



Technical Committee
Esterra Park Pavilion Administrative Modification Type II Notice of Decision
Transmittal Letter

December 20, 2022

Larry Flack
Runburg Architecture Group PLLC
One Yesler Way
Seattle, WA 98104
larryf@runberg.com

Subject: Esterra Park Pavilion, LAND-2022-00144, PR-2022-00870

Location: 2808 Calder Avenue NE, Redmond, WA 98052, Parcel No. 2387420010

Dear Larry Flack:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above-referenced proposal to convert an existing residential amenity commercial kitchen to a café and construct a 600 square foot food service kiosk with a covered patio and two accessible restrooms. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section VI) for this project.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received Administrative Modification Type II approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Review and the Building Permit Review processes.

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

City Hall

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

Coordinated Civil Kick-off meeting, please contact Heba Awad at 425.556.2861 or hawad@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>.

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

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

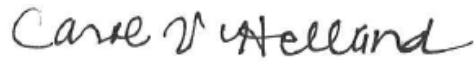
Fees: Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

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

Department-Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Min Luo	Senior Engineer	425.556.2881	mluo@redmond.gov
Planning- Development Engineering/Water & Sewer	Heba Awad	Senior Utility Engineer	425.556.2861	hawad@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Jody Conyers	Senior Stormwater Reviewer	425.556.2468	jconyers@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Cameron Zapata	Senior Planner	425.556.2411	czapata@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Cameron Zapata, Senior Planner at 425-556-2411 or czapata@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



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



Aaron Bert, Director
Public Works Department

Technical Committee Administrative Modification Type II
Notice of Decision

Project Name: Esterra Park Pavilion Administrative Modification Type II

Location: 2808 Calder Avenue NE, Redmond, WA 98052

Project File Number: LAND-2022-00144, PR-2022-00870

Project Description: Conversion of an existing residential amenity commercial kitchen to a café in Esterra Park 2A/B (LAND-2018-00566) and construction of a 600 square foot food service kiosk with a covered patio and two accessible restrooms.

Technical Committee Decision
Approval with Conditions

Decision Date: December 20, 2022
Appeal Deadline: January 6, 2022

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



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



Aaron Bert, Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, the **Technical Committee** make the final decision to approve, approve with conditions, or deny the application: LAND-2022-00144, Administrative Modification.

Key Dates

Application/Completeness Date: August 22, 2022
Notice of Application: September 1, 2022
Technical Committee Recommendation: December 7, 2022

I. Proposal Summary

The project proposes to convert an existing residential amenity commercial kitchen to a café in Esterra Park 2A/B (LAND-2018-00566), a 634-unit multifamily building. The kitchen and dining area are accessible from the ground floor. An additional 600 square foot food service kiosk with a covered patio and two accessible restrooms is also proposed in the adjacent Esterra Park, open to the public.

II. Site Description and Context

The project site is currently developed and is a part of the 28-acre Group Health Master Plan. Esterra Park 2A/B is located on a parcel north of the centrally located Esterra Park. Esterra Park is a newly constructed 2.66-acre park and includes a hill climb, pedestrian pathways, landscaping, art, areas for seating and gathering.

Adjacent	Existing Land Use	Zone
North	Retirement Facility	OV1
South	Multifamily	OV 4
East	Office	OV 4
West	Mixed-use	OV 4

III. Site Requirements

The site is located within the Overlake Village 4 zone. The Overlake Village 4 zone is intended to provide a compact, mixed-use development with substantial residential development, as well as employment, retail and services, which are integrated with a major urban neighborhood public park that provides a central gathering place through plazas and green spaces.

The site requirements listed in (RZC 21.12.070) for this district are:

Requirement	Requirement	Previously Approved	Proposed	
			Café	Kiosk
Minimum Open Space:	6.25 % of GFA (28,172 sf)	33,939.63 sf	33,939.63 sf	33,939.63 sf
Maximum Height of Structures:	12 stories	8 stories	8 stories- No change proposed	1 story
Maximum FAR	4	3.99	0	0.0076

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 1, 2022. 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 comment expressed support for the project, no concerns or requests for consideration were given.

V. Compliance with Development Regulations

A. Landscaping

The Redmond Zoning Code (RZC 21.32.060.B) requires that projects within the Overlake Village 4 zone achieve an ecological score of 20 points or greater based on the table provided in the RZC.

Finding: As part of the original Site Plan Entitlement for Esterra Park 2A/B (LAND-2018-00566), the landscaping achieved an ecological score of 20 points. The project landscaping includes 25-percent native and northwest adaptive plantings, a minimum of 25-percent evergreen trees, evergreen trees to measure at least 10-feet in height at installation, and a minimum 390 square foot vegetative wall. The landscaping and quantities will be maintained as part of this project and the project meets the 20 point ecological score requirement.

B. Open Space

The Redmond Zoning Code (RZC 21.12.120) requires residential projects to provide usable open space in an amount equal to or greater than 6.25 percent of the gross residential floor area.

Finding: The original Site Plan Entitlement for Esterra Park 2A/B (LAND-2018-00566) includes 450,759 square feet of gross residential floor area, where a minimum of 28,172 square feet of usable open space was required. Approximately 33,941 square feet of usable open space is provided, which exceeds the 6.25-percent requirement. Therefore, the project meets the RZC requirement.

C. Parking

The Redmond Zoning Code (RZC 21.12.070B) requires a minimum of 9 parking spaces for every 1,000 square feet of gross floor area of a café. For any café under 750 square feet, parking may be reduced to zero spaces.

Finding: A total of 578 parking spaces are provided as part of the Esterra Park 2A/B Site Plan Entitlement (LAND-2018-00566). Esterra Park 2A/B was granted a parking ratio of 0.9 stalls per unit, where 571 stalls were required for the 634 units constructed. The project constructed a total of 578 on-site parking stalls in its parking garage, an excess of seven parking spaces were provided. As part of the administrative modification, 800 square feet of existing commercial kitchen is converted to café, which requires seven parking spaces, which the existing development provides.

The food service kiosk is 600 square feet in size, which is less than 750 square feet, and the parking is reduced to zero parking spaces. The project therefore meets the parking requirements of RZC 21.12.070B.

D. Stormwater

The Redmond Municipal Code (RMC 15.24) and the 2019 Stormwater Technical Notebook (STN) require that projects meet all the applicable minimum requirements that apply to the site. This site is required to meet the minimum requirement number two, as defined in the Washington State Department of Ecology Manual and the City's Stormwater Technical Notebook.

Finding: As conditioned, the proposal will meet the minimum requirement number two, per RZC 21.74.020.D and RMC 15.24.080. Esterra Park Pavilion lies within the Overlake Regional Stormwater Facility area, in lieu of providing detention and water quality on-site the project will pay the Regional Stormwater Facility Fee. The site's stormwater will be routed to the regional facility.

E. Utilities

Per RZC 21.17.010, all developments shall be served by adequate public water and sanitary sewer systems approved by the City and meeting the design and construction requirements of the City's Technical Design and Construction Manuals.

Finding: As conditioned, the proposal will meet all requirements, per RZC 21.17.010. The project will include installation of a two-inch water line and a commercial meter. The project will also include installation of a new six-inch side sewer.

VI. Criteria Applicable to all Land Use Permits:

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

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

Staff Response: The project proposes to convert an existing residential amenity commercial kitchen to a café in Esterra Park 2A/B. The kitchen and dining area are accessible from the ground floor. An additional 600 square foot food service kiosk with a covered patio and two accessible restrooms is proposed in the adjacent Esterra Park. The spaces will be open to the public and are in the Overlake Village 4 (OV4) zone in the Overlake neighborhood. The change of use and addition of the kiosk are allowed uses in the OV 4 zone. The level of development prescribed for this zone as determined by RZC Table 21.12.070B, which project complies. The project will connect and provide utilities and stormwater improvements where necessary. The character of the proposed development with the City design and development standards and Design Review Board has provided a recommendation of approval for the design.

2. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
 - A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
 - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
 - D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a. ii. B and B.3.a.ii.C of this section;
 - E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

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

Comp Plan Policy	<i>How the project complies, supports or aligns.</i>
<p>LU-37 Maintain and enhance a well distributed system of commercial uses that serve the needs of residential neighborhoods, workplaces and the greater Redmond community. Encourage commercial land uses that support or provide services to adjacent land uses to encourage nonmotorized travel.</p>	<p><i>The project is proposed within the Overlake Village 4 zone, which is intended for higher densities. The proposal will convert an existing commercial kitchen and amenity space to a café in an existing multifamily building and will add a commercial component to the building. The addition of a 600 square foot food service kiosk in a park and open to the public is also proposed and is intended to serve park users and residents. Due to its proximity to residential units and nearby office uses, customers are not limited to arriving by a vehicle.</i></p>
<p>FW-12 Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use and best management practices of land, provides opportunities to improve human health and equitable provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond’s sense of community and character.</p>	<p><i>The project is located in the Overlake Village 4 where it is intended for compact mixed-use development with substantial residential development, employment, retail and services. The project proposes the conversion of an existing residential amenity kitchen to a café and the addition of a food service kiosk at the adjacent public park, both uses are allowed uses within this zone. The addition of the café and food service kiosk take advantage of existing infrastructure, maintaining the character of this area.</i></p>
<p>FW-15 Promote a development pattern and urban design that enable people to readily use alternative modes of transportation, including walking, bicycling, transit and carpools.</p>	<p><i>The project proposes to convert an amenity kitchen to a café in an existing residential building and to add a food service kiosk to the existing Esterra Park, surrounded by multifamily buildings and office. Due to its close proximity to these higher intensity uses, it will encourage customers to walk or bike, rather than arrive by a vehicle.</i></p>
<p>UC-17 Promote the vision of the parks, plazas, art, pathways, and open spaces in the urban centers as being part of a cohesive system of public spaces that is integral to distinguishing the urban centers as “people places.”</p>	<p><i>Esterra Park is a newly constructed park located in the center of the Esterra Park mixed-use development and includes art, plaza, pathways, and open spaces for activities. It is surrounded by mixed-use and multifamily buildings of higher density. The proposed café is adjacent to Esterra Park and the food kiosk will be in Esterra Park and available for park users, residents and nearby employees and encourages the use of the park.</i></p>
<p>OV-7 Promote mixes of residential and commercial uses located either in a mixed-use building or among single-use buildings on a mixed-use site where appropriate.</p>	<p><i>The conversion of the existing amenity kitchen to a café in an existing multi-family building will make it a mixed-use building. The addition of the food service kiosk in the park adds to the mix of uses in the Esterra Park mixed-use development.</i></p>

<p>OV-22 2 Retain and enhance existing parks in Overlake and add new parks, open spaces, and recreational areas in Overlake Village to make it more inviting.</p>	<p><i>Esterra Park is an existing park within the Overlake Village 4 zone. The addition of a café in an existing multifamily building and food service kiosk in the middle of Esterra Park will enhance the park and its uses. The food service kiosk adds a design which was approved by the Design Review Board, public restrooms, covered seating and lighting to the park</i></p>
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VII. 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.

VIII. 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	10/13/2022	<i>and as conditioned herein.</i>
Architectural Elevations	10/13/2022	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	10/13/2022	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	10/13/2022	<i>and as conditioned herein.</i>

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

1. Development Engineering – Water and Sewer

Reviewer: Heba Awad, Senior Utility Engineer
Phone: 425-556-2861
Email: hawad@redmond.gov

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

The project will include installation of a two-inch water service line and a commercial meter.

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:

The project will include installation of new six-inch side sewer.

Code Authority: RZC 21.74.020.D

- c. **Reimbursement Fees:** Reimbursement fees for connection of water and/or sewer are required. These fees are due prior to issuance of permits, which allows connection to any sewer or water facility.

Code Authority: RMC 13.12.120

Condition Applies: Building Permit

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

Reviewer: Jody Conyers, Senior Stormwater Engineer

Phone: 425-556-2468

Email: jconyers@redmond.gov

- a. **Water Quantity Control:**
 - i. Project lies within the Overlake Regional Stormwater Facility Basin. Stormwater quantity control will be provided by the City of Redmond upon payment of the Overlake Capital Facility Charge.

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

- b. **Water Quality Control**
 - i. Project lies within the Overlake Regional Stormwater Facility Basin. Stormwater quality control will be provided by the City of Redmond upon payment of the Overlake Capital Facility Charge.

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

- c. **Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval. No public easements are anticipated for this project.

Code Authority: RZC 21.74.020.C

- d. **Private Stormwater Easements.** Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. No private easements are anticipated for this project.

Code Authority: RZC 21.74.020.C

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

Code Authority: RZC 21.74.020.J; RMC 15.24.080

- f. **Temporary Erosion and Sediment Control (TESC).**

- i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan. The wet weather plan will be incorporated as part of the Civil Plan set that will be approved in the CCR submittal.

Code Authority: RMC 15.24.080

- g. **Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NOI) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>

Code Authority: Department of Ecology Rule

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

Code Authority: RMC 13.20.047-Overlake; RMC 13.20.040 -Citywide

3. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2022-00144 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. **Change or Modification –** At any point in the life of this project, fire access signage and striping may be required per the Fire Marshal.

- b. Fire Code Permit – No fire code permits. If the amenity space is altered or expanded, fire permits including fire sprinkler, fire alarm and fixed fire extinguishing system permits may be required.

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

4. Planning Department

Reviewer: Cameron Zapata, Senior Planner

Phone: 425-556-2411

Email: czapata@redmond.gov

- a. **Parking.** Seven on-site parking stalls are provided in the Esterra Park 2A/B parking garage for the conversion of the commercial kitchen to a café and the 600 square foot food service kiosk. Per RZC Table 21.12.070B.6.F.2, the food kiosk does not require parking. In the event where the uses for these spaces change, a new parking assessment will be required and may limit the uses allow as part of this project site.
- b. **Retail Use.** The retail sales at the kiosk shall comply with the City of Redmond Parks Rules, which includes the prohibition of selling, opening, possessing or consuming alcohol in a park or recreation area per RMC 9.31.430.

Code Authority: RMC 9.31

- c. **Alcohol Sales and Consumption.** The sale and consumption of alcohol shall be in designated areas in compliance with the Washington State Liquor Control Board.
- d. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

Code Authority: RZC 21.32.080

- e. **Impact Fees.** For the Purpose of Impacts, the use assigned for the conversion of the commercial kitchen space and seating area and the food service kiosk have been determined as Retail for Fire and Parks, and Fast-Food Restaurant for Transportation. Credits for the existing amenity commercial kitchen do not apply as it was used as a residential amenity. 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

- f. **Design Review Board Approval.** The project received Design Review Board approval on November 3, 2022. The following conditions of approval apply:

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

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

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

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

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

RMC 6.36	Noise Standards
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RZC 21.76.100.F.9.C	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020.G	Site Construction Drawing Review
RZC 21.76.020.G.3	Preconstruction Conference
RZC 21.76.090.F	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, February 2021
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

Water and Sewer

RMC 13.04	Sewage and Drainage
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RZC 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Design Requirements: Water and Wastewater System Extensions – April 2019.

Stormwater/Clearing and Grading

RMC 13.25	Temporary Construction Dewatering
RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	Critical Areas
RZC 21.64.040	Frequently Flooded Areas
RZC 21.64.050	Critical Aquifer Recharge Areas
RZC 21.64.060	Geologically Hazardous Areas
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Stormwater Technical Notebook, Issue No. 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 21.12	Overlake
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.40	Parking Standards
RZC 21.44	Signs
MP/DA	Group Health/Esterra Park Master Plan & Development Agreement

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