The following portions of the Redmond Comprehensive Plan describe the City's current vision, goals and policy framework for the Old Town district. To provide context for the vicinity of the Old Town zone, these portions also include excerpts from the Plan's Elements where "Old Town" is referenced.

Goals, Vision and Framework Element:

Old Town thrives as a focus for retail activity that attracts pedestrians, providing a distinctive selection of stores, restaurants, boutiques and theaters, as well as varied housing opportunities. New buildings blend with refurbished buildings, retaining the area's historic character. Cleveland Street is a pleasant place to walk or sit, and people fill the street during the day and evening. The Redmond Central Connector (the former railroad right-of-way) has been transformed to an urban green space that people of all ages enjoy, with convenient access to light rail, as well as places to stroll, gather and talk with others, celebrate, or stop and peek in store windows while walking to Old Town or Redmond Town Center.

Framework Element:

Policy FW-26: Foster Old Town's identity as a destination that has retained its historic identity and traditional downtown character; ensure that it is linked through attractive pedestrian connections to the rest of Downtown and provides an inviting atmosphere in which to shop, stroll or sit during the day and evening.

Community Character & Historic Preservation Element:

Policy CC-18: Use design standards and design review to accomplish the following:

- Ensure the elements of design, proportion, rhythm and massing are correct for proposed structures and the site;
- Retain and create places and structures in the city that have unique features;
- Ensure that building scale and orientation are appropriate to the site;
- Encourage the use of high-quality and durable materials, as well as innovative building techniques and designs;
- Promote environmentally friendly design and building techniques such as LEED for the construction or rehabilitation of structures;

- Minimize negative impacts, such as glare or unsightly views of parking;
- Incorporate historic features whenever possible;
- Maintain integrity of zones such as Old Town with unique or historic qualities; and
- Ensure that the design fits with the context of the site, reflecting the historic and natural features and character.

PARCC Element:

Old Town thrives as a focus for retail activity that attracts pedestrians, providing a distinctive selection of stores, restaurants, boutiques and theatres, as well as varied housing opportunities. New buildings blend with refurbished buildings, retaining the area's historic character. Cleveland Street is a pleasant place to walk or sit, and people fill the street during the day and evening. The Redmond Central Connector (the former railroad right-of-way) has been transformed to an urban green space that people of all ages enjoy, that has convenient access to light rail, as well as places to stroll, gather and talk with others, celebrate, or stop and peek in store windows while walking to Old Town or Redmond Town Center.

Urban Center Element:

Policy DT-3: Enhance the Downtown Neighborhood by creating visually distinctive, pedestrian-oriented zones as follows (see Map DT-2):

- Old Town and Town Center: A pedestrian-oriented retail, entertainment, and residential core that
 provides opportunities for comparison shopping for a wide variety of goods and services and
 creates an active focus for the Downtown and city;
- Sammamish Trail, Town Square, River Bend and Anderson Park: Mixed-use residential/office
 zones adjacent to the retail core that accommodate employment and housing growth in highquality environments;
- ValleyView, Bear Creek and Trestle: Convenience retail zones at the entrances to the Downtown
 that provide for everyday shopping needs, such as groceries, pharmacies, and other convenience
 retail goods and services, while reducing the need for lengthy trips; and
- River Trail, Carter and East Hill: Residential zones at the periphery of the Downtown that provide a variety of attractive housing choices within quiet neighborhoods a short walk from jobs, stores, services, recreation and transit.

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Policy DT-7: Plan for and improve the Redmond Central Connector within the Downtown in order to:

- Provide for a continuous regional trail, open spaces and light rail;
- Improve opportunities for and access to retail and cultural activities;
- Link the north and south parts of the Downtown through a variety of multimodal connections, including but not limited to woonerfs, mid-block paths, local streets with pedestrian and bicycle facilities and arterials;
- Improve its aesthetic appeal through enhancements, such as trees, landscaping, plazas, and gathering places for enjoyment of visual or performing art;
- Honor Redmond's history as a small rural town, including the function of the former railroad, as part of improvements within the right-of-way;
- Ensure through development of specific design guidelines that improvements within and adjacent to the Redmond Central Connector relate to and contribute to the character and function of the variety of adjoining zones, particularly Old Town; and
- Achieve the goals of the Redmond Central Connector Master Plan.

Policy DT-19: Encourage and support events, such as cycling-related activities and art and music programs, that attract people to the Downtown, particularly Old Town and Town Center.

Policy DT-24: Implement the recommendations of the adopted Downtown EastWest Corridor Study (DEWCS) in order to encourage the creation of a unique, vibrant, and pedestrian friendly "main street" environment along Cleveland Street that:

- Creates informal outdoor gathering places;
- Uses streetscape beautification elements, such as street trees, seating areas, pedestrian-scaled street lighting, hanging flower baskets, artwork, and unique signage, to soften and enliven the pedestrian environment;
- Has strong linkages across the Redmond Central Connector for vehicles, bikes and pedestrians; and
- Complements the historic character of Old Town.

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Downtown Zones Policies:

The Comprehensive Plan recognizes the Downtown as a single neighborhood—less than one square mile in size—that contains a series of sub-neighborhoods or zones. These individual zones will continue to develop as distinctly different places within the Downtown, characterized by different building heights, designs and land uses, distinctive entrance corridors, streetscapes, roadway designs, landscaping and amenities.

River Trail

Valley View

Sammamish
Trail

Town Square

East Hill

Trestle

Carter

Town Center

River Bend

Carter

Town Center

River February 16, 2013

MAP DT-2

Downtown Zones

Effective February 16, 2013

Map DT-2: Downtown Zones shows these zones.

Pedestrian-Oriented Retail Areas

Downtown Redmond contains two zones planned for extensive pedestrian-oriented retail activity, comparison shopping, entertainment and residences: Old Town and Town Center. The two zones are adjacent and will be linked through pedestrian and bicycle connections and visual features via connections across the

Redmond Central Connector. The block faces of the streets and intersections in these zones will be lined with continuous storefronts and entries to enliven the pedestrian experience of these two areas.

Old Town

The Old Town zone incorporates the original Downtown and includes a number of historic structures. Residents have repeatedly stated that they value the traditional Downtown character and historic structures. Policies for this zone address how to retain that character, as well as allowing future change.

Policy DT-25: Ensure that development and redevelopment in Old Town retain this area's historic village character and complement the character and scale of existing historic buildings. Maintain height limits appropriate to this character and the pedestrian environment.

Policy DT-26: Encourage retention of historic buildings that define the character of Old Town through programs and administrative practices that encourage preservation and reinvestment.

Policy DT-27: Actively support economic development measures that retain and promote existing businesses and attract new businesses compatible with the scale and vision for Old Town. Encourage a variety of economic activities, such as boutiques and other unique stores, restaurants, residences and offices, that promote Old Town as a destination and provide for active uses during the day and evening hours.

Policy DT-28: Maintain and enhance the traditional Downtown "main street" character, which includes continuous pedestrian-oriented storefronts and pedestrian-scaled streetscapes, through specific attention to architectural detail, components of the streetscape, and the relationships between them.

Policy DT-29: Enhance Old Town's pedestrian activity, safety and historic character by:

- Avoiding four-lane arterials through Old Town and developing vehicle routes that reduce the negative effects of through traffic,
- Developing and implementing traffic calming designs that maintain and enhance this zone as a pedestrian friendly place,
- Encouraging structured parking within or adjacent to Old Town and requiring that structured parking within the zone be designed to either blend with the historic character or be hidden, and
- Discouraging on-site parking next to the sidewalk edge.

Policy DT-30: Encourage the retention and addition of afternoon and evening entertainment, such as live theater and comedy, dining, dancing and live music, to provide these entertainment opportunities close to home for the greater Redmond community.

Town Center

Town Center is one of the city's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms, and eventually residences in the heart of the city brings people together during the day and evenings for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the character of historic properties in adjacent Old Town. Improvements in walking connections between the two zones will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a more direct and attractive connection across SR 520, and that transit service will provide a choice equal in attractiveness to automobiles. The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater Downtown area and retains traditional building styles, street patterns, variety of uses, and public amenities.

Policy DT-31: To maintain the Town Center zone's health, vitality and attractions, ensure that continued development and redevelopment in the center:

- Retain and protect the site's significant natural and aesthetic features, including healthy mature trees, stream courses, and indigenous vegetation, particularly adjacent to Bear Creek and the Sammamish River;
- Provide plazas, pedestrian malls, and other open spaces that promote outdoor activity and encourage pedestrian and bicycle circulation between the Town Center, the Redmond Central Connector, and the rest of Downtown;
- Provide and maintain opportunities for recreation and leisure activities and programs that complement other uses in the zone and the rest of Downtown and generate pedestrian activity;
- Complement and are compatible with the Old Town zone and preserve the Justice White House, the Saturday Market, and other features of community and historic significance within Town Center;

- Encourage the addition and retention of after-work-hours and late-evening entertainment, such as live theater and comedy, dining, dancing and live music, to provide a lively entertainment area adjacent to Old Town;
- Maintain a minimum of 600,000 square feet of gross leasable area dedicated to retail uses;
- Provide structured parking to minimize visual impacts and encourage pedestrian activity;
- Provide for circulation, land use, and parking linkages with the existing Downtown to attract, encourage, and facilitate the movement of shoppers between Town Center and other parts of the Downtown;
- Retain Bear Creek Parkway as a treelined boulevard with safe pedestrian and bicycle connections. Preserve the Bear Creek open spaces and environmentally critical areas adjacent and near Bear Creek Parkway;
- Preserve at least 44 acres for use as public open space per the Town Center Master Plan; and
- Encourage the addition of residential development.