant demonstrates, through a parking study prepared by a qualified expert, that the alternative requirement will provide sufficient parking to serve the specific use without adversely impacting other uses and streets in the vicinity. A parking study prepared by Kimley Horn recommended a parking ratio of 1.07 per dwelling unit. The study considered the King County Right Size Parking calculator. The requested deviation was approved.

**Code Authority:** RZC 21.40.010

### Administrative Design Flexibilities

## 3. Trash room location

In multifamily buildings, no dwelling unit shall be more than 200 feet from the garbage and recycle enclosure. The applicant requested to allow 15 of the dwelling units to be a maximum of 240 feet from a trash collection point. The applicant has requested and received administrative design flexibility approval from the Technical Committee.

**Code Authority:** RZC 21.76.070.C

## 4. Façade modulation

Facades facing streets and interior property lines that are visible from the street, shall be modulated approximately every 40 feet to provide a minimum of 40-percent façade modulation. The north elevation will span 56'11" without the required modulation/break, and a total modulation included for the elevation of

31%. The western elevation includes a distance of 45'6" without modulation, and a total façade modulation amount of 23%. Varied modulation is still proposed but takes place at intervals that differ from code requirements. The applicant has requested and received administrative design flexibility from the Technical Committee. As the proposed elevations provide a level of modulation that meets the intent of the code via the use of decks, varied colors and materials, and changes in the building plane.

**Code Authority:** RZC 21.76.070.C

#### **5. Open space**

Residential dwelling units are required to have an attached patio or balcony meeting minimum dimensions for private open space where the balconies may be reduced to 12 square feet in area for up to 50 percent of the units when double doors are provided to the balcony. French balconies with a three-panel sliding glass door have been proposed for 40 of the dwelling units to simplify the building façade and further emphasize the massing elements. The applicant has requested and received administrative design flexibility from the Technical Committee.

**Code Authority:** RZC 21.76.070.C

#### **6. Weather protection**

Weather protection is required for buildings that are adjacent to a pedestrian walkway or sidewalk. The protection shall be at least 48-inches wide along at least 80-percent of the buildings front face. A request to provide 34-percent weather protection on the western façade and 24-percent on the north façade, where the design includes recesses with large canopies to emphasize entry points. The applicant has received administrative design flexibility from the Technical Committee for the north façade. The Technical Committee has conditioned the west façade to provide 60-percent removable weather protection from the western façade.

**Code Authority:** RZC 21.76.070.C

#### **7. Stormwater Detention Tank Clearance**

The minimum horizontal spacing between underground stormwater facilities and a structure is 5 ft minimum. The proposed detention tank design is in the south side of the proposed building just east of 161<sup>st</sup> Avenue NE. A request to reduce the horizontal spacing between the detention pipe and the building to less than the 5 ft minimum. The applicant has requested and received administrative design flexibility from the Technical Committee.

**Code Authority:** RZC 21.74.020.D

**X. Vesting/Approval Expiration**

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

**XI. Conditions of Approval**

**A. Site Specific Conditions of Approval**

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

Item	Date Received	Notes
Plan Set	8/5/2022	<i>and as conditioned herein.</i>
SEPA Checklist	8/5/2022	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 8/17/2022</i>
Architectural Elevations	8/5/2022	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	3/3/2022	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	8/5/2022	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	8/5/2022	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	8/5/2022	<i>and as conditioned herein.</i>
Stormwater Design	8/5/2022	<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: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

- a. Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing review and

finalized for recording prior to civil construction drawing approval. The existing and proposed easements and right-of-way shall be shown on the civil construction 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) A 15 feet wide public pedestrian access easement, granted to the City of Redmond on the south side of the property, as shown on the Site Plan for Redmond 87 on December 21, 2021. The clauses including a liability insurance coverage limit not less than five millions dollars ( \$5,000,000) and the maintenance and indemnity requirements stated in the City's Public Pedestrian Access easement template shall be applied to this public pedestrian access easement.
- (b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
- (c) The property owner shall maintain the trail for the life of the building consistent with City standards.

ii. Dedications for right-of-way are required as follows:

- (a) New right-of-way lines joining at the southeast corner of the intersection of NE 87<sup>th</sup> Street and NE 161<sup>st</sup> Avenue NE shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.

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

- b. Construction Restoration and Street Overlay.** If the existing pavement is damaged by utility trenching and other work on NE 87<sup>th</sup> Street and on 161<sup>st</sup> Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per the City's Standard Specifications and Details 202 or 203. The Pavement Condition Index (PCI) of the existing pavement on NE 87<sup>th</sup> Street and on 161<sup>st</sup> Avenue NE is between 55 and 69 (as determined by the City's 2019 bi-annual pavement survey), the development shall be required to perform a 2-inch grind and overlay from the right-of-way centerline to the curb line along the entire project frontages along NE 87<sup>th</sup> Street and along 161<sup>st</sup> Avenue NE as a minimum requirement, or as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Adnan Shabir at 425-556-2776 if there are any questions.



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

**c. Street Frontage Improvements**

i. The frontage improvements along NE 87<sup>th</sup> Street must meet the current City's Standards, which include asphalt paving width approximately 24 feet (including a 16 feet wide travel lane and an 8 feet wide parking lane) from the right-of-way centerline to the face of curb with appropriate tapers, type A-1 concrete curb and gutter, 4 feet wide street trees/tree wells, 8 feet wide concrete sidewalk, storm drainage, streetlights, street signs and underground utilities including power and telecommunications. If the existing pavement materials and depth do not meet the requirement of the City's Standard Specifications and Details 301, the minimum pavement section on NE 87<sup>th</sup> Street shall consist of:

- 7 inches HMA Class ½" PG 64-22
- 4 inches of 1-1/4 inches 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; RZC Appendix 2A; Redmond Standard Specifications & Details

ii. The frontage improvements along 161<sup>st</sup> Avenue NE must meet the current City's Standards, which include asphalt paving width approximately 28 feet (including a 14 feet wide travel lane, a 6 feet bike lane, and an 8 feet wide parking lane) from the right-of-way centerline to the face of curb with appropriate tapers, type A-1 concrete curb and gutter, 4 feet wide street trees/tree wells, 8 feet wide concrete sidewalks, storm drainage, streetlights, street signs and underground utilities including power and telecommunications. If the existing pavement materials and depth do not meet the requirement of the City's Standard Specifications and Details 301, the minimum pavement section on 161<sup>st</sup> Avenue NE shall consist of:

- 4 inches HMA Class ½" PG 64-22
- 5 inches HMA Class 1" PG 64-22
- 4 inches of 1-1/4 inches 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; RZC Appendix 2A; Redmond Standard Specifications & Details

- iii. The east and west shared pedestrian path must meet the current City's Standards, which includes a minimum 8 feet wide sidewalk for the Type IX Pedestrian Path stated in RZC 21.10.150 Map 10.3, storm drainage, pedestrian lighting, trees, signs, and underground utilities such as power and telecommunications.

**Code Authority:** RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC 21.10.150, RZC Appendix 2; Redmond Standard Specifications & Details

- iv. ADA ramp requirements: Curb ramps for persons with disabilities are required at intersections and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways.

- (a) Curb ramp at the southeast corner of the intersection 161<sup>st</sup> Avenue NE and NE 87<sup>th</sup> Street shall meet the ADA requirements. The existing companion ramps at the northeast corner of the intersections of 161<sup>st</sup> Avenue NE and NE 87<sup>th</sup> Street may be required to meet the ADA requirements if ADA compliant requirements are not met.

**Code Authority:** RCW 35.68.075; RZC Appendix 2-A.21.a

- v. A separate 20 -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 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

- vi. Sidewalks constructed to City standards are required at the following locations:
  - 8 feet concrete sidewalk along NE 87<sup>th</sup> Street
  - 8 feet concrete sidewalk along 161st Avenue NE
  - 8 feet concrete sidewalk along the east and west pedestrian path

**Code Authority:** RZC 21.10.150, RZC 21.17.010; RZC 21.52.050; RMC 12.12

**d. Access Improvements**

- i. The type and location of the proposed site and fire access connecting NE 87<sup>th</sup> Street is approved as shown on the Site Plan for Redmond 87 on December 21, 2021.

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

- ii. The following driveways are required to be improved as specified below:
  - All existing driveways on NE 87<sup>th</sup> Street and on 161<sup>st</sup> Avenue NE shall be removed and replaced with standard frontage improvements.

**Code Authority:** RZC Appendix 2

- e. **Underground Utilities.** All existing aerial utilities if any along the street frontages along NE 87<sup>th</sup> Street, 161<sup>st</sup> Avenue NE and within the development shall be converted to underground. 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 NE 87<sup>th</sup> Street, 161<sup>st</sup> Avenue NE and the east and west shared pedestrian path must be analyzed to determine if it conforms to the current City's 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, Traffic Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual. The Illumination Design Manual can be obtained at: <https://www.redmond.gov/DocumentCenter/View/424>.

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

- g. **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 pedestrian paths 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 Utility Engineer

**Phone:** 425-556-2844

**Email:** zlu@redmond.gov

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:
  - Replace the existing 8” cast iron water main with a 12” ductile iron water main in frontage of the development along NE 87th Street.
  - Install a new commercial water meter, a residential water meter and irrigation water meter.
  - Install two fire hydrants, a fire line to the building and fire department connection per Fire Marshall’s comments.
  - Replace the existing city fire hydrant and a water service in front of the property at 16110 NE 87th Street. The property is on the opposite side of NE 87th Street.

- Abandon the existing water meter and fire hydrant at water main per City of Redmond Design Requirements.

**Code Authority:** RZC 21.74.020.D

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

- Construct a side sewer connecting the existing city's 12" sewer main along 161<sup>st</sup> Ave. NE.
- Install a grease interceptor if the owner proposes a food processing business.
- Abandon the existing side sewer at sewer main per City of Redmond Design Requirements.

**Code Authority:** RZC 21.74.020.D

- 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 issuance of water and side sewer permits.

**Code Authority:** RMC 13.08.010, 13.12

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

Potholing in the City Right-of Way requires a permit, approved traffic control plans, and a performance bond before commencing work. The developer shall include in the Right-of-Way permit, a list of potholing numbers along with the potholing

information for each number, such as utility name, type of facility and the reason for potholing.

The developer shall do the following during and after potholing:

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

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

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

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

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

**Reviewer:** Abe Santos, Engineering Supervisor

**Phone:** 425-556-2484

**Email:** [asantos@redmond.gov](mailto:asantos@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 tank.
- ii. Provide for overflow routes through the site for the 100 year storm.
- iii. Provide manufacturer recommended minimum cover above detention tank.

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

**b. Water Quality Control**

- i. Project lies within the Downtown Regional Stormwater Facility Basin. Stormwater quality control will be provided by the City of Redmond upon payment of the Downtown Capital Facility Charge.

**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.

**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 21.74.020.C

- e. **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.  
ii. Work prohibited October 1<sup>st</sup> through April 30<sup>th</sup>.

**Code Authority:** RMC 15.24.080

- f. **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

- g. **Regional Capital Facilities Charge:** A Regional Capital Facilities Charge applies to this project, located in the Downtown Sub-basin. Please see the Development Engineering Fee Schedule for current fee information.

**Code Authority:** RMC 13.20.045 (Downtown); RMC 13.20.040 -Citywide

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

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

The developer shall do the following during and after potholing:

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

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

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

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

#### 4. Natural Resources

**Reviewer:** Jessica Atlakson, Environmental Scientist

**Phone:** 425-556-2876

**Email:** jatlakson@redmond.gov

- a. **Permanent Dewatering.** Permanent dewatering, including the use of subfloor drains, is prohibited for this site because it is located within the Critical Aquifer Recharge Area.

**Code Authority:** RMC 13.07.085

- b. **Temporary Construction Dewatering.** A temporary construction dewatering plan shall be provided in accordance with RMC 13.25 and the City's Temporary Construction Dewatering Operating Policy during the Coordinated Civil Review process. Civil plan profiles shall depict the seasonal high groundwater level elevation on profiles for all underground elements, including crane footing, foundations, elevator pits, utilities, and stormwater infiltration facilities.



Temporary Construction Dewatering Operating Policy:  
<https://www.redmond.gov/DocumentCenter/View/8140/Temporary-ConstructionDewatering-Operating-Policy-PDF>

**Code Authority:** RMC 13.25

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

**Code Authority:** RMC 15.24.095

- d. **Wellhead and Groundwater Protection.** Wellhead and groundwater performance standards shall be met as per RMC 15.24.095, including providing the City with all well monitoring and decommissioning reports. A description of meeting these standards shall be provided in the Stormwater Pollution Prevention Plan during the Coordinated Civil Review Process.

**Code Authority:** RMC 15.24.095

- e. **Discovery of Soil Contaminants during Construction.** Report any contaminants to the City during project construction and remediate in accordance Washington State reporting and cleanup processes of the Model Toxics Control Act, WAC 173-340.

**Code Authority:** RMC 15.24.095

- f. **Hazardous Materials Mitigation Plan.** A Hazardous Materials Mitigation Plan shall be provided during the Coordinated Civil Review process. The plan should address all potential hazards to the Critical Aquifer Recharge Area, including handling of potentially hazardous cleaning supplies and fertilizers in relation to public and private amenity spaces, such as the dog park, courtyard, and roof amenities.

**Code Authority:** RMC 13.07.100, RMC 13.06.054, RZC 21.64.050

## 5. Fire Department

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

**Phone:** 425-556-2273

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

The current submittal is generally adequate for LAND-2021-00689 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**
    - i. Fire access must be code compliant for Redmond Fire Department Standard (RFDS) 2.0
    - ii. Fire hydrants will be required that meet the IFC Fire Flow Appendix B code and other Redmond Fire Department Standards.
    - iii. Access to the building to fire emergency response is required through knock boxes and automatic fire alarm functions.
  - b. **Fire Protection Plan**
    - i. The building shall be equipped with an NFPA 13 compliant fire sprinkler system.
    - ii. The building shall be equipped with an NFPA 72 compliant fire alarm system.
  - c. **Fire Code Permit**
    - i. All applicable IFC installation and operational permits shall be required.
    - ii. An emergency responder radio system (ERRS) is required.
- Code Authority:** RMC 15.06; RZC Appendix 2, Redmond Fire Department Standards and Redmond Standard Specifications and Details

6. **Planning Department**

**Reviewer:** Cameron Zapata, Senior Planner

**Phone:** 425-556-2411

**Email:** czapata@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
161 <sup>st</sup> Ave NE	Bowhall Red Maple (Acer rubrum 'Bowhall')	25' o.c.

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

- b. **Mid-Block Pedestrian Path.** Applicant shall provide to the city an easement for public use on all sections of the required mid-block connection trail. The property owner shall maintain the trail in perpetuity for the life of the building.
- c. **Mid-Block Pedestrian Path Trees.** The trees located in the Mid-Block Pedestrian Path Easement shall be planted with CU-Structural Soil in accordance with Standard Detail 907.

- d. **Tree In-Lieu-Fee.** An exception request was approved to remove 43 significant trees and requires a total of 73 replacement trees. The Landscape Plan proposes 39 tree replacements to be installed, where a fee-in-lieu for the remaining 34 replacement trees will be paid. The tree replacement in-lieu fee is currently \$500 for each significant tree and are adjusted annually.

**Code Authority:** RZC 21.72.080.E.2; Ordinance No. 3090

- e. **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

- f. **Open Space.** The proposal includes calculations to meet the common usable and private open space requirements. Common usable open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 12 feet and an area no less than 200 square feet. Private open space is met by including 94 balconies/patios, 40 balconies are provided by Juliet balconies, however do not meet the 12 square foot requirement for private open space. The 40 dwelling units with Juliet balconies are required to pay the in-lieu fee equivalent to 50-percent of the park impact fee for multifamily residences.

**Code Authority:** RZC 21.62.020.E.3

**Condition Applies:** Building Permits

**Weather Protection.** A minimum of 60-percent weather protection shall be provided along the west façade along 161<sup>st</sup> Avenue NE. Required landscaping per RZC 21.32.050.O affected by the weather protection shall be provided and shall be coordinated with Staff on location and quantity. The modification to the weather protection shall be brought before the Design Review Board during building permit review.

**Condition Applies:** Building Permit

- g. **Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval. An approval letter from Waste Management must be submitted to the Planning Department prior to approval any associated building permit.

**Code Authority:** RZC 21.38.020.F

- h. **Impact Fees.** For the Purpose of Impacts, the uses assigned for this project have been determined as the following: 134 units classified as Multifamily Dwelling Units, and approximately 7,925 square feet classified as Retail and Miscellaneous Retail. The existing building proposed for demolition shall be classified as office use (15,275 square feet) and may be credited for impact fee calculation during building permit review. If the proposed development is eligible for any additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

**Code Authority:** RMC 3.10

**Condition Applies:** Building Permit

- i. **Parking.** An alternate minimum parking requirement has been approved for multifamily residential of 1.07 spaces per dwelling unit and 16 parking stalls be reserved for the commercial uses and signed accordingly.

**Code Authority:** RZC 21.40

**Condition Applies:** Building Permit

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

**Code Authority:** RZC 21.767.090.F

**Condition Applies:** Building Permit

- k. **Affordable Housing.** Redmond 87 shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050 by providing 14 affordable units. Applicants shall follow the ARCH guidelines for affordable rent as stipulated in their agreement language. "Affordable Rent" means a monthly housing expense, include Utilities or an applicable Utility Allowance for tenant -paid unitalities, parking for a minimum of one car per affordable unit or a Parking Allowance, and any expenses required by the Owner as a condition of tenancy (including but not limited to renter's insurance, pest control, and sewer system capacity charges),

that is no greater than 30 percent (30%) of the monthly King County Medial Income level for Eligible Households adjusted for Household Size. If a tenant pays for Utilities separately from rent, the Affordable Rent will be reduced by the amount of the applicable Utility Allowance. An agreement in a form approved by the City must be recorded with the King County Recorder's Office 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. Applicant shall initiate contract by contacting a member of the Housing and Human Services staff at 425-556-2438 and ilefcourte@remond.gov

**Code Authority:** RZC 21.20.050

**Condition Applies:** Building Permit

- I. **Archeological and Historical Preservation:** Due to the presence of modern structures and impervious surfaces covering the entire are of potential effects (APE), no pedestrian or subsurface survey was possible for this project. However, the entire project vicinity is in an area of increased archaeological sensitivity. Due to the risk levels discussed above, it is recommended that an archaeologist be present to monitor construction of the project during the removal and excavation of the impervious surface until a depth of 0.6 m (2.0 feet) below a clear transition into the late Pleistocene glacial outwash soils has been reached. During construction, the project shall adhere to the Monitoring and Inadvertent Discover Plan (MIDP) submitted as part of the submitted Cultural Resource Report.

**Code Authority:** RZC 21.30.070.D

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

- m. **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

**7. 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, June 2017
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

**Water and Sewer**

RMC 13.04	Sewage and Drainage
RMC 13.07	Wellhead Protection
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RMC 13.25	Temporary Construction Dewatering
RZC 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

City of Redmond                      Design Requirements: Water and Wastewater System  
Extensions – April 2019.

**Stormwater/Clearing and Grading**

RMC 13.06	Stormwater Management Code
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. 9, July 1, 2022
Department of Ecology	Stormwater Management Manual for Western Washington (amended December 2017)

**Fire**

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

**Planning**

RZC 21.10:	Downtown
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC 21.44	Signs

**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

**Building Permit Review Process.** You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time but cannot be issued prior to Civil Construction Review approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over four feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City’s website at: <https://www.redmond.gov/898/Development-Services>.

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

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


Department-Division	Contact	Title	Phone	Email
Planning and Community Development (PCD) - Development Engineering/Transportation & Engineering	Min Luo	Senior Engineer	425.556.2881	mluo@redmond.gov
PCD/Water & Sewer	Zheng Lu	Senior Engineer	425.556.2844	zlu@redmond.gov
PCD/Stormwater, Clearing & Grading	Abe Santos	Engineering Supervisor	425.556.2484	asantos@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
PCD 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 Site Plan Entitlement Type II**  
**Notice of Decision**

**Project Name:** Redmond 87 Site Plan Entitlement Type II

**Location:** 16101 NE 87<sup>th</sup> Street, Redmond, WA 98052

**Project File Number:** LAND-2021-00689, PR-2021-00570

**Project Description:** The construction of one five-story mixed use structure with 134 dwelling units and approximately 7,900 square feet of commercial space over two levels of semi-subterranean parking.

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

**Decision Date:** October 11, 2022  
**Appeal Deadline:** October 25, 2022

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at <https://www.redmond.gov/913/Request-for-Reconsideration-or-Appeal>. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Cameron Zapata, Senior Planner at 425 556-2411 or [czapata@redmond.gov](mailto:czapata@redmond.gov).



Carol Helland, Director  
Department of Planning and  
Community Development



Aaron Bert, Director  
Public Works Department

**Project Review Authority and Procedures**

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, the **Technical Committee** make the final decision to approve, approve with conditions, or deny the application: LAND-2021-00689, Site Plan Entitlement Type II.

**Key Dates**

Application/Completeness Date: September 1, 2021

Notice of Application: September 15, 2021

Date SEPA Determination of Non-Significance Issued: August 17, 2022

SEPA Appeal Deadline: September 16, 2022

Technical Committee Recommendation: September 14, 2022

**I. Proposal Summary**

The proposal consists of the development of a 1.06-acre site with the construction of one five-story mixed use structure. The project includes 134 dwelling units, where 10-percent of the dwelling units will be affordable. The structure will sit on one level of below grade parking and will include at-grade parking wrapped with approximately 7,900 square feet of general sales and services use space.

**II. Site Description and Context**

The project site is located in the Town Square (TSQ) zone in Downtown Redmond, where it is intended as an area for the densest employment and residential uses in the Downtown neighborhood, but also provides for supporting retail, service, and entertainment uses located within walking distance of each other.

The site is currently developed with a one-story, 15,000 square foot structure, occupied by the Friends of Youth and is surrounded by surface level parking. The west of the site is being developed as a two six-story mixed-use structures with 280 dwelling units and 49,000 square feet of office space for the Together Center which is currently under construction. To the south is an existing two-story retail structure surrounded by surface parking. A vacant one-story retail structure with surface parking is located to the west. A one-story multi-tenant retail space is located to north with associated surface parking. The site is generally flat and is located within a Critical Aquifer Recharge Area (CARA) I with no other critical areas existing on the site.

Adjacent	Existing Land Use	Zone
North	Retail	TSQ
South	Retail	TSQ
East	New development approved for mixed-use	TSQ
West	Vacant	TSQ

**III. Site Requirements**

The site is located within the Town Square zone. The intent of the Town Square zone is to provide for significant residential growth, as well as opportunities for growth in

professional, business, health, and personal services. These zones provide for a range of employment uses, such as financial and professional services, public administrative offices, health services, advanced technology industries, universities and technical colleges, and other activities normally conducted in multistory office structures. The site requirements listed in (RZC 21.10.080) for this district are:

Requirement	Requirement	Proposed
Front Setback:	2-feet	2-feet
Side/Interior Setback:	0-feet	0-feet
Rear Setback:	0-feet	0-feet
Maximum Lot Coverage (for structures):	100-percent	100-percent
Minimum Open Space:	20-percent	21-percent
Maximum Height of Structures:	5 stories	5 stories
Maximum FAR	1.25	0.17

#### IV. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

##### A. Notice of Application:

The Notice of Application for this proposal was published on September 15, 2021. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. A notice was also mailed to property owners within 500 feet of the site.

Public Input: During the Notice of Application public comment period and throughout the project review, the City received one written comment.

The comments expressed the following concerns or requests for consideration and staff has included responses below:

1. Concerns that the project will demolish the Friends of Youth drop-in site and shelter and it will make access to counselors and other social services for teens more difficult.

**Staff Response:** Prior to the demolition of the Together Center, staff from the Center worked directly with their tenants, including Friends of Youth, to determine their needs and to include spaces for them in the new Together Center Campus (east of the Redmond 87 site) to the greatest extent practicable. Tenants who could reach agreement with the Together Center would be able to continue their leases once the construction of the new buildings are finalized. For those tenants who chose to continue leasing space

in the Together Center, accommodations were made for them to temporarily relocate throughout the community until they are able to occupy the new spaces created for them within the redeveloped Together Center Campus.

The Together Center was unable to accommodate the expanded programming needs desired by Friends of Youth. However, in an effort to provide bridge assistance, the Together Center agreed to relocate the shelter and day center in the Kimmel Building with a lease that runs through April of 2023. Friends of Youth has identified a new space for its day center and shelter and will move to the new location when it is ready for occupancy.

#### **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 August 17, 2022.

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

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

The Redmond Zoning Code (RZC 21.32.050.O) requires a minimum five-foot-wide planting area between all exterior walls and vehicular pages areas except at service and pedestrian accesses.

##### **Finding:**

The proposal as submitted is conditioned to satisfy the requirement of RZC 21.32.050.O. The proposal includes landscaping between all exterior walls, except at service and pedestrian accesses and maintains at least a five-foot width. Landscaping on the west elevation as shown in the landscape plan will be modified to accommodate required weather protection and the five-foot wide planting area. In summary, the requirements of 21.32 as conditioned, will be 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 conditioned satisfies the tree retention, protection and replacement requirements of RZC 21.72. The onsite trees were assessed by ISA Certified Arborist, Todd Beals, Davey Resource Group, where 43 significant trees met the definition of a significant tree. The project proposes to remove all 43 significant trees. An exception request was submitted to allow for a retention of less than 35-percent of the significant trees onsite as Strict compliance retaining a minimum of 35-percent of the significant trees on site would conflict with the increased density intended for the Townsquare zone and would result in a development inconsistent with the adopted vision of the neighborhood.

The exception request was granted on September 14, 2022. On-site tree replacement is required for removal of significant trees at a 1:1 ratio. For exceptions granted below the required minimum retention standard of 35-percent, tree replacements are required at a 3:1 ratio. A minimum of 16 significant trees are required to be retained to comply with the 35-percent tree retention. The removal of all 43 significant trees will require a total of 73 replacement trees. The Landscape Plan proposes 39 tree replacements to be installed, where a fee-in-lieu for the remaining 34 replacement trees will be paid. As conditioned, the proposal meets the tree replacement requirement.

**C. Critical Areas**

This property is in the Critical Aquifer Recharge Area I as defined by RZC 21.64.050 and as required by the Washington State Growth Management Act (RCW 36.70A.172), water quality standards for ground waters of the State of Washington (WAC 173-200) and Washington State Public Water System Standards (WAC 246-290).

**Finding:**

The Critical Area protection requirements of RZC 21.64.050 have been satisfied and the proposal has been conditioned in compliance with city codes to protect the Critical Aquifer Recharge Area. Provisions on dewatering, groundwater and wellhead protection are a requirement of this Site Plan Entitlement. The Temporary Construction Dewatering Feasibility Study estimated a maximum dewatering rate of 1,600 gallons per minute, and meets requirements of RMC 13.25, Temporary Construction Dewatering. In addition, the Feasibility Study outlines groundwater quality and level monitoring during the dewatering to measure any impacts to the

Critical Aquifer Recharge Area. The applicant will include details of the sampling by submitting a temporary dewatering plan and hazardous material mitigation plan during the coordinated civil review process. The proposal meets critical areas requirements of RZC 21.64.050.

**D. Open Space**

Per RZC 21.10.130 at least 100 square feet per residential unit of common usable open space shall be provided, up to a maximum area equivalent to 20-percent of the site. Private usable open space shall also be provided for each unit in the form of attached patio or balcony, where balconies shall meet the minimum dimensions of 5 feet by 5 feet with a minimum area of 50 feet. Balconies may be reduced to 12 square feet in area for up to 50-percent of the units when double doors are provided.

**Finding:** The project requires a minimum of 9,235 square feet of common usable open space. The project includes multiple open space areas, including a courtyard and open roof deck, where 11,832 square feet of common usable open space is provided. Balconies and patios meeting the dimensional requirements of RZC 21.10.130 are provided for 94 of the dwelling units. Juliet balconies are provided on the remaining 40 dwelling units, which does not meet the 12 square foot minimum size requirement for balconies. An in-lieu fee for each balcony not provided shall be paid. As conditioned, the requirements of RZC 21.10.130 will be met.

<b>Open Space Type</b>	<b>Square Footage</b>
Amenity Lounge	438
Courtyard	4,960
Fitness	592
Amenity Lounge (roof)	821
Roof Deck	5,020
Total	11,831 SF

**E. Affordable Housing**

Per RZC 21.20.030.C, at least 10-percent of the dwelling units must be affordable. “Affordable Rent” means a monthly housing expense, including Utilities or an applicable Utility Allowance for tenant-paid utilities, parking for a minimum of one car / or a Parking Allowance, and any expenses required by the Owner as a condition of tenancy (including but not limited to renter’s insurance, pest control, and sewer system capacity charges), that is no greater than thirty percent (30%) of the monthly King County Median Income level for Eligible Households adjusted for Household Size. If a tenant pays for Utilities separately from rent, the Affordable Rent will be reduced by the amount of the applicable Utility Allowance.

**Finding:** Redmond 87 includes 134 dwelling units and will require at least 14 affordable housing units. As conditioned, the requirements of RZC 21.20 will be met.

**F. Transportation**

The Redmond Zoning Code RZC 21.10.150, RZC 21.17.010.F, RZC 21.52, RZC Appendix 2, Appendix 2A, and the City's Standard Specifications and Details require easement/right-of-way dedication and frontage improvements.

**Finding:**

The developer will construct frontage improvements along 161<sup>st</sup> Avenue NE and NE 87<sup>th</sup> Street. A new right-of-way dedication at the southeast corner of the intersection of NE 87<sup>th</sup> Street and 161<sup>st</sup> Avenue NE and a new public pedestrian access easement along the south property line will also be provided to meet the City's street/trail standards. All improvements and access point are proposed to be designed and constructed per the City's street standards, the City's Standard Specifications and Details, RZC Appendix 2 and RZC Appendix 2A. All curb ramps, pedestrian paths and sidewalks are proposed to be constructed to be ADA compliant. Streetlights are proposed to be designed and constructed per the City's Illumination Design Manual. In summary, the proposed transportation improvements meet the requirements stated in RZC 21.10.150, RZC 21.52, RZC Appendix 2, RZC Appendix 2A, and the City's Standard Specifications and Details.

**G. Stormwater**

The RMC 15.24 and the 2019 Stormwater Technical Notebook (STN) requires that projects meet minimum requirements that apply per threshold requirements.

**Finding:**

The project lies in a flow control exempt area. However, since there are downstream capacity issues, this project will provide flow control on-site to match flow control standards as listed in the STN to match existing conditions. In summary, the proposed stormwater design meets the requirements per the STN and RMC 15.24.

**H. Utilities**

RZC 21.17.010.D and 2019 City of Redmond Design Requirements requires the applicant to construct adequate public water supply and sewage system.

**Finding:**

This project includes the replacement of approximately 300 feet of city water mains along NE 87<sup>th</sup> Street and installation of three fire hydrants to meet fire flow

requirement. Both Redmond Zoning Code (RZC 21.17.010) and City of Redmond Design requirements have been satisfied.

**VII. Criteria Applicable to all Land Use Permits:**

Proposed land use actions within the City must comply with the criteria listed in RZC 21.76.070.B.3.a. These criteria are applicable to all land use permits to ensure overall consistency between proposed land use permits, applicable regulations, and the Comprehensive Plan. Staff's analysis of whether the proposal meets the decision criteria is below.

1. A proposed project's consistency with the City's development regulations shall be determined by consideration of:
  - A. The type of land use;
  - B. The level of development, such as units per acre or other measures of density;
  - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
  - D. The character of the development, such as development standards.

**Staff Response:** Redmond 87 proposes 134 dwelling units and approximately 7,900 square feet of retail space in the Town Square zone in Downtown Redmond. Under RZC Table 21.10.080C, mixed-use residential structures and general sales and services are allowed uses. The level of development prescribed for this zone is determined by the height, parking, open space, and other site standards. The project will connect and provide frontage improvements, utilities, and right-of-way dedication where necessary. The character of the proposed development is consistent with the city design standards and development standards, or has sought and received deviations allowed by the Redmond Zoning Code.

2. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
  - A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
  - B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
  - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
  - D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a. ii. B and B.3.a.ii.C of this section;



- E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

**Staff Response:** Technical Review staff have completed a thorough review of the proposed project and have determined that it complies with the Comprehensive Plan, Redmond Zoning Code, Redmond Municipal Code, and it has followed the review procedures per RZC Article VI, Review procedures for a Type II Site Plan Entitlement per RZC 21.76.050.G. All associated future building permits will be reviewed for compliance at the time of submittal against the adopted International Building and Fire Codes. A SEPA Threshold determination of Nonsignificance was issued on August 17, 2022.

The proposed development specifically addresses the following Comprehensive Plan goals and policies:

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
<b>FW-13:</b> Encourages redevelopment of properties that are under inconsistent with the Comprehensive Plan designation.	<i>The project proposes to demolish an existing one-story building, housing social services with surrounding surface parking and replaces it with a new mixed-use structure providing both new residential units and commercial space.</i>
<b>FW-17:</b> Encourage a housing supply in Redmond and nearby communities that enables more people to live closer to work, reduce commuting needs, and participate more fully in the community.	<i>Redmond 87 proposes 134 dwelling units in Downtown and is located within 0.4 miles from the Redmond Transit Center and will be ½ mile from the future light rail station to encourage use of public transit. The location is within walking distance to many amenities such as Bella Bottega shopping center, a movie theater, and several grocery stores. The site is also adjacent to general sales and service uses, for employment opportunities.</i>
<b>LU-6:</b> Encourage infill development on suitable vacant parcels and redevelopment to underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.	<i>The existing site currently includes a one-story building, approximately 15,000 square feet which is currently housing social services. The site is located approximately 0.4- miles from the Redmond Transit Center. The project proposes 134 dwelling units and 7,900 square feet of retail in a five-story mixed-use structure and will neighbor two six-story mixed-use structures which are currently under construction. West of the project site is another new construction of a five-story multifamily structure.</i>

<p><b>DT-39:</b> Encourage vertical and horizontal mixes of residential and office uses throughout mixed-use residential/ office zones.</p>	<p><i>The site currently houses a one-story commercial building with surface parking. Redmond 87 proposes one mixed-use buildings, which will include four floors of residential and one level of retail on the ground floor. The site will go from serving one use of commercial to serving residential and commercial.</i></p>
<p><b>DT-43:</b> Encourage new transit-oriented development in this zone in order to take advantage of its proximity to local and regional transit.</p>	<p><i>The project site is located 0.4 miles or an approximately 10-minute walk to the Redmond Transit Center. The mixed-use buildings will include both office use and residential. The close proximity to the Redmond Transit Center will encourage residents and employees to take advantage of the transit center.</i></p>
<p><b>FW-17:</b> Encourage a housing supply in Redmond and nearby communities that enables more people to live closer to work, reduce commuting needs, and participate more fully in the community.</p>	<p><i>-Redmond 87 proposes 134 dwelling units in Downtown and is located within 0.4 miles from the Redmond Transit Center and will be ½ mile from the future light rail station to encourage use of public transit. The location is within walking distance to many amenities such as Bella Bottega shopping center, a movie theater, and several grocery stores. The site is also adjacent to general sales and service uses, for employment opportunities.</i></p>

**VIII. Site Plan Entitlement Decision Criteria:**

1. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.

**Staff Response:** The project has been reviewed for compliance with the Redmond Zoning Code and Redmond Municipal Code. The SEPA checklist was also reviewed against the Washington Administrative Code (WAC) and a Determination of Non-significance was issued on August 17, 2022.

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

**Staff Response:** The existing structure is not a historic landmark, and the Landmark and Heritage Commission does not have authority over this project.

**IX. Code Deviations Granted**

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

1. **Tree Exception Request Granted**

An exception request was submitted to remove 43 significant trees, resulting in a retention of 0-percent, which is less than the minimum required tree retention of 35-percent. The exception request was approved by the Administrator as the proposal meets the decision criteria per RZC 21.72.090.B as strict compliance retaining a minimum of 35-percent of the significant trees on site would conflict with the increased density intended for the Townsquare zone and would result in a development inconsistent with the adopted vision of the neighborhood. The removal of all 43 significant trees will require a total of 73 replacement trees. The Landscape Plan proposes 39 tree replacements to be installed, where a fee-in-lieu for the remaining 34 replacement trees will be paid. The tree replacement in-lieu fee is currently \$500 for each significant tree and the fee is adjusted annually.

**Code Authority:** RZC 21.72.090; Ordinance No. 3090

## 2. Parking

A request to reduce the required residential parking ratio of 1.25 stalls per dwelling unit to 1.07 stalls per dwelling unit, was submitted as part of the project. RZC 21.40.010.D allows for the approval of an alternative minimum parking requirement for specific uses on specific development sites where the land use permit applicant demonstrates, through a parking study prepared by a qualified expert, that the alternative requirement will provide sufficient parking to serve the specific use without adversely impacting other uses and streets in the vicinity. A parking study prepared by Kimley Horn recommended a parking ratio of 1.07 per dwelling unit. The study considered the King County Right Size Parking calculator. The requested deviation was approved.

**Code Authority:** RZC 21.40.010

### Administrative Design Flexibilities

## 3. Trash room location

In multifamily buildings, no dwelling unit shall be more than 200 feet from the garbage and recycle enclosure. The applicant requested to allow 15 of the dwelling units to be a maximum of 240 feet from a trash collection point. The applicant has requested and received administrative design flexibility approval from the Technical Committee.

**Code Authority:** RZC 21.76.070.C

## 4. Façade modulation

Facades facing streets and interior property lines that are visible from the street, shall be modulated approximately every 40 feet to provide a minimum of 40-percent façade modulation. The north elevation will span 56'11" without the required modulation/break, and a total modulation included for the elevation of

31%. The western elevation includes a distance of 45'6" without modulation, and a total façade modulation amount of 23%. Varied modulation is still proposed but takes place at intervals that differ from code requirements. The applicant has requested and received administrative design flexibility from the Technical Committee. As the proposed elevations provide a level of modulation that meets the intent of the code via the use of decks, varied colors and materials, and changes in the building plane.

**Code Authority:** RZC 21.76.070.C

#### **5. Open space**

Residential dwelling units are required to have an attached patio or balcony meeting minimum dimensions for private open space where the balconies may be reduced to 12 square feet in area for up to 50 percent of the units when double doors are provided to the balcony. French balconies with a three-panel sliding glass door have been proposed for 40 of the dwelling units to simplify the building façade and further emphasize the massing elements. The applicant has requested and received administrative design flexibility from the Technical Committee.

**Code Authority:** RZC 21.76.070.C

#### **6. Weather protection**

Weather protection is required for buildings that are adjacent to a pedestrian walkway or sidewalk. The protection shall be at least 48-inches wide along at least 80-percent of the buildings front face. A request to provide 34-percent weather protection on the western façade and 24-percent on the north façade, where the design includes recesses with large canopies to emphasize entry points. The applicant has received administrative design flexibility from the Technical Committee for the north façade. The Technical Committee has conditioned the west façade to provide 60-percent removable weather protection from the western façade.

**Code Authority:** RZC 21.76.070.C

#### **7. Stormwater Detention Tank Clearance**

The minimum horizontal spacing between underground stormwater facilities and a structure is 5 ft minimum. The proposed detention tank design is in the south side of the proposed building just east of 161<sup>st</sup> Avenue NE. A request to reduce the horizontal spacing between the detention pipe and the building to less than the 5 ft minimum. The applicant has requested and received administrative design flexibility from the Technical Committee.

**Code Authority:** RZC 21.74.020.D

**X. Vesting/Approval Expiration**

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

**XI. Conditions of Approval**

**A. Site Specific Conditions of Approval**

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

Item	Date Received	Notes
Plan Set	8/5/2022	<i>and as conditioned herein.</i>
SEPA Checklist	8/5/2022	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 8/17/2022</i>
Architectural Elevations	8/5/2022	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	3/3/2022	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	8/5/2022	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	8/5/2022	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	8/5/2022	<i>and as conditioned herein.</i>
Stormwater Design	8/5/2022	<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: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

- a. Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing review and

finalized for recording prior to civil construction drawing approval. The existing and proposed easements and right-of-way shall be shown on the civil construction 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) A 15 feet wide public pedestrian access easement, granted to the City of Redmond on the south side of the property, as shown on the Site Plan for Redmond 87 on December 21, 2021. The clauses including a liability insurance coverage limit not less than five millions dollars ( \$5,000,000) and the maintenance and indemnity requirements stated in the City's Public Pedestrian Access easement template shall be applied to this public pedestrian access easement.
- (b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
- (c) The property owner shall maintain the trail for the life of the building consistent with City standards.

ii. Dedications for right-of-way are required as follows:

- (a) New right-of-way lines joining at the southeast corner of the intersection of NE 87<sup>th</sup> Street and NE 161<sup>st</sup> Avenue NE shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.

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

- b. Construction Restoration and Street Overlay.** If the existing pavement is damaged by utility trenching and other work on NE 87<sup>th</sup> Street and on 161<sup>st</sup> Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, per the City's Standard Specifications and Details 202 or 203. The Pavement Condition Index (PCI) of the existing pavement on NE 87<sup>th</sup> Street and on 161<sup>st</sup> Avenue NE is between 55 and 69 (as determined by the City's 2019 bi-annual pavement survey), the development shall be required to perform a 2-inch grind and overlay from the right-of-way centerline to the curb line along the entire project frontages along NE 87<sup>th</sup> Street and along 161<sup>st</sup> Avenue NE as a minimum requirement, or as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Adnan Shabir at 425-556-2776 if there are any questions.

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

**c. Street Frontage Improvements**

i. The frontage improvements along NE 87<sup>th</sup> Street must meet the current City's Standards, which include asphalt paving width approximately 24 feet (including a 16 feet wide travel lane and an 8 feet wide parking lane) from the right-of-way centerline to the face of curb with appropriate tapers, type A-1 concrete curb and gutter, 4 feet wide street trees/tree wells, 8 feet wide concrete sidewalk, storm drainage, streetlights, street signs and underground utilities including power and telecommunications. If the existing pavement materials and depth do not meet the requirement of the City's Standard Specifications and Details 301, the minimum pavement section on NE 87<sup>th</sup> Street shall consist of:

- 7 inches HMA Class ½" PG 64-22
- 4 inches of 1-1/4 inches 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; RZC Appendix 2A; Redmond Standard Specifications & Details

ii. The frontage improvements along 161<sup>st</sup> Avenue NE must meet the current City's Standards, which include asphalt paving width approximately 28 feet (including a 14 feet wide travel lane, a 6 feet bike lane, and an 8 feet wide parking lane) from the right-of-way centerline to the face of curb with appropriate tapers, type A-1 concrete curb and gutter, 4 feet wide street trees/tree wells, 8 feet wide concrete sidewalks, storm drainage, streetlights, street signs and underground utilities including power and telecommunications. If the existing pavement materials and depth do not meet the requirement of the City's Standard Specifications and Details 301, the minimum pavement section on 161<sup>st</sup> Avenue NE shall consist of:

- 4 inches HMA Class ½" PG 64-22
- 5 inches HMA Class 1" PG 64-22
- 4 inches of 1-1/4 inches 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; RZC Appendix 2A; Redmond Standard Specifications & Details

- iii. The east and west shared pedestrian path must meet the current City's Standards, which includes a minimum 8 feet wide sidewalk for the Type IX Pedestrian Path stated in RZC 21.10.150 Map 10.3, storm drainage, pedestrian lighting, trees, signs, and underground utilities such as power and telecommunications.

**Code Authority:** RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC 21.10.150, RZC Appendix 2; Redmond Standard Specifications & Details

- iv. ADA ramp requirements: Curb ramps for persons with disabilities are required at intersections and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways.

- (a) Curb ramp at the southeast corner of the intersection 161<sup>st</sup> Avenue NE and NE 87<sup>th</sup> Street shall meet the ADA requirements. The existing companion ramps at the northeast corner of the intersections of 161<sup>st</sup> Avenue NE and NE 87<sup>th</sup> Street may be required to meet the ADA requirements if ADA compliant requirements are not met.

**Code Authority:** RCW 35.68.075; RZC Appendix 2-A.21.a

- v. A separate 20 -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 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

- vi. Sidewalks constructed to City standards are required at the following locations:
  - 8 feet concrete sidewalk along NE 87<sup>th</sup> Street
  - 8 feet concrete sidewalk along 161st Avenue NE
  - 8 feet concrete sidewalk along the east and west pedestrian path



**Code Authority:** RZC 21.10.150, RZC 21.17.010; RZC 21.52.050; RMC 12.12

**d. Access Improvements**

- i. The type and location of the proposed site and fire access connecting NE 87<sup>th</sup> Street is approved as shown on the Site Plan for Redmond 87 on December 21, 2021.

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

- ii. The following driveways are required to be improved as specified below:
  - All existing driveways on NE 87<sup>th</sup> Street and on 161<sup>st</sup> Avenue NE shall be removed and replaced with standard frontage improvements.

**Code Authority:** RZC Appendix 2

- e. **Underground Utilities.** All existing aerial utilities if any along the street frontages along NE 87<sup>th</sup> Street, 161<sup>st</sup> Avenue NE and within the development shall be converted to underground. 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 NE 87<sup>th</sup> Street, 161<sup>st</sup> Avenue NE and the east and west shared pedestrian path must be analyzed to determine if it conforms to the current City's 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, Traffic Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual. The Illumination Design Manual can be obtained at: <https://www.redmond.gov/DocumentCenter/View/424>.

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

- g. **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 pedestrian paths 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 Utility Engineer

**Phone:** 425-556-2844

**Email:** zlu@redmond.gov

- a. **Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:
  - Replace the existing 8” cast iron water main with a 12” ductile iron water main in frontage of the development along NE 87th Street.
  - Install a new commercial water meter, a residential water meter and irrigation water meter.
  - Install two fire hydrants, a fire line to the building and fire department connection per Fire Marshall’s comments.
  - Replace the existing city fire hydrant and a water service in front of the property at 16110 NE 87th Street. The property is on the opposite side of NE 87th Street.

- Abandon the existing water meter and fire hydrant at water main per City of Redmond Design Requirements.

**Code Authority:** RZC 21.74.020.D

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

- Construct a side sewer connecting the existing city's 12" sewer main along 161<sup>st</sup> Ave. NE.
- Install a grease interceptor if the owner proposes a food processing business.
- Abandon the existing side sewer at sewer main per City of Redmond Design Requirements.

**Code Authority:** RZC 21.74.020.D

- 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 issuance of water and side sewer permits.

**Code Authority:** RMC 13.08.010, 13.12

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

Potholing in the City Right-of Way requires a permit, approved traffic control plans, and a performance bond before commencing work. The developer shall include in the Right-of-Way permit, a list of potholing numbers along with the potholing

information for each number, such as utility name, type of facility and the reason for potholing.

The developer shall do the following during and after potholing:

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

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

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

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

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

**Reviewer:** Abe Santos, Engineering Supervisor

**Phone:** 425-556-2484

**Email:** [asantos@redmond.gov](mailto:asantos@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 tank.
- ii. Provide for overflow routes through the site for the 100 year storm.
- iii. Provide manufacturer recommended minimum cover above detention tank.

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

#### b. **Water Quality Control**

- i. Project lies within the Downtown Regional Stormwater Facility Basin. Stormwater quality control will be provided by the City of Redmond upon payment of the Downtown Capital Facility Charge.

**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.

**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 21.74.020.C

- e. **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.  
ii. Work prohibited October 1<sup>st</sup> through April 30<sup>th</sup>.

**Code Authority:** RMC 15.24.080

- f. **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

- g. **Regional Capital Facilities Charge:** A Regional Capital Facilities Charge applies to this project, located in the Downtown Sub-basin. Please see the Development Engineering Fee Schedule for current fee information.

**Code Authority:** RMC 13.20.045 (Downtown); RMC 13.20.040 -Citywide

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

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

The developer shall do the following during and after potholing:

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

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

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

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

#### 4. Natural Resources

**Reviewer:** Jessica Atlakson, Environmental Scientist

**Phone:** 425-556-2876

**Email:** jatlakson@redmond.gov

- a. **Permanent Dewatering.** Permanent dewatering, including the use of subfloor drains, is prohibited for this site because it is located within the Critical Aquifer Recharge Area.

**Code Authority:** RMC 13.07.085

- b. **Temporary Construction Dewatering.** A temporary construction dewatering plan shall be provided in accordance with RMC 13.25 and the City's Temporary Construction Dewatering Operating Policy during the Coordinated Civil Review process. Civil plan profiles shall depict the seasonal high groundwater level elevation on profiles for all underground elements, including crane footing, foundations, elevator pits, utilities, and stormwater infiltration facilities.

Temporary Construction Dewatering Operating Policy:  
<https://www.redmond.gov/DocumentCenter/View/8140/Temporary-ConstructionDewatering-Operating-Policy-PDF>

**Code Authority:** RMC 13.25

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

**Code Authority:** RMC 15.24.095

- d. **Wellhead and Groundwater Protection.** Wellhead and groundwater performance standards shall be met as per RMC 15.24.095, including providing the City with all well monitoring and decommissioning reports. A description of meeting these standards shall be provided in the Stormwater Pollution Prevention Plan during the Coordinated Civil Review Process.

**Code Authority:** RMC 15.24.095

- e. **Discovery of Soil Contaminants during Construction.** Report any contaminants to the City during project construction and remediate in accordance Washington State reporting and cleanup processes of the Model Toxics Control Act, WAC 173-340.

**Code Authority:** RMC 15.24.095

- f. **Hazardous Materials Mitigation Plan.** A Hazardous Materials Mitigation Plan shall be provided during the Coordinated Civil Review process. The plan should address all potential hazards to the Critical Aquifer Recharge Area, including handling of potentially hazardous cleaning supplies and fertilizers in relation to public and private amenity spaces, such as the dog park, courtyard, and roof amenities.

**Code Authority:** RMC 13.07.100, RMC 13.06.054, RZC 21.64.050

## 5. Fire Department

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

**Phone:** 425-556-2273

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

The current submittal is generally adequate for LAND-2021-00689 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**
    - i. Fire access must be code compliant for Redmond Fire Department Standard (RFDS) 2.0
    - ii. Fire hydrants will be required that meet the IFC Fire Flow Appendix B code and other Redmond Fire Department Standards.
    - iii. Access to the building to fire emergency response is required through knock boxes and automatic fire alarm functions.
  - b. **Fire Protection Plan**
    - i. The building shall be equipped with an NFPA 13 compliant fire sprinkler system.
    - ii. The building shall be equipped with an NFPA 72 compliant fire alarm system.
  - c. **Fire Code Permit**
    - i. All applicable IFC installation and operational permits shall be required.
    - ii. An emergency responder radio system (ERRS) is required.
- Code Authority:** RMC 15.06; RZC Appendix 2, Redmond Fire Department Standards and Redmond Standard Specifications and Details

**6. Planning Department**

**Reviewer:** Cameron Zapata, Senior Planner

**Phone:** 425-556-2411

**Email:** czapata@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
161 <sup>st</sup> Ave NE	Bowhall Red Maple (Acer rubrum 'Bowhall')	25' o.c.

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

- b. **Mid-Block Pedestrian Path.** Applicant shall provide to the city an easement for public use on all sections of the required mid-block connection trail. The property owner shall maintain the trail in perpetuity for the life of the building.
- c. **Mid-Block Pedestrian Path Trees.** The trees located in the Mid-Block Pedestrian Path Easement shall be planted with CU-Structural Soil in accordance with Standard Detail 907.



- d. **Tree In-Lieu-Fee.** An exception request was approved to remove 43 significant trees and requires a total of 73 replacement trees. The Landscape Plan proposes 39 tree replacements to be installed, where a fee-in-lieu for the remaining 34 replacement trees will be paid. The tree replacement in-lieu fee is currently \$500 for each significant tree and are adjusted annually.

**Code Authority:** RZC 21.72.080.E.2; Ordinance No. 3090

- e. **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

- f. **Open Space.** The proposal includes calculations to meet the common usable and private open space requirements. Common usable open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 12 feet and an area no less than 200 square feet. Private open space is met by including 94 balconies/patios, 40 balconies are provided by Juliet balconies, however do not meet the 12 square foot requirement for private open space. The 40 dwelling units with Juliet balconies are required to pay the in-lieu fee equivalent to 50-percent of the park impact fee for multifamily residences.

**Code Authority:** RZC 21.62.020.E.3

**Condition Applies:** Building Permits

**Weather Protection.** A minimum of 60-percent weather protection shall be provided along the west façade along 161<sup>st</sup> Avenue NE. Required landscaping per RZC 21.32.050.O affected by the weather protection shall be provided and shall be coordinated with Staff on location and quantity. The modification to the weather protection shall be brought before the Design Review Board during building permit review.

**Condition Applies:** Building Permit

- g. **Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval. An approval letter from Waste Management must be submitted to the Planning Department prior to approval any associated building permit.

**Code Authority:** RZC 21.38.020.F

- h. **Impact Fees.** For the Purpose of Impacts, the uses assigned for this project have been determined as the following: 134 units classified as Multifamily Dwelling Units, and approximately 7,925 square feet classified as Retail and Miscellaneous Retail. The existing building proposed for demolition shall be classified as office use (15,275 square feet) and may be credited for impact fee calculation during building permit review. If the proposed development is eligible for any additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

**Code Authority:** RMC 3.10

**Condition Applies:** Building Permit

- i. **Parking.** An alternate minimum parking requirement has been approved for multifamily residential of 1.07 spaces per dwelling unit and 16 parking stalls be reserved for the commercial uses and signed accordingly.

**Code Authority:** RZC 21.40

**Condition Applies:** Building Permit

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

**Code Authority:** RZC 21.767.090.F

**Condition Applies:** Building Permit

- k. **Affordable Housing.** Redmond 87 shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050 by providing 14 affordable units. Applicants shall follow the ARCH guidelines for affordable rent as stipulated in their agreement language. "Affordable Rent" means a monthly housing expense, include Utilities or an applicable Utility Allowance for tenant -paid unitalities, parking for a minimum of one car per affordable unit or a Parking Allowance, and any expenses required by the Owner as a condition of tenancy (including but not limited to renter's insurance, pest control, and sewer system capacity charges),

that is no greater than 30 percent (30%) of the monthly King County Medial Income level for Eligible Households adjusted for Household Size. If a tenant pays for Utilities separately from rent, the Affordable Rent will be reduced by the amount of the applicable Utility Allowance. An agreement in a form approved by the City must be recorded with the King County Recorder's Office 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. Applicant shall initiate contract by contacting a member of the Housing and Human Services staff at 425-556-2438 and ilefcourte@remond.gov

**Code Authority:** RZC 21.20.050

**Condition Applies:** Building Permit

- I. **Archeological and Historical Preservation:** Due to the presence of modern structures and impervious surfaces covering the entire are of potential effects (APE), no pedestrian or subsurface survey was possible for this project. However, the entire project vicinity is in an area of increased archaeological sensitivity. Due to the risk levels discussed above, it is recommended that an archaeologist be present to monitor construction of the project during the removal and excavation of the impervious surface until a depth of 0.6 m (2.0 feet) below a clear transition into the late Pleistocene glacial outwash soils has been reached. During construction, the project shall adhere to the Monitoring and Inadvertent Discover Plan (MIDP) submitted as part of the submitted Cultural Resource Report.

**Code Authority:** RZC 21.30.070.D

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

- m. **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

**7. 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, June 2017
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

**Water and Sewer**

RMC 13.04	Sewage and Drainage
RMC 13.07	Wellhead Protection
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RMC 13.25	Temporary Construction Dewatering
RZC 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

City of Redmond                      Design Requirements: Water and Wastewater System  
Extensions – April 2019.

**Stormwater/Clearing and Grading**

RMC 13.06	Stormwater Management Code
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. 9, July 1, 2022
Department of Ecology	Stormwater Management Manual for Western Washington (amended December 2017)

**Fire**

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

**Planning**

RZC 21.10:	Downtown
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC 21.44	Signs

**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

