


ATTACHMENT A

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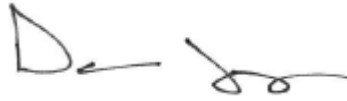
TECHNICAL COMMITTEE REPORT TO THE CITY COUNCIL

<u>Project Name:</u>	LMC South Park Master Planned Development, Development Agreement & Site Plan Entitlement
<u>Location:</u>	17371 NE 67 th Court, Redmond, WA 98052
<u>Project Description:</u>	A proposed Master Plan, Development Agreement, and Site Plan Entitlement of a 3.68-acre site including 284 residential units, a public plaza and art walk, public connections to Marymoor Park, public amenities and associated site improvements.
<u>File Numbers:</u>	LAND-2020-00029 – Master Planned Development / Site Plan Entitlement Permit LAND-2020-00030 – Development Agreement SEPA-2021-00138– SEPA Determination of Non-Significance
<u>Applicant:</u>	Lennar Multifamily Communities (LMC) LLC
<u>Applicant's Representative:</u>	Brad Machat Lennar Multifamily Communities (LMC) 1325 4 th Avenue Suite 1300 Seattle, WA 98101
<u>Planner:</u>	Cameron Zapata, Senior Planner
<u>Decisions Included:</u>	Master Planned Development Permit, Type V (RZC 21.76.070.P) Site Plan Entitlement, Type II (RZC 21.76.070.Y) Development Agreement, Type V (RZC 21.76.070.L)
<u>Recommendation:</u>	Approval per conditions set forth in the Master Plan, Site Plan Entitlement, and Development Agreement
<u>Public Hearing Date:</u>	To Be Determined by City Council

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



CAROL V. HELLAND
Director
Planning and Community Development
Department



DAVID JUAREZ
Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond Technical Committee is comprised of the Planning and Community Development Director and the Director of Public Works along with 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 review the Technical Committee's analysis and recommendations on the Master Planned Development Permit, Site Plan Entitlement, and Development Agreement and receive public testimony regarding the proposal. 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, Site Plan Entitlement, and Development Agreement.

Key Dates

Pre-review Entitlement Process (PREP) submittal: August 20, 2020
Application/Completeness Date: February 16, 2021
Notice of Application: February 24, 2021
Neighborhood Meeting #1: December 8, 2020
Neighborhood Meeting #2: March 25, 2021
Design Review Board Recommendation of Approval: February 18, 2021
Technical Committee Recommendation: May 19, 2021
City Council Staff Report: July 7, 2021
City Council Study Session(s) Scheduled: July 27, 2021
SEPA Determination of Non-Significance: March 22, 2021

Report Attachments

1. General Application Form & Project Contact Form
2. Vicinity Map
3. Notice of Application and Certification of Public Notice
4. Public Comment
5. Neighborhood Meeting Questions and Answers Table
6. SEPA DNS, SEPA Application Form, SEPA Checklist
7. SEPA Comments with Staff Responses
8. Master Plan
9. Draft Development Agreement
10. Transportation Study
11. Stormwater Report
12. Geotechnical Report & Critical Areas Assessment
13. Tree Health Assessment
14. Approved Design Review Board Packet
15. Plan Set

Technical Committee Analysis

I. Proposal Summary:

The proposal includes the development of the approximately 3.68-acre site and includes the construction of two five-story mixed-use buildings with 284 residential units, including at least five percent (15 units) to be three-bedroom units and 13 live/work units. Of the 284 dwelling units, ten percent will be affordable at 50-percent area median income (AMI). The project sits over one level of semi below-grade parking, as the shallow groundwater poses challenges for full subterranean parking. The western most building is fronted with a public art plaza, adjacent to NE 67th Court. The public art plaza includes a public art walk lined with local sourced art installations which bisects the two residential buildings leading to a park play plaza with a nature playground, community gardens, and pedestrian access to Marymoor Park.

II. Site Description and Context

The 3.68-acre project site is located in the Marymoor Design District (MDD). The project site is currently developed with three buildings housing light-industrial uses and office and is bounded by NE 67th Court to the north, Marymoor Village Community Center to the east, Marymoor Park to the south, and an approximately 80,000 square foot warehouse building to the west.

The primary goal for this Design District is that it become a unique neighborhood. The MDD is zoned as a moderately dense mixed-use neighborhood. Key features of the zone are the future Link light rail station, continued allowance of existing industrial uses, and the proximity to a major regional park. The City Council stressed the word “eclectic” when

initiating the Marymoor Design District. The City Council's intent was to have an eclectic neighborhood through place making and architecture.

The project is to construct two five-story mixed-use buildings which include 284 residential units, including 13 live/work units. The western most building is fronted with a public art plaza, adjacent to NE 67th Court. The art plaza includes a public art walk bisecting the two buildings leading to a park plaza, nature playground and pedestrian access to Marymoor Park. The project sits over one level of below-grade parking, as the shallow groundwater poses challenges for full subterranean parking.

Adjacent	Existing Land Use	Zone
North	Religious Institution	MDD2
South	Marymoor Park	King County
East	Manufacturing and Wholesale Trade & Marymoor Village Community Center	MDD2
West	Manufacturing and Wholesale Trade	MDD5

III. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on February 24, 2021. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. The Redmond Zoning Code requires that notices be mailed to property owners within 500 feet of the project site, for this project the notices were sent to property owners within Marymoor Design District zones.

Public Input: During the public comment period for the Notice of Application, the City received one comment in favor of the project and one question. The text of the question and staff response to it is located within Attachment 4.

Summary of public input:

1. What is a live/work unit?

Staff response: A live/work unit is a dwelling unit with space for a commercial or office component, occupied by the same resident.

Notice of Public Hearing: The Notice of Public Hearing for this project has not yet been posted as the Public Hearing will be set and held by the City Council. The notice will be mailed to property owners within MDD zones and to individuals who provided written

correspondence to the City during the comment period. The Notice of Public Hearing will also be included in a one-time newspaper publication.

IV. Neighborhood Meetings

Two neighborhood meetings were held for the project on December 8, 2020 and March 28, 2021, both of which were held virtually. Two neighborhood meetings are required for a Master Plan Development. A table of the questions shared during these meetings including staff and the applicant's responses can be found in Attachment 5. Two questions that were received are listed below:

1. Will the 284 units be rental or for sale?

Staff Response: The project will be a rental community.

2. What are "live-work" units?

Staff Response: Live-work units are dwelling units with space for a commercial or office component which is occupied by the resident.

IV. State Environmental Policy Act

A Determination of Non-Significance was issued in compliance with RZC 21.70 and WAC 197-11-340(2) by the Technical Committee on March 22, 2021.

The following questions and comments were received and can be found in Attachment 7:

1. The Tulalip Tribes requested a cultural assessment, and to be included in future correspondence.

Staff Response: Staff will provide cultural resource management documents as the development proceeds, and the Tribe has been included as a party of record.

2. An archaeological monitoring or survey is recommended.

Staff Response: A Monitoring Inadvertent Discovery Plan is an approval condition of the project.

V. Compliance with Development Regulations

A . Criteria Applicable to all Land Use Permits (RZC 21.76.070.B.3.a)

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 the proposal, applicable regulations, and the Comprehensive Plan. Staff's analysis of whether the proposal meets the decision criteria is below.

- A. 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: LMC South Park proposes 284 dwelling units in the Marymoor Design District 5 zone in the Southeast Redmond Neighborhood. Under RZC Table 21.13.110B, multifamily structures are permitted in this zone. The density is not prescribed for the site and is determined by the floor area ratio (FAR), height, parking, and other site standards. The project will connect and provide where necessary, frontage improvements, utilities, and right-of-way dedication. The character of the proposed development is consistent with the City design standards and development standards or has sought and received deviations allowed by the Redmond Zoning Code.

- B. 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 proposed project and have determined that it complies with the Comprehensive Plan, Redmond Zoning Code, Redmond Municipal Code and it has followed the review procedures per RZC Article VI, Review Procedures for a Type V Master Plan, Development Agreement and Site Plan Entitlement per RZC 21.76.050.J. All associated future building permits will be reviewed for compliance at time of submittal. A SEPA Threshold Determination of Nonsignificance was issued on March 22, 2021.

B. Master Planned Development Decision Criteria

Master Planned Developments (MPDs) shall meet the following criteria (RZC 21.76.070.P.5):

- (a) *All elements of the MPD shall support and be consistent with the RZC and all applicable Comprehensive Plan policies.*

Response: The MPD is consistent with the RZC and all applicable Comprehensive Plan policies, as described below in Section VI.

- (b) *MPDs proposed in the Overlake Village Subarea shall be consistent with the Overlake Village Master Plan and Implementation Strategy and shall include the items listed in (c) below 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).*

Response: Not applicable. The project is located outside of the Overlake Village Subarea.

- (c) *MPDs proposed in the Marymoor Design District shall include a phasing plan for bonus features and affordable housing as described in 5.b.iii above in addition to the items listed in 5.d below.*

Response: The Master Plan includes a phasing plan for bonus features and affordable housing, which can be found on page 38 and 39 of the Master Plan. At the time of project completion, there will be a minimum of ten percent (29 units) at 50-percent area median income (AMI) affordability.

(d) *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:*

Response: The Master Plan includes a design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations as found in the Redmond Zoning Code and all adopted manuals. An in-depth analysis of the Comprehensive Plan can be found on page 11 of the Master Plan and further expanded on in Section VI of this report. The proposal advances the vision of the City by supporting the policies within the Comprehensive Plan. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(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);*

Response: Page 18 of the Master Plan shows a conceptual site plan of the project, illustrating the proposed use as residential. The MPD is consistent with the RZC and all applicable Comprehensive Plan policies and meets this decision criterion.

(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 plain view and cross section for streets (cross sections only required for projects in the Downtown);*

Response: The layout, conceptual design of all streets, and parking can be found on pages 19 and 20 of the Master Plan. The MPD provides the transportation plan and circulation plan that complies with adopted zoning code regulations and Transportation Master Plan.

(iv) *Location of proposed space for parks, open space and any cultural facilities;*

Response: The Master Plan includes approximately 1.3 acres of open space throughout the development. The open spaces include a public art plaza, public art walk with connections to Marymoor Park, a park play plaza with a playground, two community gardens, two residential courtyards and a pool area. The location of these open space areas can be found on page 26 of the Master Plan.

(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;*

Response: The project proposes to develop in two phases which is shown on pages 38 and 39 of the Master Plan. The entire project shares a single subterranean parking garage to be built out in phase one. Phase one will also include the construction of the west building with 92 dwelling units and the associated amenities, public art plaza, play plazas and multi-modal trail adjacent to Marymoor Park, community gardens, the stormwater infiltration vault, and the required right-of-way along 173rd Court NE and 174th Court NE. Phase two will include the construction of the east building with 191 dwelling residential amenities, lobby, and leasing office, associated water, sewer and storm connections, required right-of-way on NE 67th Court and public art walk.

(vi) *Location of any environmentally critical areas;*

Response: The critical areas are identified on page 12 of the Master Plan. The plan shows that the project site is within both Critical Aquifer Recharge Area (CARA) I and CARA II.

The project meets the Critical Areas requirements of RZC 21.64 and RMC 13.07 as conditioned in the Natural Resource section below, all applicable Comprehensive Plan policies, and this decision criterion.

(vii) *Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;*

Response: The tree retention plan can be found on page 33 of the Master Plan. The January 22, 2021 Tree Health Assessment prepared by Tree Solutions Inc. determined the diameter at breast height of each on-site tree. These trees were visually examined for defects and vigor. RZC 21.72.060.A requires at least 35 percent of all significant trees to be retained. During the arborist's site visit, 93 significant trees as defined by RZC 21.78 were surveyed throughout the site. Of these 93 significant trees, 11 trees will be impacted but retained, however impacted trees do not count toward retained trees, and no trees are proposed to be retained on site. An exception was submitted requesting to retain less than 35-percent of the significant trees on site and was approved on April 20, 2021.

The project proposal meets the requirements outlined in RZC 21.72 Tree Protection Standards and therefore the proposed tree preservation complies. Protected trees, replacement trees, and trees in the adjacent right-of-way must together provide a tree canopy covering 20-percent of the site within ten years of site redevelopment, regardless of how many replacement trees are required per RZC 21.72.080.H and 21.72.090.B.2. Page 34 of the Master Plan shows a 20-percent tree canopy coverage, and fee-in-lieu payment for 14 trees. The project complies with the requirement.

The proposal includes landscaping throughout the project site, covering at least 40 percent of the site area pursuant to RZC 21.13.120 Marymoor Design District and is shown on page 19 of the Master Plan. Landscaping can be found in the following areas listed below:

- Throughout the public art walk
- Within the public art plaza and courtyards
- Recreational open spaces areas such as:
 - Play plaza
 - Community garden
 - Along the multi-modal trail

The MPD is consistent with the RZC 21.32 Landscaping requirements, RZC 21.72 Tree Protection Standards and the Comprehensive Plan.

(viii) Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;

Response: LMC South Park Master Plan pages 20 to 23 includes the street connections to adjacent properties, pedestrian connections, and multi-modal trail. New street connections include the widening of NE 67th Court containing a travel lane, a parking lane, a buffered bike lane, a 14-foot wide planter and eight-foot-wide sidewalk. On the east and west sides of the site two 33.5-foot rights-of-way with a travel lane, parking lane and sidewalk, will create 173rd Court NE and 174th Court NE connecting from NE 67th Court and terminating at the end of the project site. A multi-purpose trail is located at the south side of the site and includes a 12-foot wide concrete trail to facilitate non-motorized access to Marymoor Park. LMC South Park will include a public art walk which bisects the project site and provides a connection from NE 67th Court to the multi-purpose trail to access Marymoor Park. The public art walk offers a place to enjoy the art programs designed into the site and buildings. The project is consistent with RZC Appendix 8A Marymoor Subarea Street Requirements and all applicable RZC and Comprehensive Plan policies.

(ix) Overall approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and

Response: Design sustainability is discussed on page 35 of the Master Plan. The applicant's approach to sustainable design is that the development itself is environmentally sustainable as it's a dense, transit and pedestrian oriented development that will result in lower vehicle miles traveled, thereby reducing carbon emissions. Other sustainable metrics include:

- 300+ secure bicycle parking/ storage spaces
- Approximately 100 solar panel units on the roof
- Low-perm vapor barrier primer in residential units
- .30 U-value or better fenestration for residential units for better energy efficiency performance
- 90-percent of internal and external light fixtures will be LED throughout the project
- Roof area to be high-reflectivity TPO membrane to reduce the cooling load for the upper level residence

The MPD's approach to sustainability meets the goals set forth in the RZC and Comprehensive Plan.

(x) Preliminary plan for major infrastructure improvements (may be waived by the Technical Committee for sites in Overlake smaller than three acres).

Response: The major infrastructure improvements proposed by the project includes can be found on pages 45 to 47 of the Master Plan. These improvements are summarized below:

- Twelve-inch ductile water loop to be constructed around the perimeter of the site for fire hydrants;
- Removal of existing fire hydrants on site and addition of three new hydrants;
- New four-inch domestic water service;
- Replacement of existing 8-inch sanitary sewer main with new ten-inch sanitary sewer main along the frontage of the development and twelve-inch sewer main along NE 67th Court from the northeast corner of the development to the existing manhole at the intersection of NE 67th Court and 176th Ave NE;
- Two new 8-inc PVC sanitary sewer main connections to two new manholes
- Right-of-way and on-site stormwater to be treated with Filterra biofiltration systems connected to infiltration chambers;
- Widening of NE 67th Court to provide a 7.5-foot parking lane, buffered bike lane, and 8-foot sidewalks; and
- Construction of 173rd Court NE and 174th Court NE.

The MPD provides the necessary infrastructure for the development and complies with the requirements and goals for the RZC and Comprehensive Plan.

C. Development Agreement Decision Criteria (RZC 21.76.070.L.3)

(a) The agreement must be consistent with the applicable development regulations for the property

Response: The Marymoor Design District 5 (MDD5) zone requires Pedestrian Oriented uses along at least 50-percent of the linear sidewalk-level façade to be designed to accommodate future conversion to pedestrian-oriented use. Private amenity spaces including the gym, bike room, and co-working club to accommodate this requirement and is counted toward the non-residential floor area ratio (FAR) as part of the Development Agreement.

The Development Agreement directly references the Master Plan and zoning regulations. The Master Plan has been thoroughly reviewed against the Redmond Zoning Code for compliance.

(b) 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;

Response: Project impacts have been thoroughly analyzed and mitigation assigned as defined in detail within the Development Agreement, Master Plan, and the associated exhibits and appendices. The SEPA checklist (Attachment 6) and analysis has also identified all impacts and has ensured proper mitigation. The applicant will be installing required infrastructure including roads, sewers, surface water treatment, and utilities to serve the anticipated demand. Transportation impact fees, fire fees, and school impact fees will be collected at the time of building permit issuance to properly mitigate the related impacts.

(c) 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;

Response: The Development Agreement does not vest to SEPA or any other elements that would prevent the City from addressing threats to public health and safety.

(d) 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; and

Response: The applicant is seeking to memorialize within the Development Agreement a ten (10) year term with a potential five-year extension. RZC 21.76.070.P.3 allows for 10 year vesting out-right for the master plan, the applicant. The phased development proposed is in proportion to the infrastructure needs to support the Master Plan, and the Comprehensive Plan vision of the Southeast Redmond Neighborhood.

(e) The agreement must be in the public interest and provide a public benefit.

Response: The development agreement outlines a significant amount of public benefit, which exceed the requirements contained in the Redmond Zoning Code.

Public benefits include:

- 1) 5% of the dwelling units to be three-bedroom units;
- 2) 10% of Live/Work units reserved for occupancy by local commercial tenant(s);
- 3) Public Art walk;
- 4) Public Plaza;
- 5) Public Play Plaza with children's play structure and other play features for all ages;
- 6) Public outdoor dog washing station;
- 7) Community Gardens;
- 8) Art Studio with artist in residence; and

- 9) Multi-modal trail connections to Marymoor Park and self-service bicycle repair station.

D. Site Plan Entitlement Decision Criteria (RZC 21.76.070.Y)

- (a) The Technical Committee, composed of the Departments of Planning and Community Development and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.*

Response: The project has been reviewed for compliance with the Redmond Zoning Code and Redmond Municipal Code. The SEPA checklist was also reviewed against the Washington Administrative Code (WAC) and a Determination of Nonsignificance was issued on March 22, 2021.

- (b) The Landmarks and Heritage Commission will review all Certificates of Appropriateness for compliance with the RZC.*

Response: The existing structures are not historic landmarks and the Landmark and Heritage Commission does not have authority over this project.

VI. Compliance with Comprehensive Plan

The Comprehensive Plan contains certain policies applicable to all areas within the City and land use designations within the community, as well as policies specifically applicable to the LMC South Park and SE Redmond. The policies applicable to this development are listed below. Policies that do not apply to this proposal are not included in this staff report.

Comprehensive Plan

Framework Policies:

FW-15: Promote a development pattern and urban design that enable people to readily use alternative modes of transportation, including walking, bicycling, transit and carpool.

Response: LMC South Park is located approximately 0.25-miles south of the future Southeast Redmond light rail station (anticipated to open 2024). The site design includes a multi-modal trail, adjacent to Marymoor Park, located south of the site, providing access to Marymoor Park and the future 174th Avenue NE. East Lake Sammamish trail is located approximately three blocks east of the project site, which provides access to Marymoor Park and Lake Sammamish. The project incorporates a five-foot-wide bicycle lane on NE 67th Court, includes a total of 311 bicycle parking spaces and a bicycle repair station on site to promote bicycle use. Frontage improvements include an eight-foot-wide sidewalk on NE 67th Court and a minimum of five-foot-wide sidewalks on 173rd Court NE and 174th Court NE for pedestrian access to the site. An art walk bisecting the project site also provides pedestrian access and connection through the site, connecting NE 67th Court to Marymoor Park. The site design offer multiple features that will enable residents and the public alternatives modes of transportation.

FW-28.1: Support Marymoor as a focus for the location of housing, employment, and services in a compact and moderately dense form that respects the natural constraints of the land and includes convenient access to multiple modes of transportation.

Response: The project contains 284 dwelling units in two five-story mixed-use structures and includes 13 live/work units. The proximity to Marymoor Park is taken into consideration as the site design includes a public play plaza, community gardens, and a multi-modal trail to transition the built form to the more natural Marymoor Park. The site is also located 0.25 mile from the future SE Redmond light rail station which offers residents convenient access to frequent transit. The project will also include an eight-foot-wide sidewalk on NE 67th Court, and a minimum five-foot-wide sidewalks on 173rd Court NE and 174th Court NE for pedestrian access. In addition, a public art walk bisecting the project site will allow pedestrians to enter the site from NE 67th Court and access Marymoor Park to the south.

Land Use Policies:

LU-6: Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.

Response: The project site is located in the Marymoor Design District. The site abuts the Marymoor Park to the south and contains three, one to two story structures with approximately 80,000 square feet of commercial office and warehouse uses surrounded by surface parking. The future Southeast Redmond Light Rail Station is anticipated to open in 2024 and is located approximately 0.25 miles from the project site. LMC South Park will construct two five-story multifamily structures including 284 dwelling units in anticipation of the future light rail station. The project also incorporates a plaza, art walk, play plaza, and community garden open to the public which provides a transition to Marymoor Park. The project complies with the height, bulk and design standards of the MDD5 zone.

Housing Policies:

HO-18: Ensure an appropriate supply and mix of housing and affordability levels meet the needs of people who work and desire to live in Redmond, especially near existing and planned employment centers such as Downtown, Overlake, and SE Redmond.

Response: LMC South Park is located in the MDD5 zone in the Southeast Redmond neighborhood, approximately 0.25 miles from the future light rail station (anticipated to open in 2024). The project proposes 284 dwelling units, where five percent of the units will be three-bedroom units, which adds to the mix of housing in the area. Ten percent of the units will be affordable at 50-percent area median income (AMI). The project also includes co-work space as well as live/work units on the ground floors. LMC South Park provides an appropriate mix and supply of units to meet the needs of those who wish to live and work in Redmond.

SE Redmond Policies

N-SE-40 Incorporate housing into the Marymoor Subarea that is walkable to the station. Maintain opportunities for transit-oriented development that includes housing capacity in close proximity to the light rail station and for housing capacity in the areas closest to Marymoor Park.

Response: LMC South Park proposes 284 dwelling units and is located 0.25-mile south of the future SE Redmond light rail station (anticipated to open in 2024). The site is also adjacent to Marymoor Park, where the public play plaza, multi-modal trail and community gardens meet the park. The close proximity to the future light rail station provides opportunities for residents to walk to the light rail station.

N-SE-42 Design new structures adjacent to Marymoor park to take advantage of the park as an amenity, such as by creating connections to the park, placing common areas near the park, or facing windows to the park.

Response: The project abuts Marymoor Park to the south of the project site. The project takes advantage of its proximity to Marymoor Park by incorporating a public play plaza, community gardens and a multi-modal trail which will act as an extension of the park. The site has also been designed to create a public art walk which connects pedestrians from NE 67th Court to the public amenities and Marymoor Park. A courtyard and outdoor pool area are designed for residents, and also provides views and nonvehicular access to Marymoor Park. The community club room faces south to allow all residents to have access to views of Marymoor Park. Dwelling units oriented south also include balconies and windows to take advantage of the views of Marymoor Park.

N-SE-43: Soften the transition between the Marymoor Subarea and Marymoor Park while maintaining views from the subarea into the park.

Response: LMC South Park is adjacent to Marymoor Park, sharing its northern border. The site design incorporates a pool area, a public play plaza, community gardens and multi-modal trail. These outdoor amenities give residents and the public the opportunity to have visual and physical access to Marymoor Park from and through the site. The public amenities offer a transition from Marymoor Park as the projects transitions from the natural park to the built environment.

VIII. Design Review Board

The LMC South Park Master Plan and Site Plan Entitlement were reviewed by the City of Redmond Design Review Board. Following a final presentation and discussion of the project on February 18, 2021, the Board moved to recommend to the City Council that LMC South Park Master Plan and Site Plan Entitlement be approved.

IX. Arts and Culture Commission

The project was introduced to the Arts and Culture Commission on April 8, 2021. The public art plaza and the public art walk were highlighted to the Commission and at this time, the general location of the art has been selected and will be placed at the anticipated heavily trafficked areas. The Commission members appreciated the fact that art is a well-integrated element of the project and not an afterthought. The initial impressions from the Commission were supportive of the direction of the art component and look forward to being a part of the art selection process.

X. Conclusion and Recommendations

Based on the review and analysis of the project and applicable decision criteria of Master Planned Developments under RZC 21.76.070.P.5, the Technical Committee finds that the LMC South Park Master Plan/Site Plan Entitlement LAND-2020-00029 and LMC South Park Development Agreement LAND-2020-00030 as conditioned meets the approval criteria of RZC 21.76.070.P.5 and RZC 21.76.070.L.3 respectively. Furthermore, the Master Plan as proposed meets the policies and goals of the City of Redmond Comprehensive Plan. Therefore, the Technical Committee is forwarding a recommendation of approval to the City Council.

Once the land use process has been completed, the Coordinated Civil Drawing Review (CCR) and Building Permit Review processes may proceed. The processes will include the review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees.

The following staff members have reviewed the project for land use compliance and will be the primary reviewers for eventual permits:

Department- Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Andy Chow	Development Engineering Manager	425-556-2740	kachow@redmond.gov
Planning- Development Engineering/Water & Sewer	Heba Awad	Senior Utility Engineer	425-556-2861	hawad@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Andrew Steele	Senior Engineer	425-556-2706	asteale@redmond.gov
Fire	Trung Duong	Deputy Fire Marshal	425.556.2256	tduong@redmond.gov
Planning – Development Review	Cameron Zapata	Senior Planner	425.556.2411	czapata@redmond.gov

The Technical Committee rendered the recommendation on May 19, 2021.

Development Standard Deviations

The Technical Committee is recommending approval of the following deviations to the development standards through the authority referenced:

Administrative Design Flexibility

The application requires several Administrative Design Flexibility (ADF) approvals. The purpose of the ADF (RZC 21.76.070.C) is to promote creativity in site design, allow flexibility in the application of standards in certain zones, and to achieve the creation of sites that may benefit the public by the application of flexible standards not otherwise possible under conventional development regulations. If zoning code standards are within Article III of the Redmond Zoning Code which governs design, a Design Review Board recommendation is required for approval. Dimensional requirements, like the upper story setback, may be brought forward to the Design Review Board for their input as it relates to design. Administrative Design Flexibilities may also be applied to other site requirements. Per RZC 21.76.070.C.8.b, site requirements and standards except density, number of stories, and FAR may be modified within the development to provide superiority in site design. The Technical Committee does not require Design Review Board recommendations for standards outside of Article III of the Redmond Zoning Code.

The Design Review Board (DRB) has reviewed the ADF's and forwarded their recommendation of approval to the Technical Committee. The Technical Committee reviewed the DRB's findings and concurs with the DRB and is recommending the approval of the following Administrative Design Flexibilities.

Building Placement- Front Façade. RZC Table 12.13.140A requires that at least 50-percent of the front façade is placed within the façade zone of five to 15 feet of the back of the sidewalk. The project proposes the front façade along NE 67th Court to encroach just 22-percent of its façade into the front façade zone. The remaining front facades are within two to 17 feet from the façade zone. A public art plaza and open space are proposed within the façade zone.

The proposed façade zone includes the public art plaza which activates the street presence. The public art plaza includes areas for sitting, tables, landscaping and sculptures, creating a visible and inviting funnel to the art walk connecting to Marymoor Park. The proposed design offers a unique design that better meets the intent and goals of the design standards of the MDD5 zone.

Building Placement- Rear Façade. RZC Table 12.13.140A requires properties located in the MDD5 zone adjacent to Marymoor Park, must locate at least 50-percent of the rear façade within the park façade zone of 15-25 feet from the back of the perimeter path shoulder. The proposed rear façade is located approximately 25 to 50 feet from the façade zone (RZC 21.13.140A). A public play plaza and public garden are proposed within the rear façade zone.

The rear façade includes public spaces with seating areas, a children's play feature, areas for community games, community gardens, and landscaping. This public space acts as an interactive extension and transition from the Marymoor Park edge. The design proposed offers superior design and better meets the intent of the requirement by providing an interactive area for different age groups to activate the space.

Rooftop Modulation- RZC 21.60.040.B.3.b.ii requires any roofline visible from a public street, open space or public parking area shall incorporate techniques to create varied and visually distinct roof forms. Rooflines shall not extend more than 100 feet without modulation. Specifically, for flat roofs, the minimum vertical dimension of the roofline modulation is the greater of two feet or 1/10th of the wall height. The project does not meet this requirement at the west building, east elevation and the east building, west elevation, or the elevations which lines the public art walk.

Varied rooflines and styles are proposed throughout the project, which add to the overall eclectic nature of the development as a whole. Strictly following the rooftop modulation requirements for these segments of rooftop, would lessen the unique building roofline forms that usher that eclectic feel and better meet the intent and goals of the code requirement to create a variable roofline throughout and to create a skyline that is visually interesting.

Upper Story Setback. RZC 21.13.140A requires stories above the second story be stepped back at a 68-degree angle to the rooftop of the fifth story. From the roof edge of the fifth story, it shall be stepped back at a 32-degree angle to the maximum height limit. The applicant is proposing five story buildings with the upper stories not stepped back.

The applicant is proposing the buildings edges without the upper story step backs along the street edges. The building design is urban in nature, and located adjacent to Marymoor Park, creating a contrast between the open space and urban edge. Strictly following the step back requirements would result in uniformity and not build an eclectic design as desired in the Marymoor Design District zones.

In addition to the Administrative Design Flexibilities (ADF) listed above that requires the Design Review Board's recommendation, the following ADF does not require Design Review Board's recommendation and is recommended by the Technical Committee for approval by the City Council:

RZC 21.40.010.D. allows for the approval of an alternative minimum parking requirement for specific uses on specific development sites where the land use permit applicant demonstrates, through a parking study prepared by a qualified expert, that the alternative requirement will provide sufficient parking to serve the specific use without adversely impacting other uses and streets in the vicinity. A parking study prepared by TENW Dated March 2, 2021 which recommended the following parking calculations:

Multi-family Residential Parking Ratio of 0.9 parking spaces per unit.

The parking study considers the following:

- The construction of the future SE Redmond Light Rail station (2024 completion predicted);
- The future state of the Marymoor Design District to be more transit and amenity centric;
- A local demand study at the Veloce Apartments;
- The ITE Parking Generation Manual (5th Edition); and,
- The King County Right Sized Calculator.

Upon the review of the parking study, the Technical Committee recommended approval of the parking alternative minimum parking.

Per RZC 21.72.090, an exception may be requested to retain less than the required minimum retention standard of 35-percent. The January 22, 2021 Tree Health Assessment prepared by Tree Solutions Inc. determined the diameter at breast height of each on-site tree. During the arborist's site visit, 93 significant trees as defined by RZC 21.78 were surveyed throughout the site. Of these 93 significant trees, 11 trees will be impacted but retained, however impacted trees do not count toward retained trees, and no trees are proposed to be retained on site. An exception was submitted requesting to retain less than 35-percent of the significant trees on site and was approved on April 20, 2021.

Per RZC 21.72.080.H, for a granted exception below the required minimum retention standard of 35-percent shall require three replacement trees for each significant tree. An increase canopy coverage of 20-percent in ten years will also be required for the site. The approval is further conditioned to provide 20-percent tree canopy coverage where all trees shall meet the tree replacement measurement requirements per RZC 21.72.080.C, and 14 trees are required to pay a fee-in-lieu. As submitted, the landscaping plan includes the required 20-percent on-site tree canopy coverage for staff's approval.

Stormwater Infiltration Chamber Location Deviation – The RZC Appendix A8 requires the stormwater infiltration chambers to be located beneath the sidewalks. The Technical Committee approved the applicant's request to locate the public stormwater infiltration chambers for NE 173rd Court and NE 174th Court beneath the eight foot on-street parallel parking areas. This represents a deviation from the hypothetical block plan for Type III streets in Redmond Zoning Code.

Code Authority: RZC Appendix 8A ("Marymoor Subarea Street Requirements") pp. 12-14

Site Plan Entitlement Conditions of Approval

The following table identifies those materials that are recommended to be approved with conditions as part of this decision.

Item	Date Received	Notes
Plan Set	3/30/2021	<i>and as conditioned herein.</i>
SEPA Checklist	2/17/2021	<i>and as conditioned by the SEPA threshold</i>

		<i>determination on March 22, 2021.</i>
Architectural Elevations	2/4/2021	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	2/4/2021	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	2/17/2021	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	2/17/2021	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	2/17/2021	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	2/17/2021	<i>and as conditioned herein.</i>
Stormwater Design	2/17/2021	<i>and as conditioned herein.</i>

The following conditions are recommended to be reflected on the Civil Construction Drawings unless otherwise noted:

1. Development Engineering - Transportation and Engineering

Reviewer: Andy Chow, Development Engineering Manager

Phone: 425-556-2740

Email: kachow@redmond.gov

- a. Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
- i. Easements are required as follows:
- (a) A 21.5-foot wide sidewalk and utilities easement, granted to the City of Redmond, abutting NE 67th CT right-of- way.
 - (b) An 8-foot wide trail easement including a liability insurance coverage limit not less than \$3,000,000, granted to the City of Redmond, as shown in the LMC South Park transportation plan prepared by KPFF dated February 3, 2021
 - (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 33.5 feet wide adjacent to the east property line.
 - (b) A strip of land 33.5 feet wide adjacent to the west property line.

Code Authority: RZC 21.52.030.G; RMC 12.12

- b. Construction Restoration and Street Overlay.** In order to mitigate damage due to trenching and other work on NE 67th CT, the asphalt street shall be planed, overlaid, and/or patched, per COR SD 202 or 203. If the Pavement Condition Index (PCI) of

the existing pavement is below 70 (as determined by the City's bi-annual pavement survey), the development shall be required to plane and overlay the entire half street along the project frontage at a minimum as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Paul Cho at 425-556-2751. Also, if the existing pavement thickness is less than 9" HMA per COR SD 301 for arterial street, half-street roadway reconstruction shall be required to meet current standards.

Code Authority: RMC 12.08; RZC Appendix 2.A.8; Redmond Standard Specifications & Details

c. Street Frontage Improvements

i. The frontage along NE 67th CT must meet current City Standards which include asphalt paving 22.5 feet from centerline to face of curb, type A-1 concrete curb and gutter, 14 feet wide planter strips, 8 feet wide concrete sidewalk, storm facilities, 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" 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

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

ii. The frontage along 173rd Court NE and 174th Court NE must meet current City Standards which include (A) 28 feet asphalt paving (including 0.5 foot concrete barrier curb on the future half-street widening side and 2 feet concrete valley gutter between on-street parking and travel lane) from edge to face of barrier curb or (B) 20 feet asphalt paving (including 0.5 foot concrete barrier curb on the future half-street widening side) from edge to face of type A-1 concrete curb and gutter, 7 feet wide planter strips (adjacent to no on-street parking section only), 6 feet wide concrete sidewalks, storm facilities, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½" PG 64-22
- 4" 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)

- 2% sloped to drain system

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

- iii. A meander hard-surface trails along the south property (as shown in the LMC South Park transportation plan prepared by KPFF dated February 3, 2021) shall include, but not limited to 12 feet concrete sidewalk with ADA complaint, 2 feet gravel shoulder on both sides, and min. 12 feet vertical clearance. Retaining walls or slopes must be placed outside of the gravel shoulder if necessary.

Code Authority: COR PARCC Plan; RZC 21.17.010; RZC Appendix 2; Redmond Standard Specifications & Details; ADA Regulations and Standards

- iv. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction at the intersection of NE 67th CT/173rd CT NE and NE 67th CT/174th CT NE.

Code Authority: RCW 35.68.075; RZC Appendix 2.A.21, ADA Regulations and Standards

- v. A separate 20 or 40-scale channelization plan may be 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.

Convert the stop-controlled intersection at NE 65th Street / 170th Ave NE to all-way stop controlled, if not completed by others and if required by the City of Redmond traffic engineer. This will include new permanent signing for east/west traffic, and temporary signing on all approaches, in place several days prior to the conversion. Changes to curbs and curb ramps will not be required.

Modify pavement markings at or near the intersection of NE 65th Street / 170th Ave NE to support all-way stop controls, if implemented, and to clarify traffic control at this intersection. Changes to curbs and ramps will not be required.

Code Authority: RZC 21.52.030.F, RZC Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

d. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown in the LMC South Park transportation plan prepared by KPFF dated February 3, 2021.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- ii. Direct access to NE 67th CT will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

Code Authority: RZC 21.52. 030.E; RZC 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 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 Andrew Scales, Transportation Operations at (425) 556-2882 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at: [Transportation Documentation Library | Redmond, WA](#)

Code Authority: RZC 21.52.030.F, RZC Appendix 2

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:

All water mains, water meters and fire system associated with the existing buildings must be removed and abandoned based on the City of Redmond specifications and standards.

The developer shall install new 12-inch Ductile Iron water main east of the new building along NE 174th Court, west of the new building along NE 173rd Court and to the south of the new buildings to secure the looping around the new building based

on the City of Redmond standards. The developer shall also install necessary water service lines, water residential and commercial meters, fire hydrants and other fire appurtenances.

An agreement between the developer and western property (parcel number 5195500180) shall be required, at the first submittal of the Coordinated Civil Review. The developer needs to coordinate with owner of parcel number 5195500180 to connect to the exiting water main within his property and maintain the required fire coverage of his property during construction of the development.

Roadway cross sections at the proposed water services, based on potholing data along NE 67th Court, shall be required, at the first submittal of the Coordinated Civil Review.

Code Authority: RZC 21.74.020.D

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

The sewer services associated with the existing buildings must be removed and abandoned based on the City of Redmond specifications and standards.

The developer shall install new 10-inch polyvinyl chloride sewer water main along the frontage of the new development all the way to existing manhole number 4F2SMH292 along NE 67th Court, and new twelve-inch polyvinyl chloride sewer main along NE 67th Court from the northeast corner of the development to the existing manhole number 4F2SMH888 based on the City of Redmond standards. The developer shall also install necessary sewer service lines, and five new manholes. Restoration of the excavation area along NE 67th Court should follow City of Redmond Standard Details 202 and 203.

The developer shall maintain the integrity of the existing sewer mains, sewer manholes and sewer services during the construction of the new sewer mains, new manholes and during the transferring the sewer from the existing sewer system to the proposed sewer system along NE 67th Court.

Roadway cross sections at the proposed sewer services, based on potholing data along NE 67th Court, shall be required, at the first submittal of the Coordinated Civil Review.

Code Authority: RZC 21.74.020.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.

Code Authority: RZC 21.74.020.C, RZC Appendix 3

- d. **Reimbursement Agreement.** Portions of the sewer main, along NE 67th Court, installation will benefit other properties and meet the criteria to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must have received a completed reimbursement agreement application prior to approval of civil drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.

Code Authority: RMC 13.12

- e. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering 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.

Code Authority: RMC 13.08.010, 13.12

- f. **City of Redmond Marymoor Wastewater Pump Station number thirteen Reimbursement Fees:** Reimbursement fees for connection of sewer associated with the two parcels 5195500190 and 5195500200 are required in the amount of \$790,387.33. These fees are due prior to issuance of Site Permit or other city permits, which allows connection to any sewer or water facility.

Code Authority: RMC 13.12.120

- g. **Potholing**

All existing water and sewer utilities at the location of the proposed water/sewer mains, and service line crossings shall be potholed prior to submittal of first Civil Plan Review.

Potholing in the City Right-of Way requires a 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 and water facilities may be necessary to avoid conflict with existing utilities.

All potholing information shall be included in the plans and profiles of water and sewer design in first submittal of CCR review. The developer shall add clearance information on the water/sewer 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

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Andrew Steele, Senior Engineer

Phone: 425-556-2706

Email: asteele@redmond.gov

a. Flow Control:

Due to its location in the Marymoor 100-percent Infiltration area, the site must provide infiltration systems sized to manage 100-percent of project runoff. Providing these systems will result in compliance with Dept. of Ecology Minimum Requirement No. 7 (Flow Control).

Code Authority: RZC 21.74.020.D; RMC 15.24.080.9; STN 2.5.7

b. Runoff Treatment:

All pollution-generating surfaces within the site and right-of-way will receive enhanced treatment via Filterra units installed upstream of the proposed infiltration basins. These units, along with the infiltration basins, will result in compliance with Dept. of Ecology Minimum Requirement No. 6 (Runoff Treatment).

Code Authority: RZC 21.74.020.D; RMC 15.24.080.8; STN 8.3.3

- c. Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. As currently configured, this project proposes public infiltration systems within a 28-foot public easement along the project's NE 67th Court frontage. 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: RZC 21.74.020.C

- d. **Private Stormwater Easements.** Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. As currently configured, this site does not propose any private stormwater easements. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

- e. **Clearing and Grading.** As configured, the project may need to encroach upon the neighboring properties to the east and west to achieve the designed site grading. The project proposes to obtain temporary grading easements from the neighboring property owners. Prior to construction drawing approval, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RMC 15.24.020

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

Code Authority: Department of Ecology Rule

- h. **Regional Capital Facilities Charge:** A Regional Capital Facilities Charge does not apply to this project. The site is subject to the citywide Capital Facilities Charge. Please see the Development Engineering Fee Schedule for current fee information.

Code Authority: RMC 13.20.040

i. Potholing

All existing stormwater utilities at the location of the proposed storm and service line crossings shall be potholed prior to submittal of first Civil Plan Review.

Potholing in the City Right-of Way requires a 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 storm facilities may be necessary to avoid conflict with existing utilities.

All potholing information shall be included in the plans and profiles of storm design in first submittal of CCR review. The developer shall add clearance information on the storm profiles at all crossings of existing and proposed utilities. For standard storm drain pipeline vertical clearance, please refer to Table 8.1 Vertical Clearance – Utilities in the Stormwater Technical Notebook, Issue No. 8 Amended, June 5, 2019.

Code Authority: Stormwater Technical Notebook, Issue No. 8 Amended, June 5, 2019

4. Natural Resources

Reviewer: Angie Venturato, Environmental Scientist

Phone: 425-556-2466

Email: aventurato@redmond.gov

- a. Permanent Dewatering:** Permanent dewatering, including the use of subfloor drains, is prohibited for this site because it is located within the Critical Aquifer Recharge Area.

Code Authority: RMC 13.07.085

- b. Temporary Construction Dewatering:** Temporary construction dewatering shall be permitted at a total rate of less than 500 gallons per minute for elevator pits and tower crane footings only. Temporary construction dewatering shall not be permitted for the parking garage foundation, perimeter footing or interior column footing excavations in accordance with the PanGEO Dewatering Approach Technical Memorandum dated November 10, 2020. Civil plan profiles shall depict seasonal high water level elevation on profiles for all underground elements and stormwater infiltration facilities during the Coordinated Civil Review process.

Any additional design changes related to temporary construction dewatering shall be subject to additional fees and further review in accordance with RMC 13.25 and the Temporary Construction Dewatering Operating Policy:
<https://www.redmond.gov/DocumentCenter/View/8140/Temporary-Construction-Dewatering-Operating-Policy-PDF>

Code Authority: RMC 13.25

- c. Underground Elevator Cylinders:** Elevators shall meet wellhead and groundwater protection performance standards, including encasement of any underground hydraulic elevator cylinders and using vegetable oil for hydraulic fluid.

Code Authority: RMC 15.24.095

- d. Underground Generator Room:** Given proximity to groundwater, the underground generator room shall meet specific groundwater protection performance standards: in addition to the impervious concrete design, the floor shall be covered with a petroleum- and chemical-resistant sealant to prevent hazardous materials from reaching groundwater. Groundwater protection staff shall conduct special inspections with Fire during generator fuel fills and associated fire permits to ensure compliance with groundwater protection requirements.

Code Authority: RMC 13.06.054, 13.07.100

- e. Bicycle Repair Area:** The bicycle repair area shall meet specific groundwater protection performance standards: the area shall be laid out on an impervious concrete pad with oil- and chemical-resistant sealant and drain to sanitary sewer. The maintenance pad and associated conveyance shall be inspected and repaired annually to ensure functional integrity is maintained to prevent hazardous materials for reaching the ground.

Code Authority: RMC 13.06.054, 13.07.100.B

- f. **Dog Wash Area:** The dog wash area shall drain to sanitary sewer and be designed to prevent pollutants into stormwater and infiltration to groundwater.

Code Authority: RMC 13.06.054

- g. **Wellhead and Groundwater Protection:** Wellhead and groundwater performance standards shall be met as per RMC 15.24.095, including providing the City with any and all well monitoring and decommissioning reports.

Code Authority: RMC 15.24.095

- h. **Discovery of Soil Contaminants during Construction:** Report any contaminants to the City during project construction and remediate in accordance Washington State reporting and cleanup processes of the Model Toxics Control Act, WAC 173-340.

Code Authority: RMC 15.24.095

5. **Fire Department**

Reviewer: Trung Duong, Deputy Fire Marshal

Phone: 425-556-2256

Email: tduong@redmond.gov

The current submittal for LAND-2020-00029 is generally adequate for 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. **General Requirements**

- i. Size and location of Knox Key Box(es) will be determined during review of the building permit plans.
- ii. Address for the building will be assigned during the CCR process.
- iii. The extent and type of fire lane markings for this project will be established during the CCR process. Fire lanes shall be marked in accordance with Section 2.1.2 of RFD Standard 2.00.
- iv. The on-site fire access roadways shall be recorded as an Emergency Vehicle Access Easement in accordance with RMC 15.06.013.23. Provide draft in COR template format for review and approval during CCR process.
- v. Preliminary fire flow calculations are acceptable. Final approval of the fire flow calculations will be reviewed during the building permit process when

the final gross floor areas of the building have been finalized. Include the fire flow calculations in the building permit set for final review and approval. Any changes to the total gross floor area of the proposed fire areas may result in the need for additional fire walls to ensure that fire flow demand does not exceed 3500 gpm in any fire area.

b. Fire Protection

- i. The Type IA parking garage and residential structures above shall be fully sprinklered in accordance with NFPA 13. The parking garage shall be equipped with quick-response sprinklers in accordance with Section 5.3.4.6 (B) of RFD Standard 5.00.
- ii. A standpipe system shall be installed for in accordance with RFD Standard 4.00 and NFPA 14.
- iii. Canopies greater than 4 feet that are associated with occupancies where combustibles are stored, handled or used shall be provided with sprinkler protection in accordance with Section 5.3.4.6 (A)(b) of RFD Standard 5.00.

c. Fire Code Permits

- i. A separate Fire Installation Permit is required for the following:
 1. To operate a place of assembly with 50 or more occupants. Include a seating plan of all assembly areas specifying maximum occupant load for review and approval along with the permit application.
 2. Emergency Responder Radio System
 3. Rooftop Solar Photo Voltaic system.
 4. Flammable/Combustible liquids associated with the diesel belly tank for generator located in garage. Include plans and sections showing location of tank, fill connection, supply and return piping, termination of tank vents and manufacturer's specifications for all equipment. Fuel tank shall be UL 142 or UL 2085 listed. All fuel supply and return lines shall be provided with secondary containment in accordance with RMC 15.06.013(48).
 5. Where stairwell and/or elevator shaft pressurization will be provided a separate Smoke Control permit shall be obtained. A conceptual smoke control report shall be submitted as part of the building permit application for review and approval of the design approach.

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

6. Planning Department

Reviewer: Cameron Zapata, Senior Planner

Phone: 425-556-2411

Email: czapata@redmond.gov

- a. **Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090 and Standard Detail 907. The minimum size at installation is 2 ½ inch caliper with CU-Structural Soil.

Street	Species	Spacing
NE 67 th Court	Kwanzan Flowering Cherry	20' O.C.

Code Authority: RZC 21.32.090 & Standard Detail 907

- b. **Tree Preservation Plan.** A Tree Preservation Plan depicting all impacted - preserved trees required as part of the site development must be provided with the civil construction drawings. A map of all retained trees shall be shown and recorded at the time of final plat.

Code Authority: RZC 21.72.060.D

- c. **Tree Health Assessment.** An updated tree health assessment and/or an updated memo from the original arborist clarifying that the tree conditions have not changed shall be provided during the Civil review process.

Code Authority: RZC 21.32

- d. **Transportation Management Program.** As a condition of approval for LMC South Park, 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 applicant shall begin finalizing the TMP immediately upon receiving this Approval document. CCRs will not be approved prior to a finalized and recorded TMP.

Code Authority: RZC 21.40.010.D

Condition Applies: Building Permit

- e. **Noise Report.** A noise report prepared by a qualified acoustical consultant must be submitted and approved prior to civil drawing approval. The noise report shall comply with RMC 6.36 and provide sound attenuation measures.

Code Authority: RMC 6.36.060

- 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

- n. **Open Space.** The proposal includes at least 15 percent residential usable open space to meet the open space requirements. Residential usable open space includes landscaped courtyards or decks, gardens with pathways, children's play areas and other multipurpose recreational or green spaces. The residential usable open space shall not have a dimension of less than 20 feet.

Code Authority: RZC 21.13.120 & 21.13.190

Condition Applies: Civil Construction & Building Permits

- o. **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 and Community Development Department prior to approval any associated building permit.

Code Authority: RZC 21.38.020.F

Condition Applies: Site Plan Entitlement

- p. **Impact Fees.** For the Purpose of Impacts, the use(s) assigned for this project have been determined as the following: 284 dwelling units (includes live/work units) is classified as multifamily dwelling units. The 51,587 square feet classified as Manufacturing use may be credited for the three current structures to be demolished at the time of impact fee calculation during building permit review.

Code Authority: RMC 3.10

Condition Applies: Building Permit

- q. **Parking Deviation.** A parking reduction was approved by the Technical Committee on March 3, 2021 to allow 256 parking spaces (0.9 parking

spaces per dwelling unit) where 355 are required (1 parking space per unit, plus 1 guest space for every 4 dwelling units.

Code Authority: RZC 21.40.010.D

Condition Applies: Building Permit

- r. **Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement and Mitigation shall be provided no less than 5 days prior to request for Mylar signatures. Drafts of the Bond Agreements, Bond Quantity Worksheets and Bond Calculation Worksheets shall be submitted at time of Civil Construction Application. If not provided at time of CCR submittal, entire submittal will be rejected for intake.

Code Authority: RZC 21.767.090.F

Condition Applies: Building Permit

- s. **Easement.** The project shall contain the following easements as outlined by the Development Agreement:
- Public Plaza
 - Play Plaza
 - Outdoor Dog Wash
 - Community Gardens
 - Art Walk
 - Trail Connections and Bicycle Repair Station

Code Authority: RZC 21.76.090.F

- t. **Affordable Housing.** The LMC South Park shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050 by providing 28 affordable units at 50% AMI. An application for the Multi-Family Tax Exemption (MFTE) shall be submitted to the Planning and Community Development Director for review and approval. An agreement in a form approved by the City and in compliance with RMC 3.38 must be recorded with the King County Recorder's Office to stipulate conditions under which required affordable housing units will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. Applicant shall initiate contract by contacting a Housing and Human Services Planner, Ian Lefcourte at 425-556-2438 and ilefcourte@remond.gov

Code Authority: RZC 21.20.050 and RMC 3.38

Condition Applies: Building Permit

- u. Archeological and Historical Preservation:** A professional archaeological monitor shall be present to monitor all ground disturbing activities and an archaeological MIDP shall be prepared and submitted to DAHP and the interested Tribes for review prior to ground disturbance. The MIDP shall include a plan for distribution of daily monitoring lots (or summary thereof) to be provided to the City and affected Indian Tribes throughout the duration of the monitoring. The review of the MIDP and corresponding Letter of Concurrence shall be completed before ground disturbance.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

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

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

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

Transportation and Engineering

RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010.E	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
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 8A	Marymoor Subarea Street Requirements
City of Redmond	Record Drawing Requirements, February 2021
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)

Water and Sewer

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

Stormwater/Clearing and Grading

RMC 13.06	Stormwater Management
RMC 13.07	Wellhead Protection
RMC 13.25	Temporary Construction Dewatering
RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	Critical Areas
RZC 21.64.040	Frequently Flooded Areas
RZC 21.64.050	Critical Aquifer Recharge Areas
RZC 21.64.060	Geologically Hazardous Areas
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Stormwater Technical Notebook, Issue No.8, Amended June 5, 2019
Department of Ecology	Stormwater Management Manual for Western Washington (amended December 2017)

Fire

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

Planning

RZC 21.13	Southeast Redmond
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 21.64	Critical Areas
RZC 21.44	Signs
RZC Appendix 1	Critical Areas Reporting Requirements

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