



Application Requirements for Master Planned Development



Part 1: Application Instructions

INSTRUCTIONS

Staff will review the submittal package at a Pre-Submittal Intake Meeting to ensure that each item below is included in the application, and that the application is a code compliant application. Applications that are not code compliant and/or incomplete will not be accepted.

APPLICABILITY

The purpose of a Master Planned Development (MPD) is to allow for development to occur in phases and provide long-term guidance for a large area so that the continuity of the overall development is maintained. This can occur where coordination of public facilities is needed, to determine how best to develop an area, to integrate various uses, and/or to coordinate

multiple ownerships into a unified development. The resulting approval will be in consideration of a high level, conceptual development plan for a large site. Subsequent entitlement reviews (Site Plan Entitlement Conditional Use, Preliminary Plat, etc.) will include further analysis for code compliance and determine the location of all structures, utilities, roads and other site features in preparation of civil construction drawing review.

SPECIAL NOTES
The submittal requirements below may change periodically. These submittal requirements are dated **March 2013**.

I. ELECTRONIC PLAN REVIEW SUBMITTAL STANDARDS

Electronic plans that do not meet the requirements below will fail and will result in the application being deemed incomplete and will not be reviewed until complete.

A. File Naming Standards:

Bolded items noted in Sections III, IV and associated Cover Sheets indicate the naming convention in which the particular submittal must be named. For example, the General Application (Section III) must be named **General Application**.

B. Plan Sheet Standards:

All plans must be drawn to scale, as specifically identified in the checklist, and each sheet shall state the scale.

C. Acceptable File Types

Plans: Plans must be submitted in a PDF format.

Documents: Calculations, reports and other supporting documents (non-drawing files) must be uploaded as a PDF.

D. Plan Orientation: All plans must be uploaded in "Landscape" format in the horizontal position.

II. PROFESSIONAL

All components of the application shall be prepared by the appropriate professional(s) licensed in the State of Washington. A license stamp or registration number, whichever is

applicable, as well as the signature, shall be provided on the face of the application materials.

III. GENERAL

The applicant shall check each of the following items below to confirm that they are included in the application submittal package. An * denotes a form that may be found on the internet at www.redmond.gov/landuseforms:

- A. Completed **General Application Form*** and **Project Contact Form***.
- B. Application Fees
- C. **Greenhouse Gas Emissions Worksheet***
- D. **SEPA Application** form*. Complete responses must be provided to all questions.
- E. City of Redmond **SEPA Checklist*** with complete responses must be provided to all questions.
- F. **SEPA/CAO Worksheet*** must be completed.
- G. **Critical Areas Report**
- H. **Stormwater Report** prepared by a registered Civil engineer (see Part 3).
- I. **Traffic Study** (see Part 4).
- K. **Master Planned Development Over lake Requirements Worksheet** must be completed (see Part 5 below).
- L. **Title Report** providing the full title report that

is dated within 90 days of the submittal date for all parcels involved.

- M. **Tree Health Assessment** prepared by a certified arborist.
- N. **Land Survey** prepared by a licensed surveyor.
- O. **Master Planned Development Application Review Process Determination Form** (Part 6)
- P. **Concurrency Certificate**
- P. **Public Notice Site Plan**
 - Street names labeled
 - North arrow
 - Critical area boundaries
 - Project name
- P. **Public Notice – Tree Preservation Plan**
 - Street names labeled
 - North arrow
 - Project name
 - Green shading over tree groupings to remain
 - Clouding around tree groupings to be removed

Part 2: Plan Requirements

INSTRUCTIONS

All plans must be submitted in a **searchable PDF format (non-scanned)**. The plans shall be drawn to an **engineering scale of 1" = 20' or larger** are required and shall be uploaded in landscape format in the horizontal position.

All components of the application shall be prepared by the appropriate professional(s) licensed in the State of Washington. A license stamp or registration number, whichever is

applicable, as well as the signature, shall be provided on the face of application materials.

For the subject property and surrounding properties within fifty (50) feet of the subject property unless otherwise noted, including adjacent rights-of-way, the following information shall be shown. These items shall be prepared by a registered Civil engineer in accordance with **City of Redmond Design Standards**, using NAVD 88 vertical Datum and NAD 83-91 horizontal datum.

I. DESIGN CONCEPT

SECTION COMPLETE?

PROPERTY DESCRIPTION

- a. Area, location, general topography, site vegetation, existing structures, existing infrastructure, and existing access.
- b. Basic information about neighboring sites such as size, use, and intensity of development.

DESIGN INTENT NARRATIVE

- a. Describe the site design concept explaining how the concept responds to community goals and policies, and how the site functions for the user.
- b. Describe sustainability element included in the proposal (such as LID techniques, Built Green elements, and/or LEED Certification).

SITE PLANNING CONCEPT

- Provide conceptual site drawings showing context and integration with the surrounding area. These drawings should complement the design intent narrative.

HEIGHT AND BULK STUDY

- Demonstrate how building mass, height and scale relate to open spaces, pedestrian pathways, streets, and other buildings (For sites in Overlake Village Subarea only)

SHADING ANALYSIS

- Demonstrate effects of taller buildings on site and surroundings sites. (For sites in Overlake Village Subarea only; for site in this area smaller than 3 acres, only required if the Technical Committee or Design Review Board determine based on the height and bulk study that analysis of shading effects is needed).

II. COVER SHEET & SITE PLAN

SECTION COMPLETE?

PROVIDE A CONCEPTUAL SITE PLAN WITH THE FOLLOWING ELEMENTS

- a. Scale 1" = 20'
- b. North arrow
- c. Project name
- d. Contact information for applicant, architect, engineer etc.

- e. Property Lines: Show existing and proposed.
- f. Structures: Show location of existing and proposed.
- g. Easements: Show location, dimensions, and purpose of existing and proposed
- h. Land Use(s): Show existing and proposed.
- i. Zoning: Identify the zoning district in which the site is located and the zoning for surrounding properties.
- j. Overlay Boundaries: Show the boundaries of any zoning overlay, including transition areas.
- k. Pedestrian System Type: Identify the pedestrian system type for street frontage adjacent to the site and on adjacent sites (Downtown projects only).
- l. Compliance with Transportation Planning Documents: Show compliance with appropriate Transportation Planning documents including, but not limited to, neighborhood regulations, Transportation Master Plan (TMP) and Transportation Implementation Plan (TIP).
- m. Topography: Show existing elevation on the site using 2-foot contours.

III. TRANSPORTATION PLAN

SECTION COMPLETE?

PROVIDE A CONCEPTUAL TRANSPORTATION AND CIRCULATION PLAN. INCLUDE A CONCEPTUAL LAYOUT AND DESIGN OF ALL EXISTING AND PROPOSED ELEMENTS BELOW ON THE SITE AND ON ADJACENT PROPERTIES THAT PROVIDE VEHICULAR AND NON-VEHICULAR CONNECTIONS ON THE SITE. USE THE SAME SCALE AND BASE MAP AS THE CONCEPTUAL SITE PLAN.

- a. Public rights-of-way
- b. Private Streets
- c. Access tracts/easements
- d. Sidewalks/pedestrian circulation
- e. Bike paths
- f. Parking areas (surface and garage)
- g. Transit facilities
- h. Street cross sections
- i. Site access points

IV. OPEN SPACE PLAN

SECTION COMPLETE?

PROVIDE A CONCEPTUAL OPEN SPACE PLAN IDENTIFYING THE LOCATION OF THE FOLLOWING ELEMENTS. USE THE SAME SCALE AND BASE MAP AS THE CONCEPTUAL SITE PLAN.

- a. Parks
- b. Open Space tracts/easements
- c. Cultural facilities
- d. Public amenities/outdoor plazas

V. PHASING PLAN

SECTION COMPLETE?

PROVIDE A PHASING PLAN WITH ASSOCIATED NARRATIVE SHOWING THE CONSTRUCTION SEQUENCING OF THE KEY ELEMENT BELOW AS PART OF THE OVERALL SITE DEVELOPMENT (FOR SITES SMALLER THAN 3 ACRES IN OVERLAKE VILLAGE SUBAREA, ONLY REQUIRED IF THE TECHNICAL COMMITTEE DETERMINES IT IS NEEDED. USE THE SAME SCALE AND BASE MAP AS THE CONCEPTUAL SITE PLAN

- a. Location and timing of phases
- b. Phasing of affordable housing
- c. Phasing of bonus features (Overlake Village Subarea only)
- d. Timing of infrastructure installation.

VI. INFRASTRUCTURE IMPROVEMENT PLAN

SECTION COMPLETE?

PROVIDE A CONCEPTUAL INFRASTRUCTURE IMPROVEMENT PLAN SHOWING EXISTING AND PROPOSED IMPROVEMENT FOR MAJOR UTILITIES, SITE GRADING, AND FIRE PROTECTION.

- a. Water mains and connections
- b. Sewer mains and connections
- c. Storm Drainage mains, connections, and facilities
- d. Connections to existing water, sewer, and storm facilities
- e. Conceptual Grading Plan
- f. Fire Protection Plan (contents to be determined in consultation with Fire Prevention Division. Contact Fire Prevention at 425.556.2246 or via email at fpdiv@redmond.gov)

VII. LANDSCAPE PLAN

SECTION COMPLETE?

PROVIDE A CONCEPTUAL LANDSCAPE PLAN WITH THE FOLLOWING INFORMATION. AN ASSOCIATED TREE HEALTH ASSESSMENT IS REQUIRED – SEE FORM AND STUDIES SECTION ABOVE.

- a. Existing vegetation
- b. Conceptual landscaping

VIII. TREE PRESERVATION PLAN

SECTION COMPLETE?

PROVIDE A CONCEPTUAL TREE PRESERVATION PLAN WITH THE FOLLOWING INFORMATION. AN ASSOCIATED TREE HEALTH ASSESSMENT IS REQUIRED – SEE FORM AND STUDIES SECTION ABOVE

- a. Healthy tree groupings
- b. Tree groupings to be removed
- c. Existing vegetation

INCLUDE THE FOLLOWING INFORMATION ON A CRITICAL AREAS PLAN. CORRESPONDING STUDIES MAY BE REQUIRED – SEE FORMS AND STUDIES SECTION ABOVE.

- a. Critical Areas Boundaries (steep slope, wetland, stream top of bank, floodplain)
- b. Required buffers
- c. Wellhead protection zone
- d. Shoreline setback

Part 3: Requirements for Preliminary Stormwater Report

The Preliminary Stormwater Report must follow the format provided in the 2012 Department of Ecology Stormwater Manual for Western Washington.

I. REPORT COMPONENTS

SECTION COMPLETE?

- a. Describe the proposed development.
- b. State how the site currently drains.
- c. Provide a brief description of the downstream conveyance system.
- d. Include a Drainage Basin Map with the following:
 - i. North arrow.
 - ii. Scale (larger engineering scale may be used where appropriate).
 - iii. Title block.
 - iv. Property lines.
 - v. Proposed and existing contours.
 - vi. Proposed storm drainage inlets.
 - vii. Existing storm drainage.
 - viii. Drainage area to SWM Facility.
 - ix. Off-site areas draining on-site.
 - x. Flow path for time of concentration computations.
 - xi. Legend of symbols.
 - xii. Road and stream names.
- e. Drainage calculations:
 - i. Rainfall intensity (KCSWM Manual Fig. 3.5.1C-3.5.1I).
 - 6-month, 25-hour.
 - ii. Pre-developed conditions:
 - Pervious area.
 - Pervious area land use.
 - Impervious area.
 - Impervious area land use.
 - Drainage calculation results.
 - iii. Post-developed conditions:
 - Pervious area.
 - Pervious area land use.
 - Impervious area.
 - Impervious area land use.
 - Drainage calculation results.
- f. Quantity control:
 - i. Release rate(s) half of previous 2 yr. for post 2 yr., pre 10 yr. for post 10 yr., and pre 50 yr. for post 50 yr.
 - ii. Storage volume required.
 - iii. Storage volume provided.
 - iv. Quantity control facilities.
- g. Quality control:
 - i. Water quality volume required (6-month, 24-hour).
 - ii. Treatment volume provided.
 - iii. Quality control facilities.

Part 4: Requirements for Traffic Study

PHASE ONE: TRIP GENERATION STUDY/TRAFFIC MODELING

In Phase One of the traffic analysis process, the traffic consultant is required to submit a technical memorandum summarizing the forecasted trip generation for the proposed project, along with justification for the methodology used in the forecast. This memorandum is then reviewed by the City and possibly by other affected public agencies. Upon approval of the trip generation estimate a determination will be made if the project is subject to transportation concurrency review in accordance with section 21.52 of the Redmond Zoning Code. If applicable, the applicant shall submit a request for a certificate of concurrency. The project applicant will be required to pay for the traffic modeling that is part of the concurrency evaluation.

PHASE TWO: FORMAL SCOPING/PREPARATION OF TRAFFIC IMPACT ANALYSIS

Phase Two of the transportation impact analysis process entails scoping of the analysis and preparation of the report by the transportation consultant. Once the traffic modeling is complete, the applicant's consultant should contact the City to set up a meeting to formally scope the transportation impact analysis. The analysis will be based primarily on the outline presented on the following pages. The specific list of intersections that will need to be reviewed in the transportation impact analysis will be developed from the trip assignment for the project. Depending upon the size and character of the proposed project, certain elements of this outline may be reduced in scope or eliminated. However, other items may also be added if special issues relating to transportation exist on the project.

INFORMATION PROVIDED BY THE CITY

Information which is part of the City of Redmond's traffic data base can be found on the City's web site at: <http://www.redmond.gov/Transportation/Resources/Engineering/TrafficCounts/> or can be made available to the applicant within one week of a written request to Public Works (contact Public Works at 425.556.2710). Additional information required for the study will need to be acquired at the applicant's expense. The City will provide the following information if it is available:

- Current AWDT information (current shall mean within one year of the study date).
- Current PM peak hour counts (current shall mean within one year of the study date).

I. INTRODUCTION

SECTION COMPLETE?

LOCATION OF PROJECT SITE

- a. On local vicinity map.
- b. In relation to other major uses or landmarks.
- c. In relation to the adjacent street system.

DESCRIPTION OF PROPOSED PROJECT OR ACTION

- a. Proposed land use and/or character of project.
- b. Size of project (square feet, number of units, number of employees, etc.)
- c. Number of parking spaces provided.
- d. Number and location of accesses to street system.
- e. Anticipated project phasing, if applicable.

SCOPE OF ANALYSIS/ORGANIZATION OF REPORT

- a. Specific issues analyzed.

- b. General layout of transportation report.

ADDITIONAL INFORMATION REQUIRED

II. EXISTING CONDITIONS

SECTION COMPLETE?

DEFINITION OF STUDY AREA FOR ANALYSIS

- a. All signalized intersections impacted by 20 or more project-generated trips in the PM peak hour (total one-way trips through the intersection).
- b. Intersection of site accesses with street system.
- c. Non-signalized intersections as directed by the City.

PHYSICAL CHARACTERISTICS OF STUDY AREA STREET SYSTEM

- a. Streets within study area.
 - i. Number of lanes (typical and at intersection).
 - ii. Street and shoulder widths.
 - iii. Posted speed limit.
 - iv. Approximate street grades.
 - v. Other geometric features.
- b. Non-motorized & transit facilities.
 - i. Location of sidewalks and trails within the area.
 - ii. Residential projects should identify walk routes to schools within 1 mile radius.
 - iii. Location of bike lanes within the area.
 - iv. Location of transit facilities within the area.
- c. Key intersections in study area.
 - i. Traffic Control (signals, signs, etc.).
 - ii. Turn restrictions.
 - iii. Lane alignment.
 - iv. Sight distance restrictions.

OPERATIONAL CHARACTERISTICS OF STUDY AREA STREET SYSTEM

- a. Traffic Volumes.
 - i. Average weekday traffic volumes (AWDT) on streets.
 - ii. PM peak hour turning movement volumes at key intersections.
 - iii. Schematic of street system showing AWDT and PM turning movements.
- b. Traffic Operations.
 - i. Level of service at all signalized intersections using Circular 212 Critical Volume Sum methodology. Summary table should include level of service ranking from A to F, and critical volume sum for intersection.
 - ii. Level of service at all non-signalized intersections using Highway Capacity Manual (Special Report 209). Summary table should include level of service ranking from A to F, and reserve capacity for each critical movement.
 - iii. Warrant analysis of non-signalized intersections as determined by the City.
 - iv. 85th percentile speed on streets.

TRAFFIC ACCIDENT HISTORY WITHIN STUDY AREA

- a. Three-year accident summary at all key intersections. Include accident diagrams.
 - i. Intersection accident rates shall be stated in million entering vehicles (MEV) = (annual # of accidents X 106)/ (annual traffic entering)
 - ii. Accident rates for street sections shall be stated in million vehicle miles travels (MVM) = (annual # of accidents X 106)/ (annual vehicle-miles of traveled)
 - iii. Vehicle-miles = AADT x 365 days/year x section length
- b. Identification of problem areas and accident trends.

PARKING DEMAND/SUPPLY

- a. Existing location and supply.
- b. Existing use characteristics (demand, turnover, etc.).

ADDITIONAL INFORMATION REQUIRED

III. FORECASTED CONDITIONS

SECTION COMPLETE?

FORECAST OF NON-PROJECT TRAFFIC VOLUMES

- a. Forecast year.
 - i. Year of project build out.
- b. General traffic volume growth.
 - i. Annual percentage growth in traffic volumes (typically 2%).
- c. Specific traffic volume growth.
 - i. Trip generation from other planned developments.
 - ii. Diversion of traffic due to planned street improvements.

B. FORECAST OF PROJECT GENERATED TRAFFIC VOLUMES

- a. Trip Generation
 - i. ITE Trip Generation (7th Edition) or City approved methodology.
 - ii. Breakdown of new, pass-by and diverted trips.
- b. Mode Split
 - i. Proportion of trips via SOV, HOV, walking, bicycle, or other modes.
- c. Trip Assignment
 - i. Assignment of project trips to specific travel routes as per the short-term trip assignment provided by the City of Redmond traffic model (if used for concurrency testing).
 - ii. Show all streets and intersections impacted by 20 or more trips in the PM Peak Hour. Show other intersections as directed by the City.

C. ANALYSIS OF FORECAST YEAR TRAFFIC OPERATIONS WITH AND WITHOUT PROJECT

- a. Level of Service
 - i. All signalized intersections using Circular 212 Critical Volume Sum methodology. Summary table should include level of service ranking from A to F, and critical volume sum for intersection.

- ii. All non-signalized intersections using Highway Capacity Manual (Special Report 209). Summary table should include level of service ranking from A to F, and reserve capacity for each critical movement.
 - iii. All project accesses to street system using applicable methodology outlined above.
 - iv. Schematic of street system showing AWDT and PM turning movements.
- b. Project Specific Mitigation: Use the following guidelines in determining whether mitigation is required at specific intersections:
- i. If the intersection will operate at LOS-D or better in the forecasted year with the proposed project, no mitigation is required.
 - ii. If the intersection will operate at LOS-E/F in the forecasted year with the proposed project, and the addition of the project traffic decreases the LOS, mitigation may be required to alleviate project impacts. For signalized intersections, the consultant should then use the HCM 209 methodology to assess potential physical improvements to improve the operation of the impacted intersection. The City will review these potential improvements and may require their construction to mitigate project impacts.

SAFETY CONDITION WITHIN STUDY AREA

- a. Analysis of safety problems identified in Existing Conditions section.
- b. Residential projects should coordinate with the City and Lake Washington School District to identify gaps or hazards for school walk routes.
- c. Options available to reduce or eliminate safety problems.
- d. Analysis of entering and stopping sight distance at project accesses and along street frontage(s).

Note: The design speed is used in any analysis shall be 10 mph over the posted speed limit unless otherwise approved by the City.

PARKING DEMAND/SUPPLY

- a. Proposed parking supply.
- b. Analysis of expected parking demand.
 - i. ITE Parking Generation (2nd Edition) or City approved methodology.
- c. Comparison of supply/demand to City Code Requirements.

ADDITIONAL INFORMATION REQUIRED

EXECUTIVE SUMMARY OF TRANSPORTATION IMPACT ANALYSIS

SUMMARY OF IMPACTS AND PROJECT SPECIFIC MITIGATION

Part 5: Master Planned Development Overlay Requirement Worksheet

Answer the following questions to show compliance of the proposed Master Planned Development with Overlay Neighborhood Plan requirements and to disclose use of the Overlay Village Subarea Incentive Program (RZC 21.12.180). (Go to [Redmond Zoning Code \(RZC\)](#) and search for the code section noted above. Contact the Planner On Call 425.556.2494 or planneroncall@redmond.gov for assistance.

I. LOCATION SECTION COMPLETE?

WITHIN WHICH ZONE IS THE PROPOSED DEVELOPMENT LOCATED?

II. COMMERCIAL AND RESIDENTIAL DENSITY AND TYPES SECTION COMPLETE?

COMPLETE THE COMMERCIAL AND RESIDENTIAL DENSITY AND TYPES TABLE BELOW.

Use Density or Type	Data/Calculation
Site size (in square feet)	
Commercial Gross Floor Area and Type	
Maximum non-hotel commercial GFA allowed = allowed non-hotel commercial FAR x site size in square feet	
Total non-hotel commercial GFA proposed	
Retail commercial GFA proposed	
Office commercial GFA proposed	
Other non-hotel commercial GFA proposed	
Maximum hotel commercial GFA allowed = allowed hotel commercial FAR x site size in square feet	
Total hotel commercial GFA proposed	

Residential Gross Floor Area and Type	
Minimum amount of residential GFA required	
Residential GFA proposed	
Residential units proposed	
Minimum amount of affordable units required.	
Affordable units proposed.	

Will the **OVERLAKE VILLAGE SUBAREA INCENTIVE PROGRAM** be applied? If so, please describe, in detail, which features are proposed as part of the plan and how the incentives granted for each amenity are applied to the proposed project. See the [Priority Features and Incentive Table & the Additional Feature and Incentive Table for a complete list of feature and incentives \(RZC 21.12.170\)](#). (Go to the [Redmond Zoning Code \(RZC\)](#) and search for the code sections noted above).

FEATURE	Y/N	INCENTIVE	HOW APPLIED?
1. Regional Stormwater Management Facility		Three additional stories for all residential buildings in the development Four additional stories for all commercial buildings in the development, Additional 1.5 FAR for residential uses and Additional 0.19 FAR for commercial uses	
2. Major Park		Three additional stories for all residential buildings in the development Four additional stories for all commercial buildings in the development, Additional 1.5 FAR for residential uses and Additional 0.15 FAR for commercial uses	
3. Plaza Dedication		One additional story for 50% of buildings in the development	
4. Plaza Improvement		One of the following: Additional 1.5 FAR for residential uses and Additional 0.15 FAR for commercial uses and hotel uses, or One additional story for 50 percent of the buildings in the development or Expanded list of nonresidential land uses to include uses considered transitional in RZC 21.12.040 through 21.12.060 and 21.12.080, OV Zones 1 through 3 and 5. Only available if required residential development per RZC 21.12.040 through 21.12.070, OV Zones 1 through 4 has been constructed.	

ADDITIONAL FEATURES AND INCENTIVES

<p>5. Green Building or Development</p>		<p>One additional story for each building designed and constructed to meet the certification described in RZC 21.67, Green Building and Green Infrastructure.</p> <p>Expanded list of nonresidential land uses to include uses considered transitional in RZC 21.12.040 through 21.12.060 and 21.12.080, OV Zones 1 through 3 and 5. Only available if required residential development per RZC 21.12.040 through 21.12.070, OV Zones 1 through 4 has been constructed.</p>	
<p>6. Residential Uses Above Minimum Requirement</p>		<p>One additional story for all buildings in development</p>	
<p>7. Below-Grade Parking</p>		<p>One additional story for all buildings in the development</p> <p>Additional 1.5 FAR for residential uses and Additional 0.15 FAR for commercial uses.</p> <p>Expanded list of nonresidential land uses to include uses considered transitional in RZC 21.12.040 through 21.12.060 and 21.12.080, OV Zones 1 through 3 and 5. Only available if required residential development per RZC 21.12.040 through 21.12.070, OV Zones 1 through 4 has been constructed.</p>	
<p>8. Combination Below-Grade and Wrapped Structured Parking</p>		<p>Select one of the incentives offered for Feature 7.</p>	
<p>9. Affordable Housing Above Minimum requirement</p>		<p>Addition of residential floor area at 2.5 times the equivalent floor area for each affordable unit provided above the minimum requirement of 10 percent of the total dwellings, up to a maximum total residential FAR of 3.75.</p> <p>The bonus residential floor area may be used to increase building height by up to one story</p>	
<p>10. Full Service Hotel/Conference Center</p>		<p>Two additional stories for full service hotel/conference buildings</p> <p>Additional 0.20 commercial development</p>	

11. Transit-Oriented Development		<p>One additional story for commercial buildings and two additional stories for residential buildings and full service hotel/conference center buildings; and</p> <p>Additional 0.25 commercial development; and</p> <p>Additional 0.75 residential development.</p> <p>Undeveloped transit-oriented development bonus FAR may be transferred from one site to another site that satisfies the criteria for the bonus.</p>	
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Part 6: Master Planned Development Application Requirements Review Process Determination Form

Answer the following questions to determine the review process type for the proposed Master Planned Development, and whether a Development Agreement is required. Contact the Planner On Call 425-556-2494 or planneroncall@redmond.gov for assistance.

QUESTIONS

SECTION COMPLETE?

1. IS THE GROSS LAND AREA ENCOMPASSED IN THIS PROPOSAL GREATER THAN 10 ACRES AND LOCATED IN THE DOWNTOWN NEIGHBORHOOD? (GO TO [PROPERTY VIEWER](#) AND SEARCH YOUR PROPERTY).

2. IS THE PROPOSAL LOCATED IN THE OV ZONES 1-5? (GO TO [PROPERTY VIEWER](#) AND SEARCH YOUR PROPERTY).
 - If you answered Yes to question 1 or 2, the proposed MPD will follow a **Type V** permit process.
 - If you answered No to question 1 and 2, select the associated land-use entitlement that you are applying for now, or will apply for in the future. Consult the Planner On Call if you are not sure.

3. IS THE PROPOSAL SUBJECT TO THE EAST SAMMAMISH VALLEY MASTER PLAN REQUIREMENT (RZC 21.08.190) OR THE SOUTHEAST REDMOND MASTER PLAN REQUIREMENT (RZC 21.08.200) (GO TO THE [REDMOND ZONING CODE \(RZC\)](#) AND SEARCH FOR THE CODE SECTIONS NOTED ABOVE).

4. IS THE PROPOSAL LOCATED IN THE OV ZONES 1-5 AND DOES IT ENCOMPASS AT LEAST THREE (3) ACRES?
 - If you answered Yes to question 3 or 4, then this MPD must be completed in conjunction with a Development Agreement.