



**Technical Committee
LAND-2013-01989/ SPE
Notice of Decision
Transmittal Letter**

February 18, 2016

Katerina Prochaska
Jackson|Main Architecture
311 First Avenue South
Seattle WA 98104

Subject: Redmond City Center; LAND-2013-01989, PR-2013-00784

Location: 16135 NE 85th Street

Dear Ms. Prochaska:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above referenced proposal for the 9-story (two towers) mixed-use development. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section IV) 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 LAND-2103-01989/SPE 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 Drawing Review and the Building Permit Review processes.

Coordinated Civil Drawing 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; and reviewed and approved by all applicable divisions of Development Services. The *Civil Drawing Checklist* can be found at <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=141912>. A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Min Luo, Senior Transportation Engineer, at 425.556.2881 or mluo@redmond.gov.

Additional information regarding the Coordinated Civil Drawing Review process can be found at www.redmond.gov/DSC , including:

- Development Engineering Fee Schedule: Includes review and inspection fees.
- Private Development Construction Process: Includes fees, bonds, and other information required to begin and complete construction of your project.
- Record Drawings: Includes requirements for preparing Record Drawings

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 Drawing 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 4 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: www.redmond.gov/DSC.

Impact fee information can be found at: www.redmond.gov/permitfees

Stormwater Capital Facilities Charges can be found at:

www.redmond.gov/permitfees in the document *Development Engineering Fees Schedule*

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-Transportation & Engineering	Min Luo	Senior Transportation Engineer	425.556.2881	mluo@redmond.gov
Planning-Water & Sewer	Zheng Lu	Senior Utility Engineer	425.556.2844	zlu@redmond.gov
Planning-Stormwater, Clearing & Grading	Jeff Dendy	Senior Engineer	425.556.2890	jdendy@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Gary Lee	Senior Planner	425.556.2418	glee@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Gary Lee, Senior Planner, at 425-556 2418 or glee@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Robert G. Odle, Director
Department of Planning and
Community Development



Linda E. De Boldt, Director
Public Works Department

Technical Committee LAND-2013-01989/SPE
Notice of Decision

Project Name: Redmond City Center

Location: 16135 NE 85th Street

Project File Number: LAND-2013-09198/PR-2013-00784

Project Description: 9-Story, Mixed-Use building with approx. 249 dwelling units, 84,000 sq. ft. office, 25,000 sq. ft. retail space

Application Date: December 16, 2015

Notice of Application Date: January 6, 2016

State Environmental Policy Act
SEPA Threshold

Determination: Determination of Non-Significance (DNS)

SEPA File Number: SEPA-2015-01939

Date Issued: January 29, 2016

Technical Committee Decision
Approval with Conditions

Decision Date: February 18, 2016
Appeal Deadline: March 3, 2016

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 http://www.redmond.gov/Government/HearingExaminer/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 Gary Lee, Senior Planner at 425 556-2418 or glee@redmond.gov.



Robert G. Odle, Director
Department of Planning and
Community Development



Linda E. De Boldt, Director
Public Works Department

I. State Environmental Policy Act (SEPA)

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, Street and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) is the appropriate threshold determination for this project.

II. Code Deviations Granted

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

- A. The following deviations are granted as the overall design of the proposed development is found to be superior with the inclusion of these deviations:
 1. Allow relocation of the Type IX pedestrian pathway straddling the west property line to be completely on the project site, instead of half on the adjoining property to the west.
 2. Allow 2 feet commercial setback from Skate Park (of parking garage at grade) instead of 14 feet.

- B. The following deviations are granted with regard to Appendix 2 of the Redmond Zoning Code:
 1. Allow a wider driveway width on NE 85th Street, by allowing the general driveway and the loading driveway to be next to each other.
 2. Allow service and delivery vehicles to back into the loading area from the street, between 11:00 pm and 6:00 am. The loading area shall be gated to prevent backing into this area at any other time during the day.

- C. Allow an alternate minimum parking requirement for the office use, reducing the peak demand requirement by 30%, with the provision of a Transportation Management Program. Code Authority: RZC 21.40.010.D.2

- D. Allow a reduced setback distance for specific infiltration facilities in accordance with the Deviation request.

III. 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.

IV. 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
SEPA Checklist	December 16, 2015	<i>and as conditioned herein.</i>
Architectural Elevations	December 16, 2015	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	December 16, 2015	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	December 16, 2015	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	December 16, 2015	<i>and as conditioned herein.</i>
Conceptual Civil Plans	December 16, 2015	<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: Min Luo, Senior Transportation Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

- a. **Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing 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) The project does not grant any utility easement to the City of Redmond, along all right-of-way including NE 85th Street; therefore the Developer will be required to show how the dry utilities and facility needs can be accommodated on-site. These requirements shall be indicated on the first submittal of the civil plans review.

- (b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
- (c) Public pedestrian access easements along the east and west property lines, and between Tower A and Tower B, shall be provided similar to the paths and public open spaces shown on plans, per RZC21.10.150.

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

- (a) A strip of land 2 feet wide abutting the existing NE 85th Street 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 85th Street, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Traffic Operations Safety and Engineering Division.

(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 85th Street must meet current City Standards which include asphalt paving 27.7 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 14 feet wide concrete sidewalk, 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” 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 varies sloped to drain system

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

ii. A channelization plan is required for any public street 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)

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

- NE 85th Street

(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 Redmond City Center site plan prepared by DCI on 12/16/2015.

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

ii. The site access traffic will be restricted to right-in and right-out only during the peak hours. This restriction shall be indicated on the face of the civil plans and other final documents.

iii. Delivery trucks in lengths limited to 40 feet are allowed to use NE 85th Street to back up into a loading bay during the hours of 11 PM to 6 AM only.

(Code Authority: RZC 21.52.030(E); 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 street(s) along the property frontage 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 Utility Engineer

Phone: 425-556-2844

Email: zlu@redmond.gov

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- a. **Water Service.** All water services for fire hydrant water, fire department connection to the building, domestic water, business water and irrigation water, shall be connected to the City of Redmond 12-inch-diameter water main on NE 85th Street. Two hydrants will be required on 85th Street. A 12-inch-diameter utility line has to be looped within the building to guarantee necessary fire flow. A grease interceptor will be installed if there is a restaurant or a food processing unit.
(Code Authority: RZC 21.54.010(B))
- b. **Sewer Service.** Sewer service will require a developer connection of the sewer from the new building to existing 12-inch side sewer. The existing side sewer is currently connected to the King County 60-inch sewer trunk main on 85th Street. Developer shall also submit the plan to King County for approval during the CCR process. The developer shall inspect the existing 12-inch side sewer pipe and provide a condition rating TV report and DVD to the city and King County for review.
(Code Authority: RZC 21.54.010(B))
- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing review. All easements must be recorded prior to construction drawing approval.
(Code Authority: RZC Appendix 3)
- d. **Backflow Preventors:** Backflow preventors shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10) WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use of premise isolation; reference Table 8 for the appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.
- e. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Side sewer application shall be submitted to King County for approval as well. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to issuance of water and side sewer permits.
(Code Authority: RMC 13.08.010, 13.12)

3. Development Engineering – Stormwater/Clearing and Grading**Reviewer: Jeff Dendy, Senior Engineer****Phone: 425-556-2890****Email: jdendy@redmond.gov****a. Water Quantity Control:**

- i. Stormwater discharges from approximately 30,000 square feet of non-pollution generating impervious surface (roof and walkways) will be directed to a privately maintained infiltration gallery near the southeastern property line. A deviation to reduce the standard setback distances for this infiltration facility was granted by the City. The infiltration system will accept up to the 50-year storm event. Overflow discharge will be directed to the municipal storm system in NE 85th Street.
- ii. Project areas that do not infiltrate will discharge to the municipal storm system in NE 85th Street.
- iii. The project lies within the Downtown Sub-Basin, an area where the City of Redmond provides stormwater quality treatment and direct discharge to the Sammamish River. Projects developed within this sub-basin will pay a capital facilities charge equal to \$5,435.00 for each impervious unit (2,000 sf). A credit of up to 80% is granted for surfaces that infiltrate.
- iv. Provide for overflow routes through the site for the 100-year storm.

(Code Authority: RMC 15.24.080)

b. Water Quality Control

- i. Water quality pre-treatment will be provided prior to infiltration by a privately maintained catch basin with down-turned elbow and screen.
- ii. Flow directed to the street will receive treatment at the regional treatment facility off-site.

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

c. Public Stormwater Easements. Public easements will be required for any public stormwater conveyance systems on private property. No public storm easements are anticipated for this project.

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

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 drainage easements are anticipated for this project.

(Code Authority: RZC 21.54.010(D) and (E), Appendix 3)

e. Clearing and Grading.

The project includes a single level of underground parking. Provide a Temporary Construction Dewatering Plan as outlined in the City of Redmond Draft Temporary

Construction Dewatering Policy. In the event that temporary construction dewatering is required, the de-watering shall not impact the municipal water wells. The City reserves the right to require the dewatering work to cease operation at the construction site until notification from the City that sufficient groundwater rebound has taken place or quality has returned to effectively operate the production well(s). De-watering discharge water must not cause an overflow within the municipal storm conveyance system. The project Dewatering Design and Monitoring Plan includes guidance information.
(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. Floodplain Management. The project does not lie in a FEMA designated flood zone.

(Code Authority: RZC 21.64.010; RZC 21.64.040)

h. Landscaping. Do not plant deep rooted vegetation over any proposed infiltration facility.

(Code Authority: RZC 21.32)

i. Wellhead Protection.

- i. Project lies within Well Head Protection Zone I. Comply with Redmond Zoning Code 21.64.050, and comply with the applicable sections of the Stormwater Technical Notebook Issue Number 6, especially section 8.3 Stormwater Management in Wellhead Protection Zones.
- ii. Fill Material must comply with standards in RMC 15.24.080 and 15.24.095
- iii. Properly decommission monitoring water wells (RMC 15.24.095).
- iv. Protection Standards During Construction apply to the project (RZC 21.64.050(D)(f)(i-viii)).
- v. Underground Hydraulic Elevator Cylinders. All underground hydraulic elevator pressure cylinders shall be constructed following the standards in RMC Chapter 15.24.095. (RZC 21.64.050(D)(i))
- vi. Stormwater infiltration facilities constructed as part of the project shall be registered per the requirements of WAC 173-218-070 following construction. Proof of registration must be submitted to the City's Natural Resources Wellhead Protection Program prior to occupancy.

(Code Authority: RZC 21.64.010; RZC 21.64.050) RMC 13.07.100)

j. 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: www.ecy.wa.gov/pubs/0710044.pdf.

(Code Authority: Department of Ecology Rule)

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

(Code Authority: RMC 13.20.045 (Downtown); RMC 13.20.047 (Overlake))

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-2013-1989 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**

1. The access roadway circling the building shall support the weight of all fire apparatus, width, turning radii and other requirements detailed in RFDS 2.0.
2. The hydrant system on the fire access roadway shall be protected from freezing and vehicular impact in accordance with applicable standards.
3. The egress for building occupants shall have a designated pathway separate from designated 20 foot fire lane when that egress path runs parallel to the fire lane.
4. The ability for fire personnel to conduct overhead operations on, in or above the designated fire lanes shall not be obstructed.
5. The elevated fire access lane shall have a means of preventing vehicular traffic from accessing the fire lane. The specific method of achieving this will be determined during the civil process.
6. The approach to the fire access lane shall be constructed to allow all Redmond Fire apparatus to access the lane from either the east or west.
7. Emergency Medical Service parking shall be designated as indicated on the plans. The nearest elevators to the EMS parking shall provide access to all floors for each of the towers and contain at least one elevator car complying with the requirements for EMS elevators.
8. The Emergency Vehicle Access Easements (EVAE) shall be recorded.

b. **Fire Protection Plan**

1. High-rise buildings shall provide automatic smoke detection in accordance with IFC Section 907.2.13.1.
2. High-rise buildings shall provide a fire department communications system in accordance with IFC 907.2.13.2.

3. High-rise buildings will provide an emergency voice/alarm communication system in accordance with IFC 907.5.2.2.
 4. An NFPA 13 compliant sprinkler system shall be installed.
 5. An NFPA 72 compliant fire alarm system shall be installed in all buildings.
 6. The smoke control system shall meet the requirements of IFC 909.
 7. The Fire Command Center shall meet the requirements of IFC 508.
 8. Interior standpipes are required per IFC.
- c. Fire Code Permit
1. The following permits may be required: permits for demolition, fire alarm, fire sprinkler, generators for emergency and standby power, flammable/combustible liquids, standpipe systems, fire pumps, places of assembly, and smoke control systems.
 2. An Emergency Responder Radio System in accordance with IFC 510 may be required.
- d. Comment
(Code Authority: RMC 15.06; RZC Appendix 2, RFD Standards, RFDD&CG)

5. Planning Department

Reviewer: Gary Lee, Senior Planner

Phone: 425-556-2418

Email: glee@redmond.gov

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

Street	Species	Spacing
NE 85 th Street	Columnar Norway Maple (Acer platanoides 'Columnare')	25' o.c.

(Code Authority: RZC 21.32.090)

- b. **Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval. An approval letter from Waste Management must be submitted to the Planning Department prior to approval any associated building permit.
(Code Authority: RZC 21.38.020(F))

- c. **Design Review Board Approval.** The Design Review Board approved the proposed project at their December 17, 2015 meeting. Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board's conditions of approval are:

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1. The design of the garage door facing NE 85th Street shall include a custom, artistic, expression, reviewed and approved by Planning staff. Photographic examples or sketches shall be provided to Planning staff for review and approval prior to creation of shop drawings for manufacture.
 2. Construction details for the board form trellis/pilaster/wall shall be included in the building permit set, for review and approval by Planning staff.
 3. The roof overhang along NE 85th Street shall not overhang the public right-of-way.
 4. The base of the cantilevered portion of the building that overhangs the loading dock driveway shall be modified to provide a more stout base to the cantilever, without impacting the sight distance triangles. The revisions shall be reviewed and approved by Planning staff through the building permit review.
 5. Presentation Materials Inconsistencies
 - a. 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 this meeting will prevail.
 - b. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement and Building Permits.
- d. **Affordable Housing Agreement.** Prior to the issuance of a building permit, an Affordable Housing Agreement shall be recorded with the King County Department of Records and Elections.
(Code Authority: RZC 21.20)
- e. **Historical and Archaeological Survey.** As the project site is located in an area with a very high probability of containing archeological resources, an archaeological monitoring plan shall be developed, and a copy of the plan shall be provided to Gary Lee, Senior Planner at the City of Redmond, for distribution and review by the State Department of Archaeology & Historic Preservation and by Native American tribes, prior to project related ground disturbance and the issuance of clearing and grading permits.

The monitoring plan shall be developed by a qualified archaeologist and shall meet the requirements set forth by the Washington Department of Archeology and Historic Preservation (DAHP) including depicting the area to be monitored, describing techniques proposed to be employed for monitoring, demonstrating an understanding of cultural resources that could be encountered, and clearly identifying protocols that will be employed in the event of a discovery. The plan

shall also include a proposed approach for consultation with Native American tribes including coordination of onsite monitoring.

In Washington State several laws protect shipwrecks, archaeological sites, Native American graves, and abandoned historic pioneer cemeteries and graves, regardless of the current state of maintenance. These laws include the Indian Graves and Records Act (RCW 27.44), Archaeological Sites and Resources Act (RCW 27.53), Archaeological Excavation and Removal Permit (WAC 25-48), Abandoned and Historic Cemeteries and Historic Graves (RCW 68.60), Aquatic Lands (RCW 79.90.565), and more recently Archaeological Sites (RCW 42.56.300). In addition, the State Environmental Policy Act (SEPA), the Shoreline Management Act (SMA), the Forest Practices Act (FPA), and Governor's Executive Order 05-05 require government agencies to consider cultural resources during the environmental review process. For the full text of the various laws visit DAHP's website at: www.dahp.wa.gov.

Washington Trust for Historic Preservation provides a Preservation Trades and Consultants Directory for helping you obtain qualified services in this regard: <http://preservewa.org/ptcd.aspx>.

(Code Authority: RZC 21.30.070)

6. Executive Department

Reviewer: Kim Keeling, Transportation Management Programs Administrator

Phone: 425-556-2451

Email: khkeeling@redmond.gov

- a. **Transportation Management Program.** As a condition of approval for the reduced parking requirement request, a Transportation Management Program (TMP) shall be submitted and approved by the City's Transportation Demand Management Division prior to issuance of any building permit or other development permit for this project. The TMP agreement shall be recorded on the property deed.

The TMP shall consist of the following:

- Project Summary - description of development
- Program Objective – manage access and availability of parking
- Program Goal – ensure demand meets on-site parking supply
- Program Elements – vehicle parking, transportation coordinator, measurement, information center, ridematching, bicycle facilities, preferential parking, incentives, promotion
- Program Review – survey and reporting
- Contingency Measures – 100% transit subsidy, TMA membership, funding of a “Commuter Club”, secure parking to meet demand,

- TMP Modification – depending on progress made toward goal elements may be modified by request of property owner
- Nature of Obligation – property owner agrees to inform subsequent owners and/or lessees of TMP
- Recording the TMP - agreement shall be recorded on property deed

(Code Authority: RZC 21.40.010.C and D)

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

RZC 21.10.150	Downtown Pedestrian System
RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010(E)	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RMC 12.16	Highway Access Management
RZC 21.76.100(F)(9)(C)	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G)	Site Construction Drawing Review
RZC 21.76.020(G)(3)	Preconstruction Conference
RZC 21.76.090(F)	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, 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 21.54.010	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)
City of Redmond	Design Requirements: Water and Wastewater System Extensions - January 2000.

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Stormwater/Clearing and Grading

RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	Critical Areas
RZC 21.64.040	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 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide
City of Redmond	Fire Department Standards

Planning

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

Building

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