

# Education Hill Neighborhood Plan Update Regulations

## 20C.70.20 Education Hill Neighborhood Regulations.

### 20C.70.20-010 Residential Development: General Provisions.

(1) Purpose: The Education Hill neighborhood plan, as described in the Neighborhoods Element of the Comprehensive Plan, includes goals and policies to implement the neighborhood's vision. Regulations in this chapter of the Redmond Community Development Guide are established to implement the goals and policies described in the Neighborhood Plan. The regulations are designed to accommodate growth in the Education Hill neighborhood that is consistent with the City's Comprehensive Plan policies while promoting the desired characteristics for the neighborhood.

(2) References. The following RCDG divisions also contain residential regulations specific to the Education Hill Neighborhood.

- (a) Cottage Housing Developments: RCDG 20C.30.52
- (b) Backyard Homes: RCDG 20C.43
- (c) Affordable Housing: RCDG 20D.30.10. (Ord. 2126, Ord. 1901)

### 20C.70.20-020 Multiplex Housing.

(1) Purpose. RCDG 20C.30.70 contains regulations on multiplex housing that apply Citywide until neighborhood plans set the policy on multiplex housing for the neighborhood. The following regulations take the place of RCDG 20C.30.70 for the Education Hill Neighborhood for Single-Family Urban zones. All multiplex dwelling units in these zones must meet certain criteria and conditions for location, density, and design to ensure compatibility with the neighborhood. This section contains those conditions.

(2) Applicability.

- (a) Duplexes or single family attached dwelling units are an allowed use on individual lots in locations designated Single-Family Urban in the Education Hill Neighborhood.
- (b) Three and fourplexes are allowed on individual lots in Single Family Urban R-4, R-5 and R-6 zones, with public notification and at least one neighborhood meeting required. The public notification and neighborhood meeting is not required in R-8 zones.

(3) Density.

- (a) The allowed number of dwelling units for duplexes shall be determined solely by the minimum lot size and lot division provisions of RCDG 20C.30.70-030(1)(a).
- (b) The allowed number of dwelling units for triplexes and fourplexes shall not exceed the allowed number of detached single-family dwelling units, exclusive of any other bonuses.

(4) Minimum Lot Size and Lot Division. The minimum lot size and lot division provisions of RCDG 20C.30.70-030(1) and RCDG 20C.30.70-030(2) shall apply to multiplex housing in the R-4 through R-8 zones.

- (5) Design. Multiplex dwelling units and accessory structures shall have the following design features in addition to those required by RCDG 20C.70.20-050, Residential Architectural, Site and Landscape Design Standards:
- (a) Maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys.
  - (b) Be consistent in height, bulk, scale and style with nearby single-family residential uses.
  - (c) Locate surface parking for multiplex dwelling units in groups of no more than three stalls to appear more consistent with parking for single-family detached dwellings in the area. If parking areas include more than three stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening.
- (6) Review and Decision Procedures:
- (a) Review and decision for duplexes shall occur through the Type I process, subject to the requirements of this section and RCDG 20C.70.20-050, Residential Architectural, Site and Landscape Design Standards.
  - (b) Review and decisions for triplexes and fourplexes shall occur through the Type II process, with the following modifications:
    - (i) In addition to the notification requirements and opportunities to provide public comment as provided in RCDG Title 20F for a Type II permit, applicants for triplexes or fourplexes shall also be required to conduct a neighborhood meeting.
      - (A) The purpose of having a neighborhood meeting is to provide residents who live adjacent and nearby the proposed triplex or fourplex with opportunities to receive information about the project and to provide input regarding the consistency of the proposal with the regulations and on the overall project design before and applicant expends significant time and resources in developing the specific site and development features of the proposal.
      - (B) The project applicant for triplexes or fourplexes is required to hold a minimum of one neighborhood meeting. The meeting shall be held early in the permit review process.
      - (C) Notification of the meeting shall be mailed to property owners within 500 feet of the proposal and a sign will be posted on site, according to the requirements of RCDG 20F.30.35-020(2), Notice of Application Requirements of Type II Review.
      - (D) The City shall participate in neighborhood meetings.
- (7) The Affordable Housing Exception described in RCDG 20C.30.70-030(4) shall apply to duplexes within the Education Hill Neighborhood.
- (8) Location Criteria for Education Hill. New applications for three and fourplex multiplex housing shall be accepted for sites no less than 500 feet of each other and new applications for duplex structures shall be accepted for sites no less than 250 feet of each other until an evaluation of compatibility with the neighborhood subarea is completed. See Education Hill Neighborhood Plan Policy N-EH-20 and N-EH-21.

#### **20C.70.20-030 Requirements for Determination of Sewer Capacity: General Provisions.**

- (1) Purpose. The purpose of this section is to establish the requirement for the specific review of sewer capacity in residential developments that exceed the underlying density of the established zone in which they are proposed. This review shall include, but not be limited to infill housing, such as cottages, duplex and other multiplex units, accessory dwelling units and backyard homes, as well as other developments that are allowed a density bonus.

- (2) The Technical Committee shall review the proposal and determine that adequate sewer capacity exists for the proposed development. The proposed development shall not assume allowed density until such a review and determination are made. This standard is intended to assist development applicants by providing the sewer capacity information early in the application process, preferably at the pre-application stage.

#### **20C.70.20-040 Residential Architectural, Site and Landscape Design: General Provisions.**

- (1) Purpose. The purpose of this section is to establish residential design standards for building, site, and landscape design in the Education Hill Neighborhood and to guide preparation and review of all applicable development applications. These design standards are intended to assist development applicants in adhering to the desired form of community design in the neighborhood as expressed by goals, policies, and regulations of the Redmond Community Development Guide, which includes the Comprehensive Plan. The purpose of the design guidelines is to:
  - (a) Provide variety and visual interest in new residential development and remodels of existing homes in a manner that is compatible with the neighborhood character.
  - (b) Create engaging and active streetscapes through design and vegetation that brings living space toward the street.
  - (c) Ensure that dwelling units are of a scale that is proportional to their lot size and location.
  - (d) Provide for the use of landscaping to help provide a transition between new and existing development, to enhance building and site appearance, and to maintain and enhance the environmental quality of the neighborhood.
  - (e) Encourage public safety for citizens of the neighborhood through building and site design.
  - (f) Design homes that feature living space as the dominant feature of the street elevation.
  - (g) Promote the use of low-impact development techniques.
  - (h) Assist applicants and decision-makers reviewing development applications.
  - (i) Comply with RCDG 20D.40.10-010, Design Standards – Purpose and Intent.
- (2) Applicability.
  - (a) The neighborhood residential design standards apply to applications for new attached and detached single-family development, and remodels in the Education Hill Neighborhood. (See Education Hill Neighborhood Map at the end of this section) For the purposes of this section, a remodel shall mean either adding or removing more than 50 percent of the gross floor area of the existing structure.
  - (b) All applications for residential development after the effective date of the Education Hill Neighborhood Plan update which result in a building permit for construction of a new single-family detached or attached dwelling unit, or remodel, unless otherwise exempted by this chapter, shall comply with the intent statements and design criteria as provided in this section and RCDG 20D.40.10-020 (2)(d), (e) and (f), Compliance with the Design Standards. Dwellings built prior to adoption of these regulations are not considered nonconforming dwellings.
- (3) Administration.
  - (a) Review Process. Building permit applications requiring design review approval shall be processed in accordance with RCDG Title 20F, Administration and Procedures.
  - (b) Administrative Approval. The Code Administrator shall decide compliance with the design standards. The Design Review Board may become involved in advising the Code Administrator in deciding compliance with the design standards. In no instance shall the Design Review Board act as an appellant body.

(c) Approval Timing. Compliance with the design standards shall be decided prior to issuance of applicable building permits. (Ord. 2126; Ord. 1901)

**\*\*\*\*INSERT MAP OF EDUCATION HILL NEIGHBORHOOD\*\*\*\***

**20C.70.20-050 Residential Architectural, Site and Landscape Design Standards.**

(1) Purpose.

(a) To establish criteria for design review of new single-family attached and detached dwelling units, remodels, multiplexes and associated landscaping in the Education Hill Neighborhood per RCDG 20C.70.20-040 and 20C.70.20-050.

(2) Variety and Visual Interest in Building and Site Design.

(a) Intent.

(i) Character Compatibility. Promote building and site design that provides variety and visual interest to provide compatibility with the character of the surrounding neighborhood. Neighborhood characteristics of Education Hill include variety in house style and lot sizes, a mix of home choices ranging from attached single-family residences and cottages to large luxury homes to meet the needs of many household types, sizes, and age ranges, a feeling of spaciousness and open green spaces, and abundance of trees and other greenery.

(ii) Variety in Building and Site Design. Prevent the repetitive use of the same combination of building features and site design elements within residential developments and between adjacent dwellings.

(b) Design Criteria.

(i) Variety in Building Design. Provide variety and visual interest by using various combinations of building elements, features and treatments and variation in site design elements in a manner that is compatible with the character of the surrounding neighborhood. Examples of building elements, features and treatments and site design elements that provide variety and visual interest when used in various combinations include, but are not limited to, the following (see Figure 1):

(A) Porches and patios.

(B) Varying roof shapes or gables between adjacent structures.

(C) Windows with visible trim and mullions.

(D) Roof brackets.

(E) Dormers.

(F) Fascia boards.

(G) Bay windows.

(H) Entry enhancement such as a well detailed door (multi-panel or glass insert), window adjacent to front door, or roof extension.

(I) Trellis.

(J) Modulation.

(K) Chimney (shown on the exterior of the house).

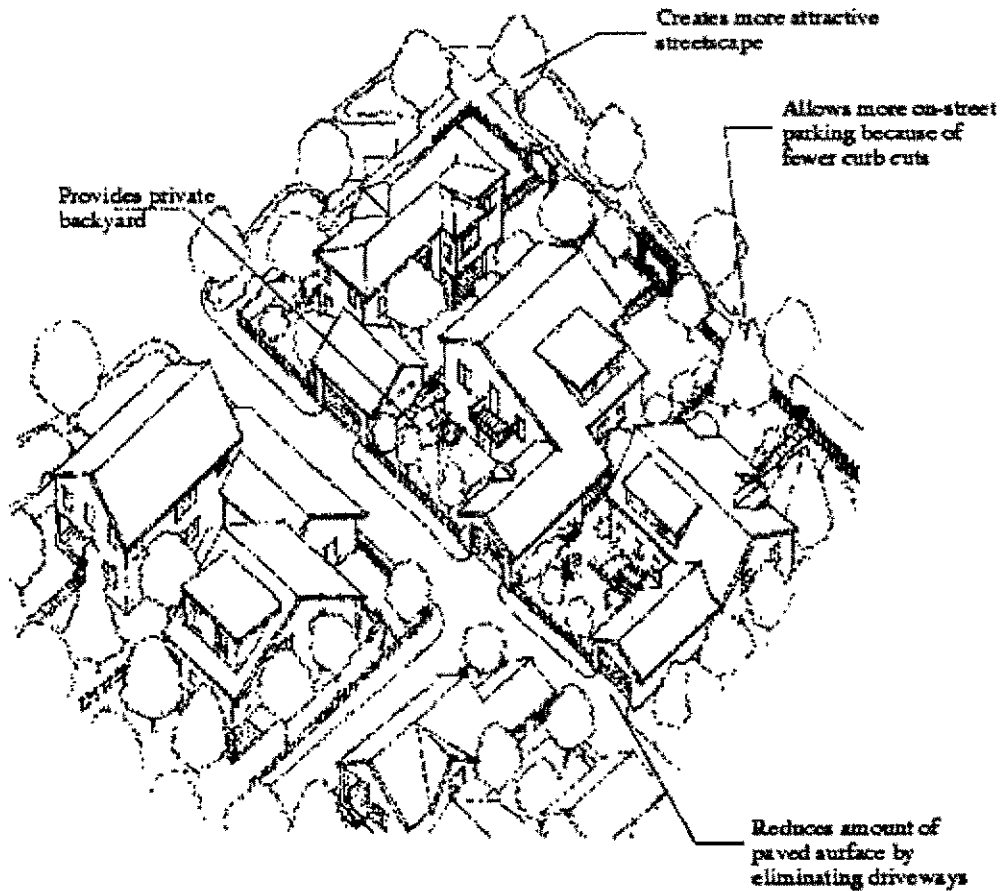
(L) Variation in roof or building colors and materials, such as brick, stone or other masonry as accents.

(M) Variation in housing type and size including one-and two-story housing units.

(N) Other building elements, treatments, features, or site designs approved by the Code Administrator that provide variety and visual interest.

- (ii) Variety in Building Design. The same combination of building elements, features and treatments shall not be repeated for more than 20 percent of the total dwelling units in a residential development. Dwellings with the same combination of features and treatments shall not be located adjacent to each other. For example, each dwelling in a five-lot subdivision could include a porch provided building elements such as the details of the porch, roof shape or color, building color or materials, or building accents were varied to achieve visual interest. Short subdivisions of less than five lots shall not repeat the same combination. (See Figure 1)
- (iii) Variety in Site Design. Variation in site design shall be achieved through the use of various site planning methods and techniques. Also use various site planning methods and techniques to provide variation in dwellings located on a site perimeter when visible from public streets or park areas. Examples of techniques to provide variety in site design include, but are not limited to:
  - (A) Variation in lot sizes or orientation.
  - (B) Variation in setbacks.
  - (C) Variation in dwelling unit size or type among adjacent or nearby structures along a street.
  - (D) Variation in type of driveway (shared driveway or not shared).
  - (E) Alleys. (See Figure 2)
  - (F) Other site design features approved by the Code Administrator that provide variety and visual interest.
- (iv) Exemptions. Expansions to single-family homes that involve an addition of 50 percent or less of the existing gross floor area are exempt from RCDG 20C.70.20-050(2)(b)(i), Variety in Building Design and RCDG 20C.70.20-050(2)(b)(iii), Variety in Site Design.

**Figure 2: Benefits of alley access**



**(3) Building Orientation.**

(a) Intent. Provide active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents. Require dwelling, site and streetscape design to incorporate features that bring the primary living area of the dwelling toward the street. (See Figure 3)

**(b) Design Criteria.**

(i) For structures located on properties facing an arterial, main living areas may be located toward the rear of the property for noise attenuation, as approved by the Code Administrator.

**(ii) Garage Placement.**

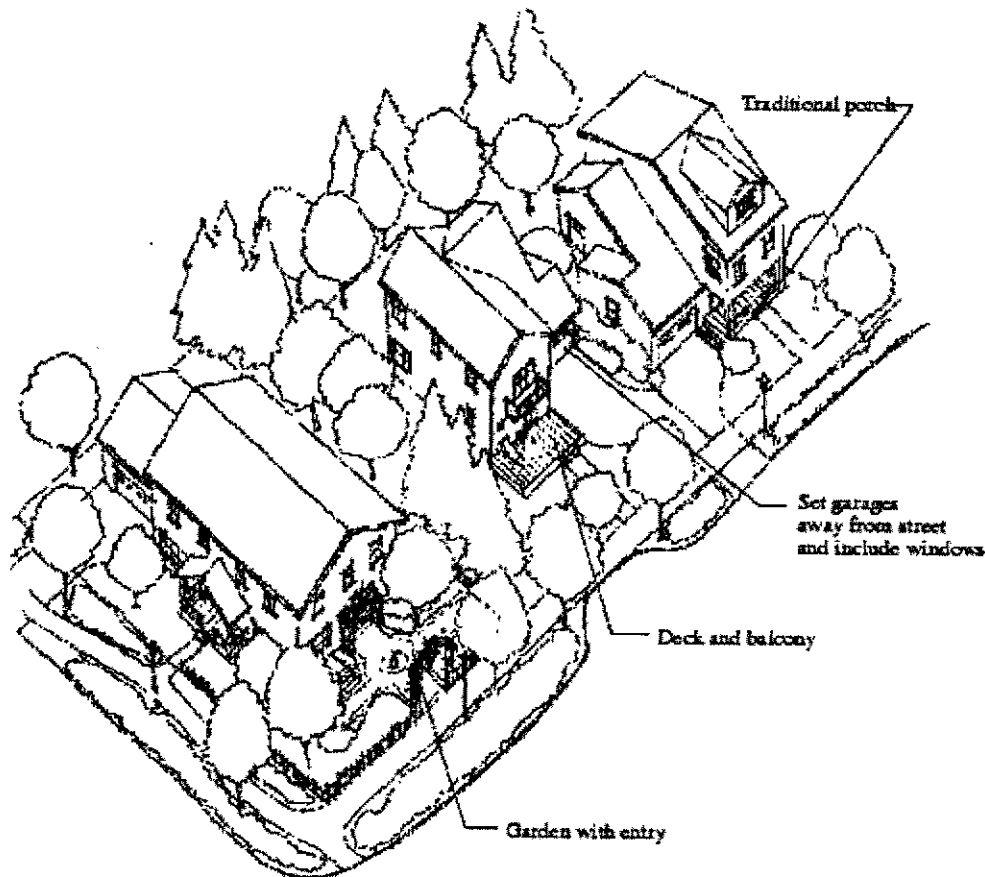
(A) Except for properties located on arterials, garages shall not be the dominant feature as viewed from the street.

(B) Garages facing the front street shall be set back a minimum of five feet from the street elevation of the dwelling, or otherwise designed and placed in a manner that meets the intent of this section, such as recessing under a second story or a projecting roofline, or other treatment(s). The front street elevation of a side-loaded garage shall have a minimum of one opening (i.e., window or

door). Garages that face another direction, i.e., side-and alley-loaded garages are exempt from the five-foot setback requirement.

- (iii) **Garage Doors.** Garage doors facing the front street shall include windows, multiple garage doors (for example, one door per parking stall) or other architectural treatments that reduce the mass of the garage door surfaces and meet the intent of this section.
- (iv) **Transition Area.** Provide a minimum 80-square-foot area in the front yard that is oriented toward the front street and includes a porch (minimum dimension eight feet on all sides), patio, deck, garden with entry, walkway with arbor, or other feature(s) that meets the intent of this section.
- (v) **Alleys.** There shall be a minimum four-foot yard setback for garages that are accessible from an alley. For the purpose of providing visual appeal and interest, when an alley is adjacent to a rear yard, yard landscaping shall extend to the edge of the alley or a landscape strip between the alley and the fence shall be provided.
- (vi) **Other Methods.** The Code Administrator may approve other methods that meet the intent of this section.

**Figure 3: Building Orientation. Three options for providing living space oriented toward the street**



- (vii) **Exemptions.** The following exemptions apply to expansions to single-family dwelling units that were built prior to the effective date of this ordinance:

- (A) When an expansion is greater than 50 percent of the existing gross floor area of the dwelling unit and does not include a garage, subsection (3)(b)(iv) of this section, Transition Area, applies.
- (B) When an expansion is greater than 50 percent of the existing gross floor area of the dwelling unit and includes a garage, subsection (3) of this section, Building Orientation, applies.
- (C) When the expansion consists of a garage only, subsection (3)(b)(i) of this section, Garage Placement, and subsection (3)(b)(iii) of this section, Garage Doors, apply.

(4) Building Character, Proportionality and Massing.

(a) Intent.

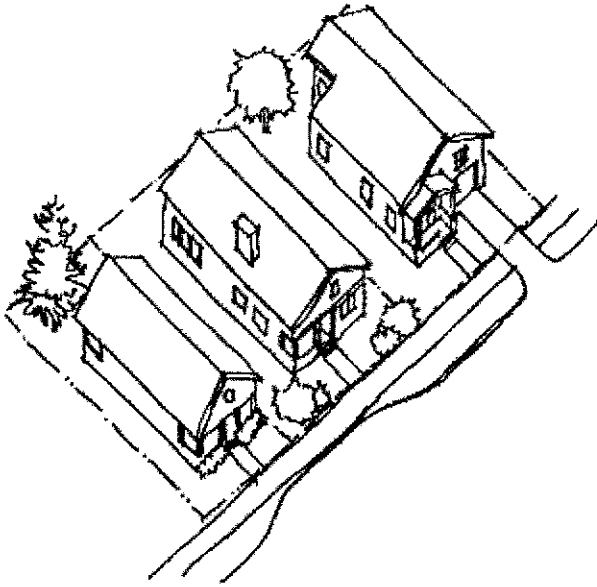
- (i) Lot/Structure Proportionality. Lot coverage requirements help to maintain a consistent and compatible land use pattern. A primary land use pattern in the Education Hill Neighborhood is dwellings that appear proportional to their lot size. New or remodeled dwellings that do not appear oversized for their lot are proportional to their lot size and are compatible with the neighborhood. (See Figure 4.)
- (ii) Building Character and Massing. Reduce the apparent size of large infill and multi-plex buildings and expansions to existing single family homes and give them more visual interest through the use of design techniques. The application of design techniques shall promote compatibility with the surrounding neighborhood while maintaining variety and visual interest in building design.
- (iii) Open Space. Provide visual relief from the massing and scale of built development through site design techniques such as centrally locating open space and preservation of mature trees.

(b) Design Criteria.

- (i) Maximum Lot Coverage for Structures. The maximum lot coverage for structures, of two stories or greater, (not including daylight basements) shall be 35 percent in the R-4 through R-6 zones in the Education Hill Neighborhood to help ensure that dwelling units are of a scale that is proportional to the lots on which they are located. Structures less than two stories built to meet universal accessibility standards shall be permitted up to 45% lot coverage in these zones.
- (ii) Lot Coverage for Cottages. Lot coverage for cottages is provided in RCDG 20C.30.52, Cottage Housing Developments.



**Figure 4: Single-family dwellings that are proportional to their lot size**



- (iii) Modulation and Articulation. Use modulation and articulation to reduce the perceived size of large infill buildings, and to provide visual interest for all buildings that have a façade facing the street on any front, street side or rear property line.. The use of these techniques shall be varied between adjacent buildings. (See Figure 5)
  - (A) Articulation is the giving of emphasis to architectural elements (like windows, balconies, entries, etc.), that create a complimentary pattern or rhythm, dividing the large buildings into smaller identifiable pieces.
  - (B) Modulation is a measured and proportioned inflection on a building's face. Together articulation, modulation and their interval create a sense of scale important to residential buildings.
- (iv) Consideration of Site Conditions.
  - (A) Buildings shall be designed to fit the topography, such as stepping down a hillside or terrace. (See Figure 6)
  - (B) Buildings should be designed to preserve existing mature trees. See Landscape Section.
  - (C) Avoid placing large picture windows in second story areas of the structure that look down into the previously private yards of neighboring properties.
- (v) Building Separation. Minimum building separation shall be 15 feet except for small structures including cottages, size limited dwellings, backyard homes, accessory dwelling units and accessory structures. Minimum building separation for cottages is provided in RCDG 20C.30.52, Cottage Housing Developments. Minimum building separation for size limited dwellings, backyard homes, accessory dwelling units, and locations where these structures or cottages adjoin larger dwelling units shall be 10 feet.
- (vi) Building Encroachments.
  - (A) Chimneys and porches in interior setback areas shall be set back a minimum of five feet from the nearest property line.

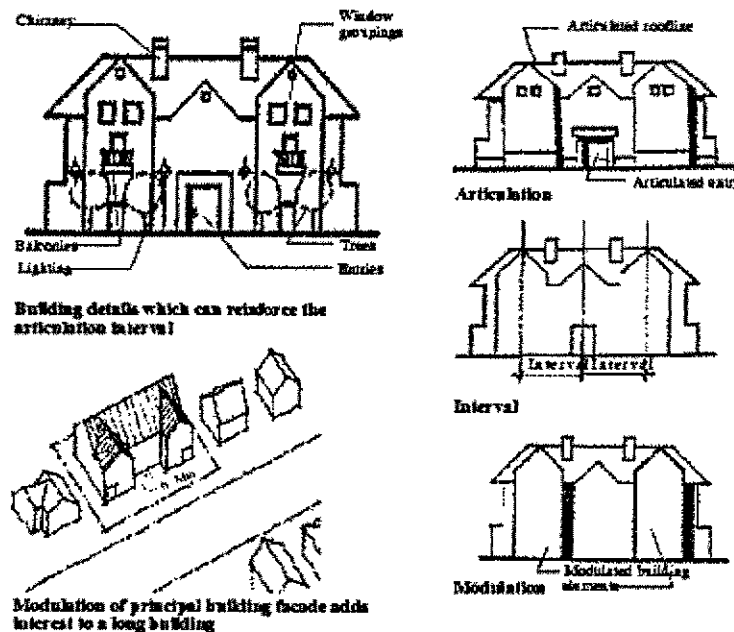
(B) Bay windows may encroach into a side interior setback but shall not be closer than 3.5 feet from the nearest property line.

(vii) Open Space.

(A) A minimum of 25 percent of the required open space for residential developments of 30 dwelling units or more shall be located as common open space and be designed to achieve at least five (5) of the following:

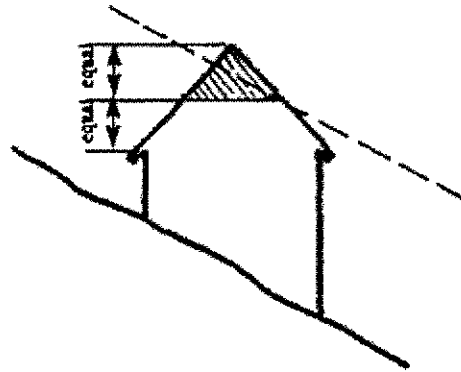
- (1) Provide visual relief from the massing of development.
- (2) Serve the recreational needs of residents of the development.
- (3) Create children's play area(s) that is visible and accessible for use by the residents.
- (4) Provide habitat for wildlife.
- (5) Create open space that includes trails accessible to the residents.
- (6) Provide open space that is centrally located and adjacent to a majority of the residences.
- (7) Create linkages with open space on neighboring properties.
- (8) Create a buffer between the new development and existing nearby homes.
- (9) Create a play area/park that is open and accessible for use by the Education Hill neighborhood.

Figure 5:



**Figure 6 Consideration of site conditions**

**Buildings step down or terrace down a hill side thus fitting into the topography**



- (B) Common open space shall be usable area for passive or active recreation, provided such uses do not include non-permeable surfaces. Uses may include, but not be limited to picnic tables, benches, trails and linkages, scenic viewing areas, children's play equipment, or sports courts that are paved with permeable materials.
- (C) When minimum open space requirements are met on a development-wide basis in residential developments of 10 to 29 dwelling units or more, this section applies.
- (D) Where possible, common open space shall be interconnected within the development and with open space on adjacent developments.
  - (1) Easements shall be provided at appropriate locations toward the end of cul-de-sacs or along lengthy streets to provide pedestrian access to open space and/or to adjacent developments in accordance with Section (7)(c) of these provisions.
- (E) The minimum open space requirement shall be 25 percent for clustered housing and planned residential developments for the Education Hill neighborhood.

(viii) Low-Impact Development (LID) standards encouraged.

- (A) Developments that incorporate LID standards and practices in consistency with the Low Impact Development Technical Guide Manual for Puget Sound, prepared by the Puget Sound Action Team, are strongly encouraged.
  - (1) Low impact development (LID) is a stormwater management and land development strategy that emphasizes conservation and use of on-site natural features integrated with engineering, and small-scale hydrologic controls to more closely mimic pre-development hydrologic functions. Development techniques include a variety of controls that are defined in the manual and include:
    - (a) Site assessment and planning;
    - (b) Preservation of native soils and vegetation;
    - (c) Bioretention swales; and
    - (d) Minimal excavation foundations.
  - (2) Low impact developments as defined in the manual shall undergo expedited permit processing including an LID checklist and review.

- (ix) The Code Administrator may approve other methods that achieve the intent of design criteria (4)(b)(i) Maximum Lot Coverage for Structures, (iii) Modulation and Articulation, (iv) Consideration of Site Conditions.

(5) Landscaping.

(a) Intent.

- (i) **Vegetation.** Include vegetation in residential landscaping areas to soften the bulk and mass of buildings, to add visual interest, and to maintain and enhance the environmental quality of the neighborhood.
- (ii) **Wildlife Habitat.** Benefit wildlife habitat in the neighborhood by providing landscaping that supports wildlife and minimizes opportunities for invasion by noxious plants as identified by the Washington State Noxious Weed Board.
- (iii) **Conservation.** Promote water conservation by encouraging drought tolerant vegetation.
- (iv) **Stormwater Management.** Reduce erosion and stormwater runoff, and improve water quality using LID standards and guidelines for landscaping using compost-amended soils.
- (v) **Maintain Vegetation.** Maintain existing mature trees and provide for replacement of existing vegetation.
- (vi) **Plant Materials.** Promote maintenance and proper plant selection relative to the location and soil conditions so that plant materials can flourish.
- (vii) **Pedestrian Safety.** Promote pedestrian safety by separating walkways from streets with a landscaped area and providing motorized and non-motorized connections between developments and throughout the neighborhood.
- (viii) **Streetscapes.** Encourage visually appealing streetscapes that unify the neighborhood.
- (ix) **Soils.** Promote the conservation of native vegetation and native soils to enhance groundwater quality and recharge.

- (b) **General Requirements.** General requirements for landscape plan approval performance assurance, planting practices, and planting standards are provided in Chapter 20D.80 RCDG, Landscaping and Natural Screening, LID standards, and standards for using composted soils. Compliance with Chapter 20D.80 RCDG is required.

(c) Design Criteria.

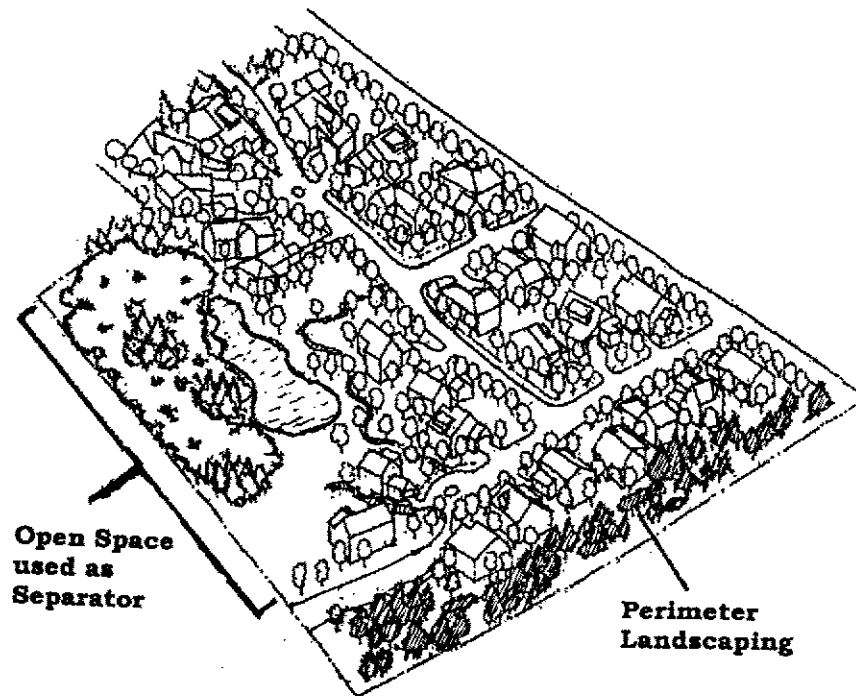
(i) Landscaping and Landscape Plans Required.

- (A) Landscaping for the front yard shall be provided for all new residential development.
- (B) A landscape plan shall be prepared or approved by a WA licensed landscape architect, certified nurseryman, or certified landscape technician. Construction of individual units that are not part of a short plat or long subdivision and expansions to single-family dwellings are required to provide a landscape plan but are exempt from this requirement to have the plan certified.

(ii) Landscaping and landscape plans shall include:

- (A) A minimum of 51 percent of the planted area in the front yard shall be native or habitat plantings and shall include a mix of trees or shrubs and living ground cover. Grass lawns are excluded from this calculation and may occupy the entire landscape area.
- (B) Vegetation for common areas.
- (C) The selection of street trees that will result in a tree canopy at maturity along streets internal to or adjoining residential developments in accordance with the Street Tree Plan as a requirement of development, subdivision, and short subdivision.
- (D) The selection of plant materials that are appropriate for the site and soil conditions, excluding noxious weeds as defined by the City.

- (E) High quality and compost-amended soils. In order to reduce stormwater run off and pollutants, developments are encouraged to preserve high quality soils existing on the site at the time of development for mixing with composted materials and reuse in the landscaped areas. Refer to the City of Redmond's Guideline for Landscaping with Compost-Amended Soil.



**Figure 7. Two options for providing separation around new subdivisions.**

(iii) Landscaping Transition.

- (A) For new subdivisions, short subdivisions, and other residential developments, provide landscaping along the perimeter of the site that incorporates native vegetation as defined in the Redmond Community Development Guide and softens the transition between new and existing dwelling units when the new dwellings are directly adjacent to lots with existing dwellings or the dwellings can be viewed from public streets or park areas. (See Figure 7)
- (B) The Code Administrator may approve other methods that achieve the intent of the landscaping transition requirement, such as increased setbacks that soften the transition from existing to new dwelling units.

(iv) Exemptions.

(A) Expansions to single-family dwellings built prior to the effective date of this ordinance are exempt from subsections (5)(c)(i) and (5)(c)(ii) of this section when the expansion is less than 25 percent of the existing gross floor area of the dwelling AND less than 50 percent of the existing landscape is being replaced. Single unit developments and expansions are exempt from subsection (5)(c)(iii) of this section, Landscaping Transition.

(B) Private open space as defined in RCDG 20C.30.52, Cottage Housing Developments is exempt from subsections (5)(c)(i), (ii) and (iii) of this section.

(v) Landscape Drainage Swales. (See Appendix 20D-3)

(A) Applicability.

(1) Landscape drainage swales are encouraged within Low Impact Developments and on local access streets.

(B) General Design Criteria.

(1) Landscape Separation. Enhance the street edge by providing a separation between vehicle lanes and walkways that has an informal landscaped look.

(2) Landscape Edge. Provide a natural looking landscaped edge that does not sharply define the private property from the public area and street.

(3) Drainage Swales. At a minimum, design drainage swales to convey stormwater and to provide a natural looking and informal landscaped edge that separates walkways from vehicle lanes. Subdivisions should include, and short subdivisions are encouraged to include, drainage swales landscaped to enhance stormwater quality and control. Design standards for Low-impact Developments are encouraged for drainage swales.

(4) Swale Maintenance. Design drainage swales to minimize maintenance required by the City and adjacent property owners.

(C) Maintenance Responsibilities. The adjacent property owner or homeowners association is responsible for landscape maintenance, including irrigation of the swale as needed. The City will provide maintenance regarding the function of the drainage facility and a description of best management practices for swales for property owners.

(D) Examples of Recommended Drainage Swale Plantings. Plantings are recommended for their hardiness, including their ability to withstand drought and wet conditions. The RCDG Appendix contains examples of recommended drainage swale plantings.

(vi) Stormwater detention. Stormwater ponds shall be designed to be attractive in appearance and function. All surface ponds shall be landscaped, with native vegetation as defined in the Redmond Community Development Guide, and maintained while providing continuous vehicle access for maintenance. Any fencing shall be split rail or split rail combined with dark colored vinyl or powder coated chain link fence. Privately maintained stormwater detention vaults as approved by the Technical Committee may be used. Privately maintained stormwater facilities are encouraged to be designed for multiple uses including, but not limited to, gardens, play areas, or sports courts.

(6) Fences.

(a) Intent.

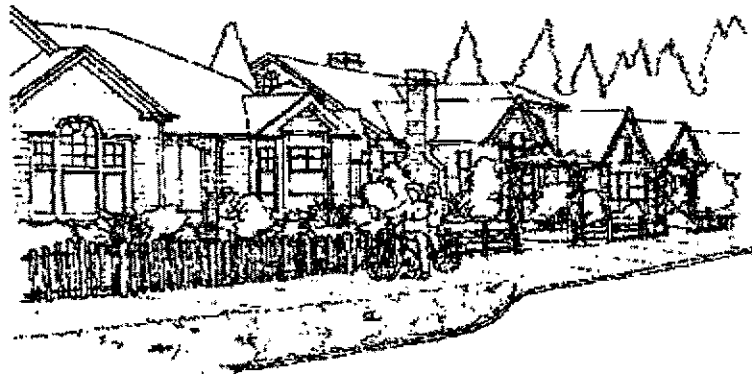
(i) Visibility. Increase visibility of front yard and pedestrian corridors by using the principles of Crime Prevention Through Environmental Design (CPTED) program to increase public safety and to help deter crime.

(ii) Active and Walkable Neighborhood. Promote and enhance the neighborhood as a walkable place. Reduce impacts on the pedestrian experience that may result from taller fencing.

(b) Design Criteria. Where fences are used in the front yard setback or adjacent to trails and trail corridors in the North Redmond Neighborhood, the following standards shall apply:

- (i) Maximum Height. New fences and walls built within any front setback area adjacent to an identified pedestrian corridor shall be no higher than 42 inches high (See Figure 8). Fencing with a maximum height of six (6) feet may be allowed along the rear or street side setback area adjacent to an identified pedestrian corridor provided the fencing is set back a minimum of five (5) feet from the property line to allow for the mixed planting of low growing shrubs and ground cover to be maintained by the adjacent homeowner or homeowners association. Alternative configurations that meet the intent of this requirement including but not limited to a combination of a landscaped berm and fencing may also be considered.
- (ii) Materials and design. Open and blended look to be achieved through fence types such as split rail fencing or split rail fencing combined with dark colored vinyl or powder coated chain link fence. Alternative materials or a combination of materials may be approved by the Administrator when demonstrated to meet the intent of this Section.

Figure 8: Low, see-through fences (maximum height-42") can vary and human scale



(7) Streets and Pathways.

(a) Intent.

- (i) Ensure consistency with the Education Hill Neighborhood Plan, including the neighborhood transportation connections map.
- (ii) Promote non-motorized connections throughout the neighborhood along safe and scenic corridors, including pathways that are separated from arterial streets.
- (iii) Provide connectivity within new developments and to adjacent developments, open space, and streets.
- (iv) Design streets to implement traffic calming measures that support the pedestrian environment in Education Hill.

(b) General Requirements. General requirements for streets are found in RCDG Appendix 20D-3. New streets in the Education Hill neighborhood shall be generally aligned as shown in the transportation connections map contained in the Education Hill Neighborhood Element of the Redmond Comprehensive Plan in order to provide connectivity within the neighborhood. Minor modification in

consideration of topography, existing vegetation, existing structures, or to align with other existing or planned streets in the neighborhood is permitted, provided the intent of connecting streets and developments within the neighborhood is achieved.

(c) Design Criteria

- (i) Where possible, narrow street design shall be utilized to reduce non-permeable surface area and promote traffic calming, subject to review and approval by the Technical Committee and by the Redmond Fire Department.
- (ii) The use of cul-de-sacs is discouraged. Where cul-de-sacs are utilized, pedestrian connections to open space, adjacent streets, or adjacent developments shall be provided at appropriate locations toward the end of the cul-de-sac (See Figure 9).
- (iii) When there is more than a 600' distance between road connections in a new development, pedestrian connections shall be provided at the end of cul-de-sacs or between lots to adjacent developments (where existing connections or undeveloped land exists) and/or through open space or trail linkages (See Figure 10),
- (iv) At least one ingress and one egress connection shall be provided to every adjacent trail, open space, or contiguous development(s).
- (v) Street Edge Alternative (SEA) street design is encouraged in the Education Hill neighborhood to enhance the character of the neighborhood and reduce stormwater requirements.
- (vi) Street trees shall be provided on all new streets in the Education Hill neighborhood and shall be selected from species that, at maturity, will provide a tree canopy along the street. Selected trees shall be selected from Street Trees identified in Appendix 20D-1, Redmond Community Development Guide.
- (vii) The designation and construction of new private streets is discouraged in the Education Hill neighborhood.

**FIGURE 9 AND FIGURE 10 SHOW LINKAGES AT THE END OF CUL-DE-SACS AND CONNECTIONS WHEN MORE THAN 600' DISTANCE BETWEEN STREETS**



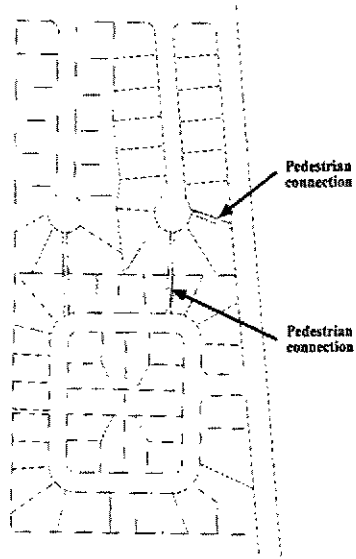


Figure 9: Pedestrian connections at cul-de-sacs

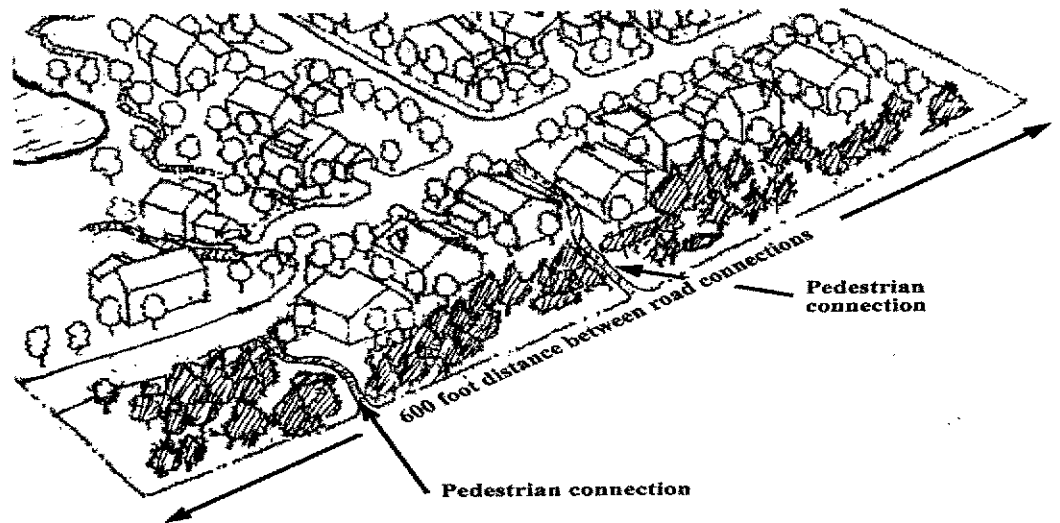


Figure 10: Pedestrian connections provided between 600' distanced road connections