

Type V Consolidated Master Planned Development, Development Agreement, and Site Plan Entitlement

Technical Committee Report

Project Name: Overlake Commons Type V Consolidated Master Planned Development, Development Agreement, and Site Plan Entitlement

Location: 2956 152nd Ave NE

Project File Number: LAND-2024-00221, LAND-2024-00222, LAND-2024-00223, SEPA-2024-00224, PR-2024-00429

Project Description: Proposed development of two 8-story multi-family residential buildings with a total of up to 830 residential dwelling units.

Applicant: Kelly Carlson, Runberg Architecture Group

Planner: Alex Hunt, Senior Planner

Recommendation: Approval with conditions

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, and Redmond Municipal Code. The City of Redmond issued a Determination of Non-Significance (DNS) for the subject proposal under the State Environmental Policy Act (SEPA) in conjunction with the Technical Committee recommendation, under File No. SEPA-2024-00224.



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



Aaron Bert, Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, the Technical Committee provides responses, conclusions, and recommendations (in the form of this report) to the City Council. The City Council will conduct a public hearing to receive public testimony regarding the proposal and to review the Technical Committee's analysis and recommendations on the Master Planned Development Permit (LAND-2024-00221), Development Agreement (LAND-2024-00222), and Site Plan Entitlement (LAND-2024-00223). Based upon the Technical Committee's recommendations and testimony received at the public hearing, the Council will make the final decision regarding the Master Planned Development Permit, Development Agreement, and Site Plan Entitlement.

Key Dates

Application Date: September 26, 2024

Determination of Completeness: October 24, 2024

Neighborhood Meeting Date: January 6, 2025

SEPA Determination of Non-Significance Issued: December 1, 2025

SEPA Appeal Deadline: December 30, 2025

Technical Committee Recommendation Meeting: November 19, 2025

Public Hearing Date: To be determined, tentatively February 17, 2025

Report Attachments

1. General Application Forms
2. Notice of Application and Certification of Public Notice
3. Neighborhood Meeting Notice Affidavit
4. Public Comments
5. SEPA Checklist
6. Master Plan Packet
7. Design Review Plans
8. Development Agreement
9. Site Plan Entitlement Drawings
10. Arborist Report
11. Critical Areas Report
12. Phase 2 Traffic Study
13. Utility Availability Certificate
14. Stormwater Report
15. Transportation Certificate of Concurrency
16. Parking Modification Memo
17. Tree Exception Request

18. Title Report
19. Waste Management Approval Letter

I. Proposal Summary

The proposed project redevelops the existing Overlake Terrace site to develop two 8-story multi-family residential buildings, landscaping, and site improvements. Both residential structures would contain a combined total of up to 830 residential dwelling units and would contain structured parking with a capacity for 713 vehicles. On-site open space would be provided in the form of plazas and podium-top courtyard spaces open to residents as well as a nature plaza space that would be publicly accessible.

II. Site Description and Context

The project site consists of a 4.7-acre parcel in the Overlake neighborhood. The parcel is irregularly shaped and slopes up toward the east, for a total vertical relief of approximately 60 feet across the 730-foot length of the property. The site is currently developed with a senior and assisted living facility.

The table below depicts existing land uses and zoning designations adjacent to the project site:

Adjacent	Existing Land Use	Zone
North	Office (application for mixed-use residential currently under review)	Overlake Business and Advanced Technology (OBAT)
South	Hotel, Mixed-Use Residential	Overlake Village (OV)
East	Office	Overlake Business and Advanced Technology (OBAT)
West	Light rail station	Overlake Village (OV)

III. Site Requirements

The proposal is vested to the 2024 land use regulations in place as of December 31, 2024, as established in RZC 21.12.505-Transition to New Standards (See Section XII). The site has a Comprehensive Plan designation of Overlake Mixed Use and a vested Zoning designation of Overlake Village 1 (OV-1). The intent of the Overlake Village zones is to encourage a broad mix of multifamily residential and commercial uses and amenities in order to achieve a vibrant, engaging environment and a true urban center. The multi-family residential use proposed for the site is a permitted land use in the OV-1 Zone (RZC Table 21.12.040B). The site requirements established in RZC 21.12.040 for this district are depicted in the table below. Additional land use regulations are addressed in Section VI, Compliance with Development Regulations.

OV-1 Development Regulations (RZC 21.12.040)

Regulation	Requirement	Proposed
Maximum Floor Area Ratio with Incentives*	4.0	3.95
Maximum Building Height with Incentives*	9 stories	Up to 9 stories
Maximum Impervious Surface Area	85% of site area	78%
Minimum Landscaped Area	15% of site area	31%
Minimum Parking	1.25 spaces per residential unit	0.62 spaces per residential unit**

*See Section VI for details on the proposal's compliance with incentives to achieve higher development yield.

**See Section XI for details on the requested deviation from parking requirements.

IV. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

A. Notice of Application:

The Notice of Application for this proposal was published on November 7, 2024. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. A notice was also mailed to property owners within 500 feet of the site (Attachment 2, Certificate of Public Notice).

Public Input: During the Notice of Application public comment period and throughout the project review, the City received eight (8) written comments (Attachment 4, Public Comments).

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

1. Questions related to project and construction timeline.

Staff Response: Construction timeline will be largely at the discretion of the property owner but is contingent upon the issuance of several construction permits. After a decision on this consolidated land use permit application, the applicant will need to apply for and obtain additional permits before construction work may occur on the site.

2. Concerns with displacement of existing residents at the senior and assisted living facility.

Staff Response: The City does not have regulations in place requiring relocation assistance or similar mitigation measures to residential displacement. However, the operator of the senior and assisted living facility has several proposed measures to mitigate displacement impacts, including moving assistance, relocation notice (as required by the Department of Social and Health Services), and relocation discounts at alternative facilities.

3. Support for new development supporting walkability and affordability.

Staff Response: Support for the project has been noted.

B. Neighborhood Meeting:

A neighborhood meeting was held on January 6, 2025 (Attachment 3, Neighborhood Meeting Notice) consistent with the Neighborhood Meeting requirements established in RZC 21.76.060.C. Neighborhood meeting notice was mailed to those individuals that received the Notice of Application. During the Neighborhood Meeting, the applicant provided an overview of the project proposal and addressed questions from meeting attendees. Questions and concerns voiced during the Neighborhood Meeting are summarized below. Responses to comments are addressed in Section IV.A above.

- Project timeline
- Concerns with displacement of existing residents

V. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment that may occur as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) is being issued in conjunction with this Technical Committee recommendation (Attachment 5, SEPA Application Form and Checklist).

VI. Compliance with Development Regulations

A. Landscaping

RZC 21.32 establishes landscaping standards for new development, including planting locations and dimensional specifications.

Finding:

As conditioned, the project satisfies the landscaping requirements of RZC 21.32. The perimeter of the site, including along 152nd Ave NE, will be planted with

landscaping intended to visually screen the site and provide a buffer between adjacent development, and the central courtyard and plazas will be planted with low vegetative cover integrated into the site design to soften the visual appearance of the development. The project complies with the Ecological Score requirements of RZC 21.32.030 by providing minimum 25% northwest adaptive and native plants, providing a minimum of 25% evergreen trees, planting at least 25% of trees at a greater size than typically required, and providing green roofs that provide 10% roof coverage. Planting details will be verified for code compliance in conjunction with future civil and building permits submittals, and any changes to proposed landscaping will be reviewed to ensure continued compliance with RZC 21.32.

B. Tree Protection & Replacement

RZC 21.72.060 requires a minimum of 35% of all significant trees to be retained. Significant trees are those trees with a diameter at breast height (dbh) of 6" or greater. Any trees being removed shall be replaced, with one (1) replacement tree required per tree removed, or in the case of landmark trees (those trees with 30" or greater dbh), three (3) replacement trees required per removed landmark tree. Alternatives to tree replacement are permitted pursuant to RZC 21.72.090. If a proposal is not able to provide all replacement tree plantings on-site, the applicant may pursue alternative methods of tree replacement per RZC 21.72.080.E.

Finding:

As conditioned, the proposal complies with the tree protection standards of RZC 21.72. The Arborist Report provided by the applicant (Attachment 10) identifies 227 significant trees on-site, which includes 9 landmark trees. The applicant is proposing removal of 179 significant trees plus 9 landmark trees. Because the proposal retains less than the required 35% of significant trees and removes landmark trees, an exception request has been provided per the requirements of RZC 21.72.090 (Attachment 17). The application meets the criteria for approval of an exception request (See Section XI, Deviations), as strict compliance with the tree retention standards would limit the development potential of the site in a manner inconsistent with the adopted vision and policies for the Overlake neighborhood. To mitigate the removal of trees on-site, the applicant proposes 213 replacement trees in conjunction with redevelopment of the project site, which meets the tree replacement standards of RZC 21.72.080. See the below table for tree removal and required replacement quantities.

Tree Retention and Replacement Table

Tree Type	Total Existing	Removed	Retained	Required Replacement
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Significant (6"-30" dbh)	218	179	39	179*
Landmark (>30" dbh)	9	9	0	27
Total	227	188	39	206

*Per RZC 21.72.090.B.2, tree replacement ratios may be modified for master plans within urban centers and local centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan. The applicant has provided a three-tier vegetative replacement plan with their Master Plan and Site Plan Entitlement submittal.

C. Critical Areas

RZC 21.64 regulates the protection of critical areas, including geologically hazardous areas, wetlands, streams, frequently flooded areas, and critical aquifer recharge areas. The critical area standards of RZC 21.64 also establish the methodology for delineating critical areas.

Finding:

There are no mapped critical areas on or adjacent to the project site, and further review of the project site did not yield evidence of the presence of critical areas. Therefore, the critical area standards of RZC 21.64 do not apply to the proposed development. The applicant provided a Wetland Reconnaissance Study (Attachment 11), which was prepared by a qualified ecologist and based on direct site observations.

D. Open Space

RZC 21.12.120, as vested, establishes requirements for open space associated with residential development in the Overlake Village zones. New development shall provide usable open space in amount equal to or greater than 6.25% of the gross residential floor area.

Finding:

As conditioned, the proposal complies with the residential open space requirements of RZC 21.12.120 (see Attachment 9, Site Plan Entitlement, Sheet G.8). The applicant proposes 52,518 square feet of open space, including plazas, courtyards, roof decks, private balconies, and private patios. The proposed open space is equivalent to 7.6% of the residential gross floor area.

E. Affordable Housing

RZC 21.20 establishes affordable housing requirements for new development. Pursuant to RZC 21.20.030, as vested, at least ten percent of the units in new

housing developments must be affordable housing units. Additionally, one bonus market rate unit is permitted for each affordable housing unit provided.

Finding: As conditioned, the proposal meets all applicable affordable housing regulations. The Site Plan Entitlement (Attachment 9, Sheet G.1) proposes 663 base units, 67 affordable units, and 67 bonus market rate units, for a total of 797 units. If the total number of residential units changes, the required number of affordable units will be correspondingly updated. The affordable units are intermingled throughout both proposed buildings, and the size of the affordable units will be similar to market rate units, not to fall below the minimum required areas prescribed by RZC 21.20.040, as vested.

F. Overlake Village Incentive Program

RZC 21.12.170, as vested, establishes the Overlake Village Incentive Program, which provides development density and height bonuses in exchange for project features that implement neighborhood goals for Overlake.

Finding: As conditioned, the project satisfies the requirements of RZC 21.12.170 to receive development bonuses. The proposal is utilizing the decarbonization incentive, which allows development to obtain the maximum allowable height in the zone and provides an additional floor area ratio (FAR) bonus of 1.5 for residential uses. The decarbonization incentive requires a number of measures to ensure that the carbon emissions are reduced on the developed site. As a condition of project approval, future construction permit applications will be required to demonstrate compliance with the decarbonization incentive requirements, and emissions reporting will be required as established in RZC 21.12.170.B.4.

G. Design Standards

RZC Article III establishes design standards for new development. While design review in the City of Redmond is now conducted administratively by review staff, the initial submittal of the consolidated Master Planned Development and Site Plan Entitlement was reviewed by the Redmond Design Review Board at their December 5, 2024, meeting.

Finding:

The proposal meets the design standards of RZC Article III as vested (see Attachment 7, Design Review Plans), except where flexibility is request as detailed in Section XI. The building and site design breaks up the visual appearance of large buildings by incorporating courtyards, landscaping, and recessed ground floor entrances, resulting in a site that is visually appealing from the street and is appropriately scaled to the pedestrian-oriented streetscape. The applicant incorporated feedback from the Design Review Board in subsequent plan

submittals, redesigning the street facing facades for greater visual appeal and to enhance the residential character of the building.

H. Transportation

RZC 21.12.510, RZC 21.17.010.F, RZC 21.52, RZC Appendix 2, RZC Appendix 7, and the City's Standard Specifications and Details require frontage and road infrastructure improvements.

Finding:

As conditioned, the proposed improvements will meet all requirements, per RZC 21.12.510, RZC 21.17.010.F, RZC 21.52, RZC Appendix 2, RZC Appendix 7, and the City's Standard Specifications and Details. The developer will construct frontage improvements along 152nd Ave NE, including a signalized intersection at Da Vinci Ave and 152nd Ave NE (if not already fully constructed by the adjacent Redmond Building 22 project). The right-of-way dedication along 152nd Ave E will also be provided to meet the City's street standards. All improvements and accesses will be designed and constructed per the City's street standards contained in the City's Standard Specifications and Details, RZC Appendix 2 and RZC Appendix 7. All sidewalks will be constructed to be compliant with the Americans with Disabilities Act (ADA). Streetlights will be designed and constructed per the City's Illumination Design Manual.

I. Stormwater

The Redmond Municipal Code (RMC 15.24) and the 2022 Stormwater Technical Notebook (STN) requires that projects meet the applicable minimum requirements based on threshold requirements. Redmond Zoning Code (RZC 21.17.010.E) and (RZC 21.74.020) requires that all projects and developments are required to be served by adequate surface water management system complying with the policies of the Comprehensive Plan and meeting the requirements of RMC Chapter 15.24, Clearing and Grading, and Storm Water Management, and the Storm water Technical Notebook and Construction Manuals.

Finding:

Stormwater runoff from the property currently connects into the existing main within 152nd Ave NE and flows to the Overlake South Regional Stormwater Facility. The proposed project shall replace all existing onsite private storm drainage infrastructure and route all proposed stormwater runoff to the north to connect to the Overlake Village Regional Stormwater Facility.

Stormwater runoff from the west and southeast areas of the project will connect to the Overlake Village Regional Stormwater Facility through the existing public 84-inch storm drain manhole structure located along the west side of 152nd Avenue NE. The project will (and as conditioned) coordinate with the neighboring

property development, Redmond Building 22, to provide a single shared stormwater connection across 152nd Ave NE at the west shared access driveway. Approximately 72 lineal feet of new 12-inch storm drain piping shall be installed by the project to make this connection. Storm drainage piping crossing 152nd Ave NE shall be installed to achieve a 90-degree crossing alignment with respect to the roadway.

Stormwater runoff from the northeast area of the project will connect to Redmond Building 22's existing offsite private stormwater conveyance piping which then connects into the City storm main within 152nd Avenue NE and flows to the Overlake Village Regional Stormwater Facility.

The project will coordinate (as conditioned) with the Redmond Building 22 development to provide a private stormwater drainage easement for any storm pipes crossing onto Redmond Building 22's property prior to CCR.

Stormwater quality and quantity control for the project will be provided by the Overlake Village Regional Stormwater Facility.

As conditioned, the proposal will meet all requirements per RMC 15.24.

J. Utilities

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

Finding:

The project will include the installation of approximately one-thousand one-hundred and fourteen feet of new 12-inch water mains along future driveways, two four-inch water residential meters, two irrigation meters, five new fire hydrants, and other fire appurtenances. All water services will be connected to the water mains along future driveways.

The project will also include installation of approximately six hundred forty-one feet of new sewer mains along the future proposed driveway, eleven new manholes and two eight-inch side sewers to be connected to two of the new manholes on the sewer main along future proposed driveway.

As conditioned, the proposal will meet all requirements, per RZC 21.17.010.

VII. Criteria Applicable to all Land Use Permits:

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

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

Staff Response: As conditioned, the proposal satisfied the criteria. The subject application proposes a mid-rise multi-family residential development in the OV1 Zone. Multi-family residential development is a permitted use in the OV1 Zone, and providing additional housing opportunities near rapid transit is one of the stated intents of the OV Zones per RZC 21.12.010 as vested. The proposal complies with applicable density standards, development standards, and public facilities standards, as demonstrated in Section VI above.

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

Staff Response: Technical review staff have reviewed the proposal and have determined that it complies with the Comprehensive Plan, RZC, and RMC. The review of the applications has been consistent with RZC Article VI, Review Procedures, for a consolidated Type V Master Plan, Development Agreement, and Site Plan Entitlement. All future construction permits will be reviewed for compliance with applicable development regulations. The proposal complies with SEPA requirements as described in Section V.

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

Comprehensive Plan Policy	Compliance Analysis
OV-42: Encourage redevelopment of Overlake Village in order to enhance the attractiveness and functionality of this area as a place to live, work, shop and recreate. Implement requirements for new developments to incorporate housing to support land use, environmental and transportation goals for Overlake.	The proposal adds a significant number of new residences adjacent to the Overlake Village light rail station, thereby supporting the policy goal of enhancing the attractiveness and functionality of the area as a place to live.
UC-20: Size and design plazas and open spaces to meet the needs of those who live, work, and shop in the area. Include among the facilities a place to gather, rest, eat, and engage in active recreational activities that do not require large amounts of space. Provide trees and places for shade and relief.	The proposed development incorporates open space throughout the site in the form of plazas and courtyards. The open spaces are appropriately landscaped and designed to meet the open space needs of residents and visitors to the site.
UC-18: Develop and maintain a variety of linkages, such as paths and wayfinding elements, among parks, plazas, and open spaces to create an interconnected system of public spaces that are within walking distance of each other.	The proposal includes a direct pedestrian connection between the on-site open space amenity and nearby Esterra Park, contributing to an interconnected system of public spaces.
LU-8: Design developments to encourage access by modes of travel other than driving alone, such as walking, bicycling and transit, and to provide connections to the non-motorized system.	By developing hundreds of new dwelling units within close walking distance of high capacity transit, the development encourages residents to make use of transit as a primary mode of travel.

VIII. Master Planned Development Decision Criteria:

Per RZC 21.76.070.P.5, the MPD shall meet the following criteria:

1. All elements of the MPD shall support and be consistent with the RZC and all applicable Comprehensive Plan policies.

Staff Response: Staff has reviewed the proposal for compliance with the RZC and Comprehensive Plan as discussed in Section VI and Section VII above.

2. MPDs proposed in the Overlake Metro Center shall be consistent with the Overlake policies in the Redmond Comprehensive Plan and shall include the items listed in RZC 21.76.070.P.5.d in addition to the following:
 - i. A height and bulk study that demonstrates how building mass, height, and scale relate to open spaces, pedestrian pathways, streets, and other buildings;
 - ii. An analysis of shading effects of taller buildings (for sites smaller than three acres, only required if the Technical Committee or Design Review Board determine based upon the height and bulk study that analysis of shading effects is needed); and
 - iii. Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate with the progress on the construction of the development (for sites smaller than three acres, only required if the Technical Committee determines necessary).

Staff Response: The MPD is consistent with the Overlake policies set forth in the Comprehensive Plan as demonstrated in Section VII above and Attachment 6, Master Plan, Sheets 15-16. The Master Plan includes height, bulk, and shading studies, and the full master plan is proposed to be constructed in one phase. However, the above criteria are met for each individual building as well if the applicant chooses to phase the construction of both buildings. Therefore, these criteria are satisfied.

3. MPDs proposed in the Marymoor Village Center shall include a phasing plan for bonus features and affordable housing as described in RZC 21.76.070.P.5.b.iii in addition to the items listed in RZC 21.76.070.P.5.d.

Staff Response: Not applicable. The project is not located within the Marymoor Village Center.

4. All MPDs shall include the items listed below:
 - i. A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations;

- ii. Conceptual site plan indicating all proposed land uses (architectural design, exact building shapes, locations, and other detailed information required in a site plan shall not be required);
- iii. Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plan view and cross section for streets (cross sections only required for projects in the Downtown);
- iv. Location of proposed space for parks, open space, and any cultural facilities;
- v. Phasing plan describing anticipated time frames for development and showing that completion of affordable housing shall be commensurate with the progress on the construction of the development;
- vi. Location of any environmentally critical areas;
- vii. Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;
- viii. Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;
- ix. Overall approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and
- x. Preliminary plan for other major infrastructure improvements (may be waived by the Technical Committee for sites in Overlake smaller than three acres).

Staff Response: The MPD application materials included the above listed items and was deemed a complete application on October 24, 2024.

- 5. The master plan must comply with all site requirements or design guidelines that would ordinarily apply to projects developed in the underlying zone.

Staff Response: The proposal complies with all standards of the underlying zone. Compliance with applicable development regulations is demonstrated in Section VI above.

6. Site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved master plan (“plan area”), rather than on a site-by-site basis, provided the approved master plan demonstrates the ability to comply with the requirement in question.

Staff Response: In its buildout condition, the Master Plan area demonstrates the ability to comply with all applicable development standards and regulations. The MPD was reviewed with respect to the entire development.

7. Property included in an MPD must be under the same ownership, or there must be a signed agreement establishing control over multiple ownerships.

Staff Response: The MPD area is currently under single ownership. If this is adjusted at a later date, a signed agreement would be required.

IX. Development Agreement Decision Criteria:

Per RZC 21.76.070.L.3, the Development Agreement shall meet the following criteria:

1. The agreement must be consistent with the applicable development regulations for the property.

Staff Response: The Development Agreement establishes an agreement between the City and the applicant to provide for coordinated development of the project site. All provisions of the agreement pertaining to development regulations comply with applicable RZC and RMC standards.

2. All impacts of the development must be mitigated by the measures set forth in the agreement or the agreement must provide a mechanism for analyzing and mitigating such impacts as they occur.

Staff Response: The agreement provides for mitigation of development impacts to infrastructure, including street and right-of-way (ROW) improvements and ROW dedication. The agreement provides for development to mitigate development impacts through the payment of impact fees or through the use of transportation impact fee credits as applicable.

3. The agreement must reserve the City’s authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

Staff Response: Section 4.4 of the agreement details the City’s reserved right to impose new or different officially adopted regulations to the extent required by a serious threat to public health and safety.

4. The duration of the agreement must be reasonable in light of the anticipated build-out period for the proposed development and the needs of the City.

Staff Response: Section 5 of the Development Agreement establishes the duration of the agreement, which is ten (10) years with an option to extend for an additional five (5) years. The duration is reasonable for the anticipated build-out period and is consistent with the expiration terms for Master Planned Developments established in RZC 21.76.070.P.

5. The agreement must be in the public interest and provide a public benefit.

Staff Response: The agreement provides for a suite of public benefits including public art, a publicly accessible nature amenity open space, and enhanced bicycle and pedestrian safety design along 152nd Ave NE. The agreement provides additional housing opportunities consistent with the land use vision for the Overlake Village zones and is in the public interest.

X. Site Plan Entitlement Decision Criteria

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

Staff Response: Staff has reviewed the Site Plan Entitlement for compliance with the RZC and SEPA and has found the proposal to meet applicable development regulations as discussed in Section VI. Staff has followed applicable SEPA procedure and is recommending issuance of a Determination of Non-Significance in conjunction with the decision on the Site Plan Entitlement.

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

Staff Response: No Certificate of Appropriateness is required for this application, and this criterion does not apply.

XI. Code Deviations Granted

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

Administrative Design Flexibility-Ground Level Uses: RZC 21.12.150 requires pedestrian-oriented commercial uses on the ground floor along the Retail Street designation (152nd Ave NE). The applicant is requesting Administrative Design Flexibility (ADF) from the requirement that ground floor commercial uses be sited on the ground floor at this site. The project site is irregularly shaped and contains only 80 feet of street frontage, most of which must be used for site access and sight distance requirements. Because development is constrained to be located further away from the street than envisioned by Overlake Village typical street cross sections, the site is not suitable for ground level commercial uses. The proposed ADF request meets the approval criteria of RZC 21.76.070.C.8 and contributes to more appropriate use of the site given the irregular shape of the parcel while also allowing for retention of an existing stand of trees near the street-facing edge of the site.

Code Authority: RZC 21.76.070.C

Administrative Design Flexibility-Façade Modulation: RZC 21.60.040.B.2.b.iii. requires that building facades visible from public streets shall be stepped back or projected forward to provide a minimum of 40% façade modulation. The applicant is requesting ADF to provide approximately 20% façade modulation. Modulation is proposed for portions of the building that have higher visibility from the public street. Because of the irregular site and building shape, much of the building façade will be invisible or obscured when viewed from the street. The ADF request meets the intent of the design standards and meets the criteria of RZC 21.76.070.C.8 by provide modulation and architectural interest in those areas that are most highly visible to the public.

Code Authority: RZC 21.76.070.C

Administrative Design Flexibility-Parking Design: The applicant is requesting ADF from the parking area dimensional standards of RZC 21.40. The majority of the proposed structured parking complies with the dimensional standards for parking stalls and drive aisles, however, in certain locations, structural columns create pinch points where the drive aisle width is reduced to a minimum of 22 feet (the same width dimension as two-way access drive aisles outside the parking structure). The proposed parking design meets the criteria of RZC 21.76.070.C.8 and provides a safely accessible parking structure.

Code Authority: RZC 21.76.070.C

Minimum Parking Supply Deviation: RZC 21.12.040 establishes a minimum parking ratio of 1.25 parking spaces per residential dwelling unit, whereas the project

proposes a minimum parking ratio of 0.62 parking spaces per residential unit. RZC 21.40.010.D.2 allows for alternative minimum parking requirements when the applicant demonstrates through a parking study that the alternative requirement will provide sufficient parking to serve the use without impacting other uses and streets in the vicinity. The provided Parking Study (Attachment 16) demonstrates that the alternative parking proposal will meet the criteria for approval.

Code Authority: RZC 21.40.010.D.2

Tree Exception: The applicant is requesting an exception from the tree protection standards of RZC 21.72 to allow for tree removal exceeding the 35% minimum retention requirements and removal of landmark trees (see Attachment 17, Tree Exception Request). Strict compliance with the provisions of RZC 21.72 would be in conflict with the increased density of the urban centers and would result in development that would be inconsistent with the adopted vision for the neighborhood. In order to construct a proposed multi-family residential development at densities envisioned by the Comprehensive Plan and RZC, retention below the standard 35% is necessary to accommodate site structures and supporting circulation and new utility hookups.

Code Authority: RZC 21.72.090

Administrative Design Flexibility-Open Space Dimensions: The applicant is requesting ADF for open spaces that are below the 12-foot minimum dimension required by RZC 21.12.120 for a proposed minimum width dimension of approximately 9 feet. Those open space areas falling below the 12-foot width dimensions provide connections between open spaces and are part of the larger open space network that provides larger spaces to meet the recreation and open space needs of residents (See Attachment 9, Sheet G.8). The proposal meets the ADF approval criteria by providing an interconnected site-wide open space network that meets the intent of the open space standards.

Code Authority: RZC 21.76.070.C

Administrative Design Flexibility-Bicycle Parking: The applicant is requesting ADF for reduced long-term bicycle storage on-site. RZC 21.40.020 requires that one long-term bicycle parking space per unit be provided for multi-family residential development, whereas the applicant proposes that bicycle parking be provided for a minimum of 60% of residential units. Bicycle parking would be provided via a combination of common storage areas within the building and residential units providing space within the unit for bicycle storage. The ADF request allows for more efficient use of space within the building and therefore contributes to superior site design. Per Attachment 9, Sheet G.2, the applicant requests that the minimum 797

long term bike storage spaces be reduced to 478, including up to 239 long term bike stalls provided within residential units. The ADF request meets the criteria of RZC 21.76.070.C.8.

Code Authority: RZC 21.76.070.C

Administrative Design Flexibility-Solid Waste Collection: The applicant requests ADF from the requirement that no residential unit be located greater than 200 feet from a solid waste collection point. As proposed, no unit will be located greater than 250 feet from a solid waste collection point. The ADF request allows for a superior floor plan layout and more efficient use of trash collection areas. The ADF request meets the approval criteria of RZC 21.76.070.C.8.

Code Authority: RZC 21.76.070.C

XII. Vesting/Approval Expiration

This decision is vested to the development regulations in effect on December 31, 2024, pursuant to the provisions of RZC 21.12.505, which allows for projects under review in 2024 to continue being reviewed under 2024 land use standards. The application has complied with all requirements of RZC 21.12.505 to be considered for review under December 31, 2024, land use standards. The MPD approval of this project and Development Agreement shall expire ten years from the date of this decision, unless an approval extension is granted for an additional 5 years pursuant to Section 5 of the Development Agreement and RZC 21.76.070.P.3.

XIII. Conditions of Approval

A. Site Specific Conditions of Approval

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

1. Development Engineering - Transportation and Engineering

Reviewer: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

I. Overlake Commons Master Plan Development (LAND-2024-00221):

The Overlake Commons Master Plan provided by Coughlin Porter Lundeen on October 15, 2025, clearly outlines easements, right-of-way dedications, access points, and frontage improvements including construction of a new signalized

intersection at Da Vinci and 152nd Ave NE. Details can be found on Pages 22 and 23 of the Overlake Commons *MPD Plan Package - Response 4 - Overlake Commons 2025.10.15*.

II. Overlake Commons Site Plan Entitlement (LAND-2024-00223):

- a. **Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of civil construction drawing application and finalized for recording prior to civil construction drawing approval. The existing and proposed easements and right-of-way shall be shown on the civil 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, except as provided in Subsection 1 of RZC 21.52.030.G.
 - i. Easements are required as follows:
 - (a) A shared private access easement at the driveway entrance off 152nd Ave NE must be obtained from the Parcel ID 0673100010 to the north prior to civil construction drawing approval.
 - (b) Any construction easements from the adjacent properties must be secured prior to civil construction drawing approval.
 - (c) 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) A strip of land 20 feet wide abutting the existing right-of-way on the east side of 152nd Ave NE shall be granted as new right-of-way. The private easements recording numbers 8202010477, 9212170341, 9212170342 and their associated facilities within the proposed 20 feet wide right-of-way dedication along 152nd Avenue NE must be eliminated or relocated before the City's acceptance of the right-of- way along 152nd Avenue NE. The developer must collaborate with easement stakeholders to fulfill the relinquishment of these private easements, and the removal or relocation of the associated facilities.

Code Authority: RZC 21.52.030.G; RMC 12.12

- b. **Construction Restoration and Street Overlay.** If the existing pavement is damaged by trenching or other work on 152nd Ave NE, the pavement shall be planed, overlaid, and/or patched, per the City of Redmond (COR) Standard Specifications and Details (STD) 201, 202 and 203, or as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact

Adnan Shabir at 425-556-2776 if there are additional questions. If the existing pavement materials and thickness on 152nd Ave NE do not meet the requirements per COR STD 301, the pavement shall be reconstructed to meet the street standards.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. Street Frontage Improvements

- i. The frontage along 152nd Ave NE must meet current City Standards which include asphalt paving 17 feet from centerline to face of curb with appropriate tapers, 1-foot concrete curb and gutter, 12 feet wide landscaping zone, 7 feet wide cycle track, 4 feet wide amenity zone and 10 feet wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. If the existing pavement materials and depth do not meet the requirement of the City's Standard Specifications and Details 301, the minimum pavement section is recommended as follows:

- 4-inches HMA Class ½" PG 58H-22
- 5-inches HMA Class 1" PG 58H-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 2% sloped to drain system

The frontage improvements along 152nd Ave NE must seamlessly connect to the frontage improvements constructed by Redmond Building 22 (Parcel ID 0673100010) to the north. In addition, the improvements must extend south to provide a smooth and continuous transition of the landscaping zone, cycle track, amenity zone, and sidewalk, including any necessary modifications to the driveway access on the adjacent property to the south (Parcel ID 0673100020). All required construction easements for these improvements shall be obtained prior to civil construction drawing approval.

Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC Appendix 2; RZC Appendix 7; Redmond Standard Specifications & Details

- ii. A traffic signal system shall be installed at the intersection of 152nd Ave NE and Da Vinci Ave in accordance with City of Redmond standards, if it has not been partially or fully constructed by Redmond Building 22 (Parcel ID 0673100010) to the north. This development shall coordinate closely with

Redmond Building 22 to establish and document roles and responsibilities in a recorded agreement for the full construction of the traffic signal prior to civil construction drawing approval. Signal plans are required for all traffic signals being constructed. The plans shall be prepared in accordance with Section 8-20 and 9-29 of the WSDOT Standard Specifications as supplemented and modified by the City of Redmond. Potholing and utilities locate are required prior to signal design. The project engineer shall arrange for potholing and utility locates, and then contact Paul Cho, Transportation Operations, at (425) 556-2751 at least 48 hours in advance of installation to verify the layout.

Code Authority: RZC 21.52.030.F

iii. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersection of 152nd Ave NE and Da Vinci and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways.

Code Authority: RCW 35.68.075; RZC 21.A.21.a

iv. A 20-scale Channelization Plan is required and should be separate or incorporated into the Transportation Plan, provided the details are clearly visible, 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 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

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

- A 10 feet wide concrete sidewalk along the east side of 152nd Ave NE

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

vi. All retaining walls and rockeries must be located entirely outside of existing and proposed public right of way and public easements. Placement within these areas is not permitted under any circumstances.

Code Authority: RZC Appendix 2.A.15.a

d. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the Overlake Commons General Site Plan prepared by COUGHLIN PORTER LUNDEEN on October 15, 2025.

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

- ii. The following driveways are required to be improved as specified below:
 - The existing driveway on 152nd Ave NE shall be closed and replaced with standard frontage improvements.

Code Authority: RZC Appendix 2.D

- e. **Underground Utilities.** All existing aerial utilities (if any) along the street frontage on 152nd Ave NE and within the development site shall be placed underground. All new utilities serving the development shall be placed underground.

Code Authority: RZC 21.17.020; RZC Appendix 2.A.3 and 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 Isabel Diaz, Transportation Operations at (425) 556-2733 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>

With Site Plan Entitlement approval, the applicant shall contact Puget Sound Energy (Street Lighting division) for coordination and development of a Work Sketch plan to include any proposed work on PSE-owned lights and or poles. The final PSE Street Lighting plan is required to be included in the final plan set prior to final approval of the Coordinated Civil Review.

To begin the PSE Lighting coordination process, fill out the Street Lighting information request form here: <https://www.pse.com/en/construction-services/pole-services>

Code Authority: RZC 21.52.030.F, RZC Appendix 2.A.11

- g. Temporary Pedestrian Access Plan.** The applicant is required to provide a temporary pedestrian access plan for approval by the City prior to any construction on the project site. This plan needs to show how pedestrian traffic passing by the proposed development will be accommodated during the entire length of the construction phase.

A pedestrian access plan should provide pedestrian protection with barriers or covered walkways that parallel existing facilities along the street frontage on the same side of the street on which the development is occurring. These routes must be accessible for persons with disabilities per the current ADA regulations and standards, including the provision of ramps, minimum widths, a detectable edge, and smooth surfaces for wheelchair access. If, under extenuating circumstances, a parallel accessible route cannot be provided along the street frontage adjacent to the development, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). This route must be accessible for people with low or no vision. The developer may be required to install temporary crosswalks and street lighting as part of this detour.

In order to keep existing routes open during the construction of new structures adjacent to existing sidewalks, pedestrian protection must be in place and inspected prior to construction adjacent to and at the same grade or above, as detailed in IBC 3306.1 (see table below) to protect pedestrians from falling debris. Pedestrian protection should be designed to provide sturdiness, adequate light for nighttime use and safety, and proper sight distance at intersections and crosswalks. Plans and details for the construction of these covered walkways shall be included as part of the civil construction plan set.

IBC Table 3306.1. PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO SIDEWALK, WALKWAY, OR LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway

	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

Code Authority: MUTCD 2023 (or latest revision) sections 6D.01, 6D.02, & 6D.05, IBC 3306.1

Condition Applies: Civil Construction

2. Development Engineering – Water and Sewer

Reviewer: Heba Awad, Senior Utility Engineer

Phone: 425-556-2861

Email: hawad@redmond.gov

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

The developer will install approximately one thousand one hundred and fourteen feet of new water mains along future driveways, two four-inch water residential meters, two irrigation meters, five new fire hydrants, and other fire appurtenances. All water services will be connected to the water mains along the future driveways.

A development (Redmond Building 22) is currently under Site Planning Entitlement Review permit in the neighboring parcel to the north number 0673100010 with address 3050 152ND AVE NE 98052. The City of Redmond needs to make sure an agreement is in place between this development and the development to the north to address the water main design along 152nd Ave NE and shared driveways, construction sequencing and maintaining water services during construction.

Fire coverage of surrounding parcels shall be maintained during the construction of the water mains. Fire coverage shall be addressed in the agreements between the developer and surrounding parcels. The water main replacement sequencing during construction shall be based on the fire coverage of the parcel to the east.

Code Authority: RZC 21.17.010.D

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

The Developer will install approximately six hundred forty-one feet of new sewer mains along future proposed driveway, eleven new manholes, two eight-inch side sewers to be connected to two of the new manholes on the sewer main along future proposed driveway.

The Geotechnical report in the first submittal of Coordinated Civil Review shall include the design of the sheet piles and the length extended beyond the footing of the proposed column to the south of the driveway in the vicinity of existing City sewer main.

Code Authority: RZC 21.17.010.D

- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing review. All easements must be recorded prior to construction drawing approval.

If any offsite easements are needed for the project, they shall be provided for the City of Redmond review at the time of construction drawing review and be recorded prior to construction drawing approval.

Code Authority: RZC 21.74.020.C, RZC Appendix 3.VII

- d. **Reimbursement Agreement.** Portions of this of the water main installations 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: RZC Appendix 3. III, RMC 13.12

- e. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion

of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to issuance of water and side sewer permits if applicable.

Code Authority: RMC 13.08.010; RMC 13.12.120

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Rick Goode, Senior Engineer

Phone: 425-556-2496

Email: rgoode@redmond.gov

a. Water Quantity Control:

- i. Project lies within the Overlake Regional Stormwater Facility Basin. Stormwater quantity control will be provided by the City of Redmond upon payment of the Overlake Capital Facility Charge.
- ii. Provide for overflow routes through the site for the 100-year storm.

Code Authority: RMC 15.24.080.I

b. Water Quality Control

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

Code Authority: RMC 15.24.080.H

- c. Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded offsite easements shall be provided to the Development Engineering Division.

Code Authority: Stormwater Technical Notebook, Section 5.7.1

- 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. This requirement must be noted on the face of the civil construction drawings and record (as-built) drawings. Prior to construction drawing approval, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: Stormwater Technical Notebook, Section 5.7.2

e. Temporary Erosion and Sediment Control (TESC).

- i. Rainy season work permitted October 1st through April 30th with a Wet Weather Plan (WWP) incorporated into the CCR plan set. The WWP will be used to apply for a separate WWP permit (as needed) after the Civil SITE Construction permit issuance, and additional WWP permit fees may apply based on the fee schedule at that time.

Code Authority: RMC 15.24.080

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

Code Authority: Department of Ecology Rule

- g. Department of Ecology Notice of Intent (NOI) Industrial Stormwater General Permit (ISGP).** Certain industrial sites or activities require coverage under the ISGP. New permittees must submit a complete and accurate application at least 60 days before discharging stormwater from the facility. Additional information, including a list of applicable industrial activities, can be found at: <https://ecology.wa.gov/regulations-permits/permits-certifications/stormwater-general-permits/industrial-stormwater-permit#Apply>

Code Authority: Department of Ecology Rule

- h. Regional Capital Facilities Charge:** A Regional Capital Facilities Charge applies to this project, located in the Overlake Sub-basin. Please see the Development Engineering Fee Schedule for current fee information. This fee will be assessed at the end of the CCR process and payment is required prior to approval and issuance of the CCR Civil Site Permit.

Code Authority: RMC 13.20.047 (Overlake), RMC 13.20.040 (Citywide)

4. Fire Department

Reviewer: Jon McKinnon, Deputy Fire Marshal

Phone: 425-556-2223

Email: jmckinnon@redmond.gov

The current submittal is generally adequate for LAND-2024-00221, LAND-2024-00222, LAND-2024-00223, and SEPA-2024-00224 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 Conditions

1. Required fire access shall meet all requirements of Redmond Fire Department Standard (RFDS) 2.0: Access and Addressing.
2. Addresses for all structures and suites within will be assigned during the civil review process and shall conform to Redmond Fire Department Addressing Standards.
3. Firefighter pedestrian access is required for this project and requires a recorded easement. The path is located as indicated on the SPE plans. Future proposed structures that may impede firefighter pedestrian access shall be approved by the Fire Code Official.
4. Emergency Medical Services (EMS) access per RMC 15.06 is to be provided as indicated on the Fire Protection Page of the Site Plan Entitlement (SPE) plans. The required striping and signage for this location shall be determined in the civil review process.
5. Fire service access and appurtenances shall be accessible at all times and not be obstructed with deliveries, trash, storage, gates, or other building functions.
6. Required fire access roadways not in the public way are required to be recorded in an Emergency Vehicle Access Easement (EVAE).
7. Required fire access roadways shall be able to support the weight of fire department vehicles: 77,000 pounds and a point load of 45,000 pounds over a 24"x24" pad, or as determined by the City of Redmond Engineer. The access roadways shall be in place when the building exceeds one story above grade.
8. Striping and signage are required for all fire access roadways and will be determined in the civil review process.
9. As required by RFDS 2.0 and the Redmond Zoning Code, a minimum of two access points to the street system shall be provided for general circulation, alternate emergency vehicle access routes, through access, and general

area transportation designs. This project proposes a main access point to the public way on the west side of the project on 152nd Ave NE and two additional access points through adjacent parcels to the north and the south. The two required access points from this project to the public way shall meet all the requirements of a fire access roadway and shall not be obstructed by gates.

10. All fire access roadways including private off-site required roadways (see Item #9 above) shall be recorded as an Emergency Vehicle Access Easement for the benefit of this project.
11. Where pedestrian travel is expected as part of a building's egress to the public way, such egress shall be separate from the fire access roadway width.

b. Fire Protection Plan

1. The building shall be fully sprinklered as per the IFC, NFPA 13 and RFDS 5.0.
2. All areas shall have compliant Class I standpipe coverage, as per IFC, NFPA 14 and RFDS 4.0. Temporary standpipe coverage is required per IFC and RFDS 4.0.
3. All areas shall have an IFC, NFPA 72, and RFDS 9.0 compliant fire detection and alarm system.
4. Fire hydrants shall be located approximately as shown on the SPE plans to meet required commercial hydrant spacing and to meet fire flow requirements in the International Fire Code and RMC 15.06. Exact locations will be determined in the civil review process.
5. Hydrants must be in place and serviceable prior to the delivery, use, or storage of combustible building materials on-site or when Type 1A construction is complete.
6. Primary and secondary fire department connections (FDCs) are required and shall meet the requirements of RFDS 5.0. All FDCs shall be accessible by emergency vehicles via the public way or required fire access roadways. Such roadways shall be constructed either fully open or accessed through automatic opening gates.
7. During construction, fire mitigation for adjacent buildings may be required per the International Building Code (IBC) and the International Fire Code (IFC) as amended by RMC 15.06.013 A. (59). Proposed plans for fire mitigation shall be submitted with the building permit submittal documents.
8. The water supply capacity shall be capable of providing 3,500 gallons per minute (gpm) to the site and meet all requirements of the City of Redmond Engineer.
9. Per Appendix B (Fire Flow) of the IFC as amended by RMC 15.06, a building separation may be required to limit the fire flow of any one portion of the building to 3,500 gpm. Initial fire flow calculations based on the proposed building square footage and building construction type have been calculated in the SPE process and shall be updated in the civil review and building permit review.

10. Buildings that meet the International Building Code (IBC) definition of a high-rise shall conform to all the requirements for high-rises in the Redmond Fire Code including references to the IBC, IFC and RMC. For each building, the elevation of the Lowest Level of Fire Department Access (LLFDA) shall be indicated on the building plan elevations and shall be approved by the Fire Code Official.
11. High-rise buildings shall meet the IFC and IBC requirements for stored water. These requirements may not be met by separate connections to the public water system.
12. See the Fire Code Permit section for other Fire Protection requirements.

c. Change or Modification

1. Determination of adequate fire flow as per RFDS 3.0: Fire Flow has been approximated in the SPE. Any changes in the size and building type of the structure at the time of building permit submittal could result in building changes including the addition of fire walls.
2. If an underground tank is discovered on site, a separate fire permit for removal is required.
3. Required fire access roadways, or "Fire Lanes", may be established at the time of plan review, pre-construction site inspection, and/or post construction site inspection. Additional fire lanes, marking, or re-marking may be required anytime during the life of the development upon evaluation by and direction of the Fire Marshal.

d. Fire Code Permits

As part of the fire protection plan for this building, all IFC construction permits as described in the IFC Chapter 105.7 as amended by RMC 15.06.013 A. (17) are required. This may include but is not limited to the following permits:

1. Fire Alarm and detection systems and related equipment for an NFPA 72 compliant fire alarm.
2. Fire Sprinkler systems and related equipment for an NFPA 13 compliant fire sprinkler system(s).
3. Standpipe systems for an NFPA 14 compliant standpipe system(s).
4. Fire Pumps and related equipment
5. Emergency Responder Radio
6. Flammable Combustible Liquids
7. Gates and Barricades across fire apparatus access roads
8. Places of Assembly
9. Fixed Fire Suppression systems
10. Solar Photovoltaic systems
11. Smoke Control or exhaust systems

- 12. Smoke control shall be installed as specified in the IBC and IFC. Depending on the smoke control requirements and design, outside technical review and inspections may be required at the applicant's expense.
- 12. Demolition of existing structures shall require a permit.
- 13. Removal of existing underground storage tanks requires a permit.

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

5. **Planning Department**

Reviewer: Alex Hunt, Senior Planner

Phone: 425-556-2475

Email: ahunt@redmond.gov

- a. **Development Agreement.** Development shall be subject to the terms of the executed Development Agreement (LAND-2024-00222). Amendments to the proposed development shall be processed as established in Section 4.5 of the Development Agreement.

Code Authority: RZC 21.32.090 & Standard Detail 907

- b. **Public Art.** The applicant shall obtain a recommendation from the Redmond Arts and Culture Commission prior to approval of the coordinated civil review (CCR).

Code Authority: RMC 4.15

- c. **Affordable Housing Agreement.** Prior to building permit issuance, an affordable housing agreement in a form approved by the City shall be recorded with the King County Department of Records and Elections, pursuant to the requirements of RZC 21.12.080.

Code Authority: RZC 21.12.080

- d. **Decarbonization Incentive.** Prior to building permit issuance, the applicant shall demonstrate compliance with the decarbonization incentive established in RZC 21.12.170, as vested. The decarbonization incentive includes all of the following requirements to achieve the incentive:
 - i. Provide only high efficiency heat pump for space heating;
 - ii. Provide only hot water heat pumps;

- iii. Avoid natural gas for cooking. Deviations may be proposed that provide electrical outlets, supporting future conversion to electrical appliances;
- iv. Install utilities for EV and solar readiness;
- v. Confirm three-to-five-year green power purchase contract from PSE to offset all operational energy use based on energy modeling; and
- vi. Install a building automation system (BAS) for increased occupant control and for automatic switch-off when systems are not in use.
- vii. A confirmation shall be provided to the City every five years by the property owner, confirming that the carbon emissions of the site remain the same or have reduced. A binding agreement will be used to provide such confirmation. This agreement must run with the building and stay in place in perpetuity.

Code Authority: RZC 21.12.170

Condition Applies: Building Permit

- e. **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.

Code Authority: RZC 21.72.060.D

- f. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

Code Authority: RZC 21.32.080

- g. **Impact Fees.** Impact Fees will be required prior to the issuance of building permits pursuant to the requirements of RMC 3.10 and the final Development Agreement for Overlake Commons. The applicant shall receive impact fee credit for the existing 150-bed assisted living facility. If the proposed development is eligible for any additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

Code Authority: RMC 3.10

Condition Applies: Building Permit

- h. **Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement and Mitigation shall be provided and executed prior to approval of civil permits.

Code Authority: RZC 21.76.090.F

Condition Applies: Civil Construction Permit

- i. **Archaeological and Historical Preservation:** The City's Inadvertent Discovery Plan (IDP) procedure shall be required during all ground disturbing activities. In the event that archaeological resources are encountered during ground disturbance, the Duwamish Tribe has requested notification and the opportunity to be on-site during further ground disturbance.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

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

Code Authority: RZC 21.76.070.B.3.a.ii.A

- k. **Agency Permits.** The applicant shall be responsible for identifying and obtaining all required permits from other agencies, including local, regional, state and federal permits.

Code Authority: RZC 21.76.070.B

Condition Applies: As determined by the permitting agency

6. Potholing

Reviewer: Rick Goode, Senior Engineer and Utility, Heba Awad

Phone: 425-556-2496 and 425-556-2861

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All existing utilities at the location of the proposed water/sewer mains, storm and service line crossings shall be potholed prior to submittal of first Civil Plan Review. The potholing shall identify the width and the depth to both the top and bottom of any pipes, structures, conduits, and duct banks.

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

The developer shall do the following during and after potholing:

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

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

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

Code Authority: Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V. 3. K; Stormwater Technical Notebook, Issue No. 9, Effective July 1, 2022

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 21.12	Overlake Regulations
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
RZC Appendix 7	Overlake Village Street Requirements
City of Redmond	Record Drawing Requirements, November 2024
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

Water and Sewer

RMC 13.04	Sewage and Drainage
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RZC 21.17.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Design Requirements: Water and Wastewater System Extensions – April 2019.

Stormwater/Clearing and Grading

RMC 13.25	Temporary Construction Dewatering
RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Stormwater Technical Notebook, Issue No. 9, Effective July 1, 2022

Department of Ecology Stormwater Management Manual for Western
Washington (July 2019)

Fire

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

Planning

RZC 21.12	Overlake
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC 21.44	Signs

Building

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