

UPDATED:9/26/2016
PG.4 AND PG. 13 AS HIGHLIGHTED

**TECHNICAL COMMITTEE REPORT
TO THE HEARING EXAMINER**

Project Name: Hawks Glen (aka Ray Meadows)

Location: 17656 NE 116th St, 2526059067

Project File Number: LAND-2015-01452, PR-2015-00609

Project Description: Hawks Glen has a physical address of 17656 NE 116th Street, Redmond, WA 98052 and consists of one parcel (2526059067) totaling an onsite private property area of approximately 9.77 acres. The project proposes frontage improvements along NE 116th Street and 178th Place NE as well as development of the existing site into a residential neighborhood of 25 single family homes and one zero lot line duplex (27 lots total) and four tracts with associated infrastructure, stormwater drainage facilities, and open space.

File Numbers: LAND-2015-01452 – Type III/ Preliminary Plat
SEPA-2016-01229 – SEPA DNS
PR-2015-00609

Applicant: The Quadrant Corporation
Matt Perkins
14725 SE 36th Street, Suite 200
Bellevue, WA 98006

Applicant's Representative: The Blueline Group
Brett Pudists
25 Central Way, Suite 400
Kirkland, WA 98033

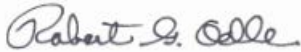
Planner: Sarah Vanags- Pyle, Senior Planner

Decisions Included: Preliminary Plat, Type III (RZC 21.76)]

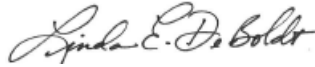
Recommendation: **Approval with Conditions**

Public Hearing Date: September 26, 2016

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).



ROBERT G. ODLE, DIRECTOR
Planning and Community Development
Department



LINDA E. DE BOLDT, 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** provides responses, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Preliminary Plat. And receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Hearing Examiner** will approve, approve with conditions, or deny the Preliminary Plat.

Key Dates

Application/Completeness Date: 06/29/2016
Date SEPA Determination Issued: 08/05/2016
SEPA Appeal Deadline: 09/02/2016
Public Hearing Date: 09/26/2016

Report Attachments

1. Vicinity Map
2. Notice of Application and Certificate of Posting
3. Notice of Application and Public Comment Letters and Staff Responses
4. SEPA DNS Certificate of Posting and SEPA Threshold Determination
5. SEPA Comment Letters and Staff Responses
6. Notice of Public Hearing and Certificate of Posting
7. Environmental Checklist
8. Tree Health Assessment
9. Plan Set
10. Critical Area Report and Mitigation Plans
11. Safe walk Narrative
12. General Application Form
13. SEPA Application
14. Neighborhood Meeting Notice
15. Neighborhood Meeting Sign-in and Notes
16. Tree Exception Request Letter
17. Tree Exception Approval Letter

18. Geotechnical Report
19. Stormwater Report
20. Traffic Study (Phase II)
21. Transportation Concurrency
22. Zoning Map

Technical Committee Analysis

I. Proposal Summary

The project site is located at 17656 NE 116th Street, Redmond, WA 98052 and consists of one parcel (2526059067) totaling an onsite private property area of approximately 9.77 acres. The project proposes frontage improvements along NE 116th Street and 178th Place NE as well as development of the existing site into a residential neighborhood of 25 single family homes and one zero lot line duplex (27 lots total) with associated infrastructure, stormwater drainage facilities, and open space. The project will complete mitigation for the buffers of three on-site wetlands and a stream to increase functionality and remove invasive species.

II. Site Description and Context

The proposal is located within the North Redmond Neighborhood, and is framed on all sides by medium density single family developments and a Native Growth Protect area to the north. A vicinity map is attached for reference (Attachment 1, Vicinity Map). The project parcel is relatively flat, changing approximately ten feet in grade over 1,296 feet. The north and west sides of the property share protected critical areas in addition to the R-4 Zone. The site slopes down to the southeast and has four critical areas, a wetland in the south west corner and a stream that bisects the northeast portion of the parcel and is framed by two additional wetlands.

Adjacent	Existing Land Use	Zone
North	Single Family and Native Growth Protection	R-4
South	Single Family	R-4
East	Single Family and Monticello Creek	R-4
West	Single Family and Wetland	R-4

Lot and Tract Table

Lot	Area (SF)	Lot	Area (SF)
1	10,351	18	8,451
2	5,643	19	6,420
3	5,114	20	5,078
4	4,781	21	5,254
5	5,458	22	5,078
6	7,294	23	5,254
7	6,076	24	5,079

8	5,120	25	5,253
9	5,120	26	3,506
10	5,230	27	5,228
11	5,036	Avg SF	5,700
12	5,230	Tract	Area (SF)
13	5,036	Tract A Open space	158,511 SF
14	5,230	Tract B Open space	58,283 SF
15	5,035	Tract C Open space	15,432 SF
16	6,122	Tract E Open space	7,980 SF
17	7,407		

III. Site Requirements

The site is located within the R-4 zoning district. The site requirements listed in RZC 21.08.170(B) for this district are:

	Requirement	Proposed
Average Lot Size:	5,250 SF	5,699 SF
Minimum Lot Width Circle:	40'	40'
Minimum Lot Frontage:	20'	20'
Front Setback:	15	15
Side/Interior Setback:	5/10	5/10
Side Street Setback:	15'	15'
Rear Setback:	10'	10'
Minimum Building Separation	15'	15'
Maximum Lot Coverage (for structures):	35%	35%
Maximum Impervious Surface Area:	60%	60%
Minimum Open Space:	20%	20%
Maximum Height of Structures:	35'	35'

The proposal complies with all of the site requirements for the R-4 zone.

IV. Residential Architectural, Site and Landscape Design Standards

Variety and Visual Interest in Building and Site Design
--

Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Variety in Building Design			X
	Variety in Site Design			X
Building Orientation				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks	X		
	Garage Placement			X
	Garage Doors			X
	Transition Area			X
Building Character, Proportionality and Massing				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Modulation and Articulation			X
	Consideration of Site Conditions		X	
	Open Space		X	
Landscaping				
Code Citation	RZC 21.32	Complies	Complies as conditioned	Applies at Building Permit
	Landscaping Plan	X		
	Landscape Transition	X		
	Stormwater Detention	X		
Streets and Pathways				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Design Criteria		X	

The proposal complies with all of the residential development and architectural, site and landscape design regulations for the R-4 zone.

V. Neighborhood Regulations

The site is located within the North Redmond Neighborhood. The following table shows the project's compliance with the applicable neighborhood regulations.

Neighborhood: North Redmond				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building

				Permit
	Arterial Setbacks	X		
	Building Height			X
	Low Impact Development	X		
	Tree Preservation	X		
	Vegetation for Common Areas	X		
	Street Trees	X		
	Vegetated Treatments	X		
	Multiplex Housing Applicability: Proposal includes two; unit attached dwelling units.	X		
	Density	X		
	Minimum lot size and lot division	X		
	Design			X
	Location Criteria	X		

The proposal complies with all of the neighborhood regulations for the R-4 zone.

VI. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on July 14, 2016. The notice was posted at City Hall, the Redmond Regional Library, and three notice signs were posted on the property. The notice was also mailed to property owners within 500 feet of the site (Attachment 2, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received two written comments (Attachment 3, Notice of Application Public Comment Letters and Staff Responses).

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

Concern or Question:	Staff Response:
Deforestation caused by development	The project proposes to retain 92% of the trees, the majority of which will be kept in a Native Growth Protection area and will not be subjected to future development.
Displacement of wildlife	75% of the current site is an open lawn. The area currently inhabited by any wildlife will remain protected and undeveloped.
Increase in traffic	Transportation has confirmed the project's traffic study does not trigger any additional traffic mitigation.

Inadequate infrastructure for population growth	Engineering has confirmed that all infrastructure related to the project is adequate to meet the needs of the proposed development without impacting current residents.
The proposed duplex will lower land values	Duplexes are allowed in the R-4 zone as adopted by the Redmond Zoning Code. The City does not have authority to prohibit the proposed duplex as part of the project.
School cannot handle increased demand	Lake Washington School District operates independently from the City and regularly monitors the development activity within Redmond. LWSD updates their school boundary assignments every two years to account changes in local population; additionally, the district imposes an impact fee on each new home constructed at building permit issuance.
Request to know when construction will start	The developer does not have an estimated date at this time.
Request to know how many trees will be removed	The project proposes to remove 9 of the 129 trees.

Notice of SEPA Threshold Determination: Consistent with RZC 21.70.130 the Notice for the Determination of Non-Significance (DNS) for this project was issued on August 5, 2016. This notice was posted at City Hall, the Redmond Regional Library, and on the property. The notice was also sent to state and local agencies, Parties of Record for the project and owners of property within 500 feet of the site (Attachment 4, SEPA DNS Certificate of Posting and SEPA Threshold Determination). One comment letters were filed during the DNS comment period. The Muckleshoot Tribe Watersheds and Land Use Team Leader contend that several elements of the project's design does not meet the actions and requirements from the City's 2013 Watershed Plan, specifically the reach of Monticello Creek. (Attachment 5, SEPA Public Comment Letters).

Notice of Public Hearing: Consistent with RZC 21.76.080 the Notice of Public Hearing for this project was posed on the site, at City Hall, and at the Redmond Regional Library on September 5, 2016. The notice was also mailed to owners of property within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was also included in a one-time newspaper publication (Attachment 6, Notice of Public Hearing and Certificates of Posting).

IV. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment 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 5, 2016 (Attachment 7, Environmental Checklist).

The DNS provided a comment period through August 19th, 2016. One comment was submitted. Having reviewed the information submitted, the SEPA responsible official determined that the DNS was adequate and retained.

V. Compliance with Development Regulations

A. Tree Protection (RZC 21.72)

The Redmond Zoning Code (RZC 21.72) requires that all healthy landmark trees and 35 percent of all healthy significant trees be saved. Landmark trees are those trees that are greater than 30 inches in diameter at breast height. Significant trees are those trees that are between 6 inches and 30 inches in diameter at breast height. Tree health of the existing trees on the Hawks Glen property was assessed in an arborist's report prepared by Tree Solutions Inc. dated June 25, 2015 (Attachment 8, Tree Health Assessment Report).

Finding: The applicant is proposing to save 119 significant trees on the site. There are eight landmark trees on this site. This results in a saved tree percentage of 92 percent (Attachment 9 Tree Preservation Plan). A majority (91) of the trees to be preserved are located within Tract A, a protected open space area and cannot be subjected to any future development. While the project is required to replant no less than 11 trees, the applicant is proposing to plant approximately 226 new trees with no less than 148 being 7' in height at time of planting. The tree replacement proposal is 215 greater than that as required by the Redmond Zoning Code (RZC) 21.72.080. A health assessment of the trees has been performed by a certified arborist to assure that each retained tree is healthy.

B. Critical Areas (RZC 21.64)

Section 21.64 of the Redmond Zoning Code contains standards, guidelines, criteria, and requirements intended to identify, analyze, preserve, and mitigate potential impacts to the City's critical areas and to enhance and restore degraded resources such as wetlands, riparian stream corridors or habitat, where possible.

A Critical Area Report was prepared by Wetland Resources, Inc on July 28, 2015 and updated June 17, 2016 stating the parcel has three on-site critical areas and one stream (Attachment 10, Critical Area Report and Mitigation Plans).

Tract A is located along the northern portion of Hawks Glen and encompasses Monticello Creek with a 150' buffer in addition to Wetland C and D which are both Category III. Wetland A is a Category IV (Tract B) is located along the southern portion with a 50' buffer. Wetland B is a Category III and is located *offsite* to the west and the 80' buffer extends onto the subject site (Tract B). Inner buffer averaging is

proposed along Monticello Creek. Buffer averaging is also proposed for Wetland A and B.

Finding: As mitigation for the buffer averaging additional buffer area and restoration is will be provided (Attachment 10, Critical Area Report and Mitigation Plans). The Mitigation work for the buffer enhancements will be bonded for and monitored annually for no less than five years, RZC 21.76.090.F.

C. Open Space (RZC 21.08.060)

The project is required to provide minimum 20% of the 425,096 SF site as open space of the.

Finding: Hawks Glen proposes to provide 258,808 SF of open space for a total of 61% exceeding the minimum requirement by more than three times.

Open Space Calculations:			
Tract A	158,511	Total Site Area	425,096
Tract B	58,283	Open Space Required	85,019
Tract C	15,432	Open Space Proposed	258,808
Tract E	7,980		
Lot-By-Lot	18,602		
Total SF	258,808		

D. Affordable Housing (RZC 21.20)

The Affordable Housing requirements of RZC 21.20 apply to all new single-family attached and detached dwelling units within the North Redmond Neighborhood. The required number of affordable housing units for the proposed Hawks Glen Preliminary Plat is ten percent of the proposed dwelling units on site (three units).

Finding: The Hawks Glen Preliminary Plat is required to provide a minimum of three affordable housing units; this entitles them to three bonus market rate units per RZC 21.20.030, which they have chosen not to utilize. The project is proposing lots 26 and 27 (duplex) one unit will be Affordable (counts as one) and one will meet the Low Cost Affordable Housing (counts as two) which will equal *three* Affordable Housing Units, RZC 21.20.030.D. Each Low Cost Affordable Housing units will be reserved for occupancy by eligible households whose annual income does not exceed 50 percent of Median Income rather than the standard 80 percent of the Median Income per unit

provided, allowing these units when proposed to be counted as two units for meeting the requirements of the Affordable Housing Regulations. RZC 21.20.030

E. Noise Standards:

RMC Section 6.36 Noise Standards regulates noise levels applicable to residential development within the City. All new subdivisions within 100 feet of an arterial with an existing or projected traffic volume of 20,000 or more average daily trips (ADT) are subject to the noise attenuation requirements of the code. The applicant shall include sound attenuation measures in the site and/or structure design.

Finding: A noise study is not required for the Preliminary Plat. The City construction inspectors will monitor and enforce the construction hours and maximum noise throughout the project,

F. Transportation

The subject site is currently assigned to Einstein Elementary School, Redmond Middle School and Redmond High School. Students will walk 0.30 mile via sidewalk to Einstein Elementary School. Students will bus to Redmond Middle School; sidewalks are available along the walking path to bus stop which is a 0.13 mile walk. Students will bus to Redmond High School; sidewalks are available along the walking path to bus stop which is a 0.13 mile walk. See Attachment 11 Safe walk Narrative for details.

This project is required to provide frontage improvements along 178th Avenue NE and NE 116th Street within the project limits. New street infrastructures on 116th will include roadway widening, 10' planter strip, 10' meandering sidewalk, and 25' Trail and Open Space that include 5' planter strip, 6' meandering soft surface trail, and on 178th will include 5' planter strip and 5' sidewalk. Also a public pedestrian walkway will be connected from 178th Avenue NE to NE 119th Court.

This project has conducted a Traffic Impact Analysis that showed the trip generation was estimated to generate 226 net new weekday daily trips with 19 net new trips occurring during the weekday AM peak hour (4 in, 15 out) and 23 net new trips during the weekday PM peak hour (15 in, 8 out). Based on the Level of Service analysis, all movements at the 178th Avenue NE and NE 116th Street intersection are expected to operate at LOS-C during the AM and PM peak hours in the future without or with the proposed Hawks Glen project. No traffic mitigation is required if LOS-D or better in the forecasted year with proposed project.

G. Stormwater

The project disturbs approximately 5.84 acres for development of the site. Approximately 3.67 acres in the northern portion of the site will remain undeveloped. About 4.13 acres of upstream flows enter the site from the west. These flows will be intercepted by a swale located at the back of Lots 6 through 16 and routed to the project's detention vault.

The project will provide on-site detention and water quality for the improvements in a combined detention/wet vault facility. Except for the lot drains from Lots 17 and 18 that will discharge roof and footing drain runoff to the tributary to Monticello Creek. The detention vault will discharge stormwater to Monticello Creek on the east side of 178th Avenue NE and requires a separate Hydraulic Project Approval from the Department of Fish and Wildlife.

The 5.84 acres of the site being developed currently has an underground system of perforated pipes that were installed by the previous owner. The applicant will remove the perforated pipes and appurtenances as a condition of approval as the system is considered a permanent dewatering system by the City. The project will import approximately 26,000 cubic yards of fill.

H. Type III/ Preliminary Plat Decision Criteria

Response:

Each proposed subdivision shall be reviewed to insure that (RZC 21.74.030(B)):

1. The proposal conforms to the goals, policies and plans set forth in Redmond Comprehensive Plan.

Response:

HO-37 Provide incentives and bonuses intended to minimize or eliminate any additional costs to the developer/builder associated with providing housing that is affordable to low- and moderate- income households.	<i>Hawks Glen Subdivision will provide 27 new dwelling units with one Affordable and one Low Cost Affordable Units which is consistent with 21.20 and 21.78. The development utilized the Green Building and Green Infrastructure Incentives, to allow a reduction in the allowable lot area.</i>
HO-15 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.	<i>Hawks Glen Subdivision has been developed in accordance with RZC R-4 and North Redmond Neighborhood regulations related to the following:</i> <ol style="list-style-type: none"> 1. <i>Lot Coverage (35%).</i> 2. <i>Impervious (60%).</i> 3. <i>Building Separation (15').</i> 4. <i>Setbacks (F: 15'). (S: 5'). (2-S: 15') (R-10').</i> 5. <i>Lot Circles (40').</i> 6. <i>Open Space (20% of total lot area).</i> 7. <i>Tree Preservation (91 trees to be retained within Tract A and 92% retention within the developable area).</i>

	<p>8. <i>Landscaping Transitions have been provided where required.</i></p> <p>9. <i>30% of existing vegetation will remain within Tract A.</i></p> <p>10. <i>One Affordable and one Low Cost Affordable Unit will be provided.</i></p> <p>11. <i>An 80 SF transition area (required for North Redmond) in the front yard oriented toward the street will also be provided at building permit.</i></p>
LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.	<i>The subject site is 9.77acre parcel currently developed with one single family residence and a number of outbuildings. The surrounding parcels are developed with residential subdivisions and single family homes which is consistent with the Hawks Glen Subdivision.</i>
LU-3 Allow new development only where adequate public facilities and services can be provided.	<p><i>The site will be serviced by public sewer and water. The water connection will be made to the existing 8" water line located in 178th Avenue NE and will extend throughout the subject site. The sewer connections will also be made to an 8" sewer main located in 178th Avenue NE and will extend onto the subject site.</i></p> <p><i>The storm drainage will be collected and treated in an onsite storm water facility with outfall to the east side of 178th Avenue NE</i></p>
LU-28 Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high-density residential neighborhoods.	<i>Residential Development and Architectural, Site and Landscape Design Regulations outlined in 21.08.180, as well as the R-4 and North Redmond regulation stipulate the design criteria in City of Redmond. Hawks Glen proposal will incorporate all the necessary regulations as required by code.</i>

2. The proposal conforms to the site requirements set forth in RZC 21.08.170(B) (Residential Zone Summaries).

Response: *The subject site is comprised of 9.77 acres and 5.51 acres is in open space and sensitive area tracts. The site has a minimum density of 12 lots and maximum density of 39 lots. The proposal includes 27 lots; 25 single family detached dwelling units with one Affordable and one Low Cost Affordable Unit within the duplex (Lots 26 and 27).*

Hawks Glen proposal has been developed in accordance with RZC R-4 and North Redmond Neighborhood regulations:

R-4 Zoning Regulations	
Lot Coverage	35%
Building Separation	10'
Setbacks Front	15'
Setbacks Side	10'/5'
Setbacks Rear	10'
Lot Circle Width	40'
Open Space	20%
Average Lot Size	5,250*

** The average lot size was reduced from 7,000 square feet to 5,250 square feet per the Green Building and Green Infrastructure Incentives by preserving 30% of the site as native vegetation as well as utilizing drought tolerant landscaping.*

3. The proposal conforms to the requirements of this section and those set forth in RZC 21.74, RZC 21.76, and submittal requirements on file in the Planning Department.

Response: *Hawks Glen project proposes to subdivide 9.77 acres into 27 lots per City of Redmond Land Division Requirements within RZC 21.74. The proposal promotes public health, safety, and general welfare as well as provides infrastructure improvements related to utilities connections, street dedications (5' width of 178th: 5' and 12' width of 116th) and right of way improvements.*

The application was reviewed through the Subdivision PREP Process and received all necessary staff approves which allowed the applicant to make Formal Submittal while providing all materials listed in RZC 21.74.030.

The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030(B) and 21.76.050). The subdivision application was deemed complete on June 29th, 2016 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

4. The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.

Response: *The site is served by 178th Avenue NE and NE 116th Street. Access will be provided through a 28' private access tract with two connection points from 178th Avenue NE (Tract F) and will benefit from a 10' Sidewalk and Utility Easement on the east and*

15' Utility Easement on the west. No parking signs will be located on the east side of the tract road. Site Visual Triangles (SVT) have been provided as shown on SV-01

5. The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the subdivision.

Response: *The site will be serviced by public sewer and water. The water connection will be made to the existing 8" water line located in 178th Avenue NE and will extend throughout the subject site. The sewer connections will also be made to an 8" sewer main located in 178th Avenue NE and will extend onto the subject site. The storm drainage will be collected and treated in an onsite storm water facility with outfall to the north side of 178th Avenue NE.*

Electricity and gas will be supplied by PSE. Cable and internet will be provided by a number of providers to be selected by the future homeowners.

6. The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the subdivision.

Response: *The subject site will provide 5.51 acres in open space, a trail connection to the southwest, a soft surface path along NE 116th Street as well as a play structure, picnic table and park bench to be located within Tract C. NE Redmond Area Neighborhood Park is also located within 700' of the Hawks Glen subdivision.*

7. The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the short subdivision.

Response: *With 27 new dwelling units proposed school attendance in the area will likely increase. Lake Washington School District is currently providing public schooling to the subject site. City of Redmond will require the development to comply with School Impact Fee as determined by Lake Washington School District.*

8. The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the subdivision.

Response: *The subject site is currently assigned to Einstein Elementary School, Redmond Middle School and Redmond High School. Students will walk 0.30 mile via sidewalk to Einstein Elementary School. Students will bus to Redmond Middle School; sidewalks are available along the walking path to bus stop which is a 0.13-mile walk. Students will bus to Redmond High School; sidewalks are available along the walking path to bus stop which is a 0.13-mile walk. See Safewalk Narrative for details.*

9. The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.

Response: *Tract A is located along the northern portion of Hawks Glen and encompasses Monticello Creek with a 150' buffer in addition to Wetland C and D which are both Category III. Wetland A is a Category IV (Tract B) is located along the southern portion with a 50' buffer. Wetland B is a Category III and is located offsite to the west and the 80' buffer extends onto the subject site (Tract B). The parcel is 329' in width by 1289' in length. 91 trees will be retained within Tract A and 92% retention within the developable area. Access will be provided through a 28' private access tract with two connection points from 178th Avenue NE (Tract F). The development is concentrated to the center of the site due to the location of access, critical areas and tree retention.*

10. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.

Response: *The developed portion of the site is on gentle slopes changing 10' over the total 1296' length of the site. Onsite soils were evaluated by Terra Associates, Inc. (Geotechnical Engineer) and found to be suitable for the purposed development*

V. Code Deviations Granted

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

The Deviation Review Team has made the following deviation decisions to the development standards through the authority referenced.

- A. Local Access Street:** Approve the request with the roadway section to include 28 feet of pavement located in a privately owned and maintained tract (Tract F) which is sloped to a thickened edge asphalt curb on one side with 5 feet concrete sidewalks on both sides. Planter strips would be provided on the lots adjacent to the hard scape with 15 feet sidewalk and utilities easement along the west side of the tract and 10 feet sidewalk and utilities easement on the opposite side. Privately owned and maintained street lights are required on this Private Street or Tract F. Minimum 5 feet public access easement along the west side of Tract F is required for non-motorized connection from 178th Avenue NE to NE 119th Court.

Code Authority: RZC Appendix 2 Section A.2

- B. Horizontal Curve:** Approve the request to use minimum 55 feet radius on the center line (Tract F) which meets the low speed curve design criteria contained in the 2007 King County Road Standards; with the conditions to provide horizontal sight distance and street lights at both curve locations for uncontrolled or yield ROW in local access residential street standards.

Code Authority: RZC 21.52.040 Section B

- C. Access Drive:** Approve to allow 6 lots to use the access drive standards on Tract D with minimum 20 feet unobstructed driving surface, 5 feet concrete sidewalk along the south side of the tract outside the drive aisle within the 10 feet public access easement, and in some areas with 28 feet extra pavement width to accommodate a total of 4 parking stalls for 6 units that utilize the tract.

Code Authority: RZC Appendix 2 Section B

- D. Sight Clearance at Intersections:** Approve the request to use 68'x68' of horizontal sight distance at the northern curve of the private street or Tract F for uncontrolled or yield ROW versus the standard 70'x70' horizontal sight distance is required at the southern curve on the same street.

Code Authority: RZC 21.52.040 Section B

- E. Landmark Tree Exception Request** approval granted by the Administrator August 25, 2016 to remove one landmark tree.

VI. Conclusions and Recommendations

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **approve the Hawks Glen, Type III Subdivision, subject to conditions** listed in Section VII.

This Type III Subdivision is vested to the regulations in effect upon the submission of a complete building permit for the proposal unless the building permit is cancelled or expires (RZC 21.76.050B).

VII. Recommended 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, [pages CV-01through L-01-L-05]	06/29/2016	<i>and as conditioned herein.</i>
SEPA Checklist	08/02/2016	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 08/05/2016.</i>
Conceptual Landscaping Plan	06/29/2016	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	06/29/2016	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	06/29/2016	<i>and as conditioned herein.</i>
Conceptual Stream and Wetland Mitigation Plan	06/29/2016	<i>and as conditioned herein.</i>
Stormwater Design	06/29/2016	<i>and as conditioned herein.</i>

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

Development Engineering - Transportation and Engineering

Reviewer: Andy Chow, Senior Transportation Engineer

Phone: 425-556-2740

Email: kachow@redmond.gov

- a. Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
 - i. Easements are required as follows:**
 - (a) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along the new right-of-way of NE 116th Street.
 - (b) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along the new right-of-way of 178th Avenue NE.
 - (c) 10-foot wide private sidewalk and utilities easement along the east side of

Tract F.

- (d) 15-foot wide private sidewalk and utilities easement along the west side of Tract F.
- (e) 5-foot wide pedestrian access easement, granted to the City of Redmond, along the west side of Tract F.
- (f) 25-foot wide open space and access easement, granted to the City of Redmond, along the new right-of-way of NE 116th Street.
- (g) 10-foot wide pedestrian access easement, granted to the City of Redmond, starting from the NE 119th Court connection along the west property line of the project parcel No. 2526059067, west boundary line of Lot 1, and south side of Tract D.
- (h) 10-foot wide private utility easement along the north side of Tract D.
- (i) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

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

- (a) New right-of-way lines joining at the intersection of NE 116th Street and 178th 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.
- (b) A strip of land 12 feet wide abutting the existing NE 116th Street right-of-way.
- (c) A strip of land 5 feet wide abutting the existing 178th Avenue NE right-of-way.

(Code Authority: RZC 21.52.030 (G); RMC 12.12)

- b. Construction Restoration.** In order to mitigate damage due to trenching and other work on NE 116th Street and 178th Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Rob Crittenden at 425-556-2838.
(Code Authority: RMC 12.08; Redmond Standard Specifications & Details; RZC 21 Appendix 2-A.8.e)

c. Street Frontage Improvements

- i. The frontage along NE 116th Street must meet current City Standards which include asphalt paving 22 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, a variable width planter strip immediately behind the curb (10 feet minimum), a meandering 10 feet wide concrete sidewalk, a variable width landscape berm (5 feet minimum) between the concrete sidewalk and soft surface trail, a meandering 6' wide soft surface trail, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 4 inches HMA Class ½" PG 64-22
- 5 inches HMA Class 1" PG 64-22
- 4 inches of 1-1/4 inch 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

Note: Existing retaining walls along the NE 116th Street frontage are required to remove and relocate due to the frontage improvements.

(Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

ii. The frontage along 178th Avenue NE must meet current City Standards which include asphalt paving 14 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strips, 5 feet wide concrete sidewalks, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½" PG 64-22
- 4 inches of 1-1/4 inch 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; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

iii. The frontage along Tract F (Private Street) must meet current City Standards which include asphalt paving 28 feet from edge to edge, standard asphalt thickened edge only on east side, 5 feet wide concrete sidewalks on both sides, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

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

(Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2;

Redmond Standard Specifications & Details)

iv. The frontage along Tract D (Access Drive) must meet current City Standards which include asphalt paving 20 feet drive aisle or 28 feet with parkings from edge to edge with appropriate tapers, standard asphalt thickened edge only on north side, 5 feet wide concrete sidewalks on the south side, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

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

Note: Minimum 3 parking stalls adjacent to Lot 6 and 1 parking space adjacent to Tract C, or 4 total parking stalls for 6 units.

(Code Authority: RZC 21.52.030; 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

iv. A separate 40-scale channelization plans are required for NE 116th Street, 178th Avenue NE, and Private Street or Tract F being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual.

(Code Authority: RZC 21.52.030 (F); RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020)

v. Sidewalks constructed to City standards are required at the following locations:

- NE 116th Street along the westbound frontage
- 178th Avenue NE along the southbound frontage
- Private Street or Tract F on both sides
- Access Drive or Tract D on south side and continue to the NE 119th Court connection

(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 accesses are approved as shown on the Hawks Glen transportation plan prepared by Blueline dated on 5/20/2016.

(Code Authority: RZC 21.52.030 (E); RZC 21 Appendix 2)

- ii. Direct access to NE 116th Street and 178th Avenue NE will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

(Code Authority: RZC 21.52.030 (E); RZC 21 Appendix 2)

- iii. The following driveways are required to be improved as specified below:

- The existing driveway for the project property accessing on NE 116th Street must be removed and replaced with standard frontage improvements as shown on the Hawks Glen transportation plan prepared by Blueline dated on 5/20/2016.

(Code Authority: RZC 21 Appendix 2)

- e. **Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

(Code Authority: RZC 21.17.020; RZC 21 Appendix 2 – A.11)

- f. **Street Lighting.** Illumination of the NE 116th Street (City's owned lights), 178th Avenue NE (PSE/Intolight), and Private Street or Tract F (PSE/Intolight operated and maintained by private) along the property frontages must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Transportation Operations at (425) 556-2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:

<http://www.redmond.gov/development/CodesAndRules/StandardizedDetails>

(Code Authority: RZC 21.52.030 (F); RZC 21 Appendix 2)

2. Development Engineering – Water and Sewer
Reviewer: Zheng Lu, Senior Utilities 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: a new 8-inch water main shall be constructed in

the neighborhood street in looped shape. Both ends of the looped water pipe shall be connected to the existing 12-inch water main on 178th Avenue NE.
(Code Authority: RZC 21.17)

- b. Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows: An 8-inch sewer pipe shall be constructed under neighborhood street. This sewer pipe collects sewer from 26 lots and discharge into the 8-inch sewer main on 178th Avenue at the south entrance. The side sewer from Lot 26 connects with 8-inch sewer main on 178th Avenue separately.

Water pipe and sewer pipe shall have 10 feet minimum separation.
(Code Authority: RZC 21.17)

- 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 approval. Offsite easements must be recorded prior to construction drawing approval.
(Code Authority: RZC Appendix 3)

- d. Reimbursement Agreement.** Portions of this extension may benefit other properties and meet the criteria to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must have received a completed reimbursement agreement application prior to approval of civil drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.
(Code Authority: RMC 13.12)

- e. Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All reimbursement fees shall be paid prior to sale of water and side sewer permits.
(Code Authority: RMC 13.08.010, 13.12)

- f. Reimbursement Fees:** Reimbursement fees for connection of water and/or sewer are required in the amount of \$ 51,292.19. These fees are due prior to the sale of water and side sewer permits for this project.
(Code Authority: RMC 13.12.120)

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Cindy Wellborn, P.E., Senior Stormwater and Utilities Engineer

Phone: 425-556-2495

Email: cwellborn@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 combined detention/wet vault facility.
- ii. Provide for overflow routes through the site for the 100-year storm.

(Code Authority: RMC 15.24.080)(2)(d)

b. Water Quality Control

- i. Basic water quality treatment shall be provided in a privately maintained combined detention/wet vault facility. Treatment is required for the 6-month, 24 hour return period storm.

(Code Authority: RMC 15.24.080)(2)(c))

- c. Public Easements.** 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 and finalized for recording prior to issuance of a building permit or issuance of water meter or side sewer permits. 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 that encumber the property to be dedicated.

(Code Authority: RMC 15.24.080)(2)(i), 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 and final short subdivision recording, fully executed and recorded easements shall be provided to the Development Engineering Division.

Easements are required as follows:

- (a) 10-foot wide Private Drainage Easement at the back of Lots 6 through 16.

(Code Authority: RMC 15.24.08(2)(i), RZC 21.74.020(C))

e. Clearing and Grading.

- i. Vault shall discharge to Monticello Creek on the north side of 178th Avenue NE.
- ii. HPA Approval is required for the discharge and outfall to Monticello Creek prior to Civil Approval.
- iii. Lot drains from Lots 17 and 18 shall not be routed to the vault, instead drains will discharge to a separate location on the south tributary of Monticello Creek.
- iv. The existing dewatering system of perforated pipes, sandbags, well, and any other elements associated with the system shall be removed.
- v. A swale shall be placed at the back of Lots 6 -16 to intercept offsite flows and convey the flows to the detention vault.

(Code Authority: 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.

(Code Authority: RMC 15.24.080)

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

(Code Authority: RZC 21.32)

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

(Code Authority: Department of Ecology Rule)

4. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-205-01452 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

All Emergency Vehicle Access Easements shall be recorded.

All roadways must support the weight of Fire Apparatus as described in RFDS 2.

Signage and striping for all roadways will be detailed in the civil plan.

b. Fire Protection Plan

All homes shall be equipped with an NFPA 13d compliant fire sprinkler system.

(Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG)

5. Planning Department

Reviewer: Sarah Vanags, Senior Planner

Phone: 425-556-2426

Email: svanags@redmond.gov

- a. Street Trees.** The following street trees are required to be installed in accordance with RZC Section 21.32.090. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
178 th Ave NE	Red Sunset Maple	30' on center
New Internal Road	Aristocrat Pear	30' on center

(Code Authority: RZC 21.32.090)

- b. Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be shown on the face of the deed or similar document and shall be recorded with the King County Department of Records and Elections.

(Code Authority: RZC 21.72.060 (D) (2))

- c. Final Critical Areas Report and Enhancement Mitigation Plan.** A final Critical Areas Report must be submitted with the civil construction drawings or building permits if civil construction drawings are not required. All required enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report.

(Code Authority: RZC 21.63, Appendix 1)

- d. Critical Areas Recording.** The regulated critical area and its associated buffer(s) must be protected by an NGPE or placed in a separate tract where development is prohibited. Proof of recording must be submitted to the City prior to issuance of a Certificate of Occupancy on the site.

(Code Authority: RZC 21.64.010(L), 21.64.010(J); RMC 15.24.080(2)(i))

- e. Monitoring Program and Contingency Plan.** A monitoring program shall be prepared and implemented to determine the success of the mitigation project and

any necessary corrective actions. A contingency plan shall be established for indemnity in the event that the mitigation project is inadequate or fails.
(Code Authority: RZC 21.64.010(P))

- f. Open Space.** Tract A, B, C and Tract E shall be maintained as open space tracts for recreation, critical areas and tree preservation. Upon recording of the final plat, these tracts shall be maintained and held in common by the Hawks Glen HOA.
- g. Green Infrastructure Incentive Program.** As part of the Hawks Glen Preliminary Plat, the following code provision shall be modified as recommended by the Technical Committee:
 - i. Lot Size. The average lot size requirement shall be 5,250 square feet granted through 30% lot size reduction incentive.
 - ii. 30% Native Vegetation Retention. At least 30 percent of the native vegetation area shall be retained in native vegetation and set aside in Native Growth Protection Areas.
 - ii. Drought Tolerant Landscaping. Landscaping must shall meet the requirements and planting criteria set forth in RZC 21.67.050 C

Code Authority: RZC 21.67.050

Condition Applies: Civil Construction, Final Plat Document, Building Permit

- h. Affordable Housing:** 20% of homes affordable at 80% of area median income: start with the number of required affordable homes (10%) and double that number. A recorded and signed contract for must be provided prior to issuance of a building permit.
(Code Authority: RZC 21.13 table 21.13.01D)

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

RMC 6.36:	Noise Standards
RZC 21.52:	Transportation Standards
RZC 21.40.010(E):	Design Requirements for Parking Facilities
RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Buildings and Development
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(H)(6):	Preconstruction Conference
RZC 21.76.020(H)(7):	Performance Assurance
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, July 2015
City of Redmond:	Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04:	Sewage and Drainage
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention
RZC 21.17.010:	Adequate Public Facilities and Services Required
RZC Appendix 4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions - January 2012.

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC21.64.060 (C):	Planting Standards
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas
RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, 2012
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

Fire

RMC 15.06:	Fire Code
RZC Appendix 3:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

Planning

RZC 21.58-21.62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RZC 21.34:	Exterior Lighting Standards
RMC 6.36:	Noise Standards
RZC 21.40:	Parking Standards
RCZ 21.64:	Critical Areas
RZC 21.44:	Signs
RZC Appendix 1:	Critical Areas Reporting Requirements

Building

2012 International Building Codes (IBCs)
2012 Uniform Plumbing Code
2012 International Residential Code (IRC)