

ORDINANCE NO. 2383

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT DEVELOPMENT REGULATIONS FOR THE GROUP HEALTH PROPERTY AMENDMENT (OVERLAKE DESIGN DISTRICT); PROVIDE FOR SEVERABILITY; AND ESTABLISH AN EFFECTIVE DATE.

WHEREAS, the Growth Management Act authorizes the preparation and adoption of neighborhood plans; and

WHEREAS, the Group Health Cooperative requested an amendment of policies and regulations for the Overlake Design District, a 28-acre property located within the Overlake Neighborhood; and

WHEREAS, through Ordinance No. 2360 effective September 15, 2007, the City Council set the content of Redmond's 2007-08 Annual Comprehensive Plan Amendment Package, which includes the Group Health Property Amendment; and

WHEREAS, the City of Redmond has prepared the Overlake Neighborhood Plan, and on March 23, 2007, published a Draft Final Supplemental Environmental Impact Statement and on August 30, 2007 published a Final Supplemental Environmental Impact Statement for the proposed amendments; and

WHEREAS, the Group Health Property Amendment (Overlake Design District) was evaluated as part of the Overlake Neighborhood Plan Draft and Final Supplemental Environmental Impact Statements; and

WHEREAS, state agencies were mailed 60-day notice of Redmond's proposed amendments on May 18, 2007; and

WHEREAS, the Planning Commission conducted a public hearing that opened on May 30, 2007 and closed on June 20, 2007 and held a number of public meetings to receive public comments on the proposed amendments for the Overlake Design District; and

WHEREAS, the Planning Commission refined the proposed amendment and on August 29, 2007 recommended approval of the amendment to the Redmond City Council; and

WHEREAS, the City Council has conducted one public hearing on November 27, 2007 and a number of public meetings to review the proposed amendment and receive public comment; and

WHEREAS, the City Council finds that Overlake is an area that has been identified as critical for achieving local growth management and housing policies; that increased residential development capacity has been provided through reductions in parking minimums, credits for existing commercial floor area, and additional bonus floor area through the Overlake Village Sub-Area Incentive Program and Affordable Housing Bonuses; that increased residential development capacity can be achieved within the Overlake Village Sub-Area as shown in Exhibit 2 to this ordinance; and that a minimum amount of affordable housing that must be provided by all residential developments has been identified, consistent with RCW 36.70A.540; and

WHEREAS, the City of Redmond desires to adopt development regulations to implement the Group Health Property Amendment (Overlake Design District), NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. New Overlake Design District Regulations. Section 20C.45.70 *Overlake Design District* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. New Overlake Design District Regulations. Section 20C.45.70-010 *Purpose* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. New Overlake Design District Regulations. Section 20C.45.70-020 *Master Plan* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. New Overlake Design District Regulations. Section 20C.45.70-030 *Permitted Land Uses* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. New Overlake Design District Regulations. Section 20C.45.70-040 *Site Requirements* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 6. New Overlake Design District Regulations. Section 20C.45.70-050 *Overlake Design District Incentive Program* of the Redmond Municipal Code and the Redmond

Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 7. New Overlake Design District Regulations. Section 20C.45.70-060 *Administrative Design Flexibility* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. Amend Existing Overlake Neighborhood Regulations. Section 20C.70.35-060, *Overlake Design District* of the Redmond Municipal Code and the Redmond Community Development Guide is repealed.

Section 9. New Overlake Neighborhood Regulations. Section 20C.45 *Overlake* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 10. New Overlake Neighborhood Regulations. Section 20C.45.10 *Purpose* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 11. New Overlake Neighborhood Regulations. Section 20C.45.20 *Overlake Districts* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 12. New Overlake Neighborhood Regulations. Section 20C.45.30 *Permitted Land Uses* of the Redmond Municipal Code and the Redmond Community

Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 13. New Overlake Neighborhood Regulations. Section 20C.45.40 *Site Requirements* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 14. New Overlake Neighborhood Regulations. Section 20C.45.50 *Overlake Village Sub-Area Incentive Program* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 15. New Overlake Neighborhood Regulations. Section 20C.45.60 *References to Other RCDG Divisions that Contain Requirements Applicable to Overlake* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 16. Amend Design Standards Regulations. Section 20D.40.10-020 *Scope and Authority* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 17. Amend Design Standards Regulations. Section 20D.40.200, *Overlake Village and Overlake Design District Supplemental Design Standards* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as

shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 18. Amend Landscaping and Tree Protection Regulations. Section 20D.80.10-070, *Landscape Area Requirements* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 19. Amend Noise Standards Regulations. Section 20D.100, *Noise Standards* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 20. Amend Parking Standards Regulations. Section 20D.130.10-020, *Required Off-Street Parking* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby adopted to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 21. Amend Affordable Housing Requirements. Section 20D.30.10, *Affordable Housing* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.


Section 22. Amend Administrative Design Flexibility Regulations. Section 20F.40.20, *Administrative Design Flexibility* of the Redmond Municipal Code and the Redmond Community Development Guide is hereby amended to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 23. Preparation of Final Document. The Administration is directed to finalize preparation of the Redmond Community Development Guide document, specifically, correction of any typographical edits and inclusion of additional appropriate graphics and illustrations.

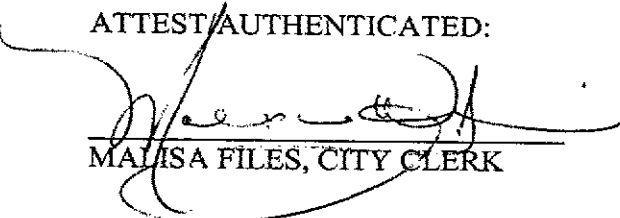
Section 24. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 25. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND


NANCY McCORMICK, MAYOR PRO TEM

ATTEST/AUTHENTICATED:


MALISA FILES, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	December 10, 2007
PASSED BY THE CITY COUNCIL:	December 11, 2007
SIGNED BY THE MAYOR PRO TEM:	December 18, 2007
PUBLISHED:	December 17, 2007
EFFECTIVE DATE:	December 22, 2007
ORDINANCE NO. <u>2383</u>	