

ORDINANCE NO. 2080

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING TITLE 20B, THE COMPREHENSIVE PLAN HISTORIC RESOURCES AND NEIGHBORHOOD POLICIES, CHAPTER 20C.40, CITY CENTER REGULATIONS, AND CHAPTER 20D.40, DESIGN STANDARDS, OF THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT THE HISTORIC PRESERVATION POLICY AND REGULATION AMENDMENTS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 1847 of the City of Redmond, passed by the City Council on July 18, 1995, adopted a Comprehensive Plan to comply with the mandates of the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, Ordinance No. 1901 of the City of Redmond, passed by the City Council on July 29, 1996, adopted the City Center development regulations under the mandates of the Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, after providing mailed, published and televised notices, the City of Redmond Planning Commission held public hearings on the proposed amendments on May 2nd, May 19th, and August 11, 1999; and

WHEREAS, the Planning Commission considered public testimony and comments received by it, and other data and analysis contained in the Technical Committee and Planning Commission reports and recommended that the policy amendments in the Planning Commission report be approved; and

WHEREAS, the City Council after providing mailed, published and televised notices, held study sessions on January 25th, May 16th, May 23rd, June 13th, July 11th, and August 8, 2000 and held public hearings on December 7, 1999 and May 2, 2000; and

WHEREAS, after providing mailed, published and televised notices, the Redmond City Council held a public hearing on the proposed comprehensive plan amendments and development regulations with the proposed City Council changes on September 19, 2000; and

WHEREAS, after considering the Planning Commission recommendation, the public testimony and other evidence in the record, the City Council has determined that the amendments in this ordinance should be adopted and that they are consistent with the Washington State Growth Management Act, the Countywide Planning Policies, and the City's criteria for amending the comprehensive plan and development regulations; NOW THEREFORE,

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

Section 1. Adoption of Findings and Conclusions. After carefully reviewing the record and considering the evidence, analysis, and arguments in the record and at the public hearing, the City Council hereby adopts the following findings and conclusions:

- A. Goal 13 of the Growth Management Act, RCW 36,70A.020(13) Historic Preservation, reads “[i]dentify and encourage the preservation of lands, sites, and structures, that have historical or archeological significance.” The Historic and Cultural Resources policies have provisions for a system of identifying historic sites. The policies include specific measures such as incentives, design review, and code

flexibility to encourage preservation of historic and archeologically significant sites and structures. The policies also designate key historic sites in the City and use incentives and a process to encourage the designation of other historic sites. The policies also provide for the designation and protection of archeological resources. Therefore, the policies are consistent with the Growth Management Act.

B. Policy CC-1 of the Countywide Planning Policies states that jurisdictions should work individually and cooperatively to identify, evaluate, and protect historic resources including continued and consistent protection of historic resources and public art. Policy CC-2 states that all jurisdictions shall encourage land use patterns and implement regulations that protect and enhance historic resources and sustain historic community character. The Historic Resource Chapter policies have provisions for an ongoing system of identification as called for in CC-1. The policies include specific measures; such as incentives, design review, and code flexibility; to encourage continued and consistent preservation of historic and archeologically significant sites and structures. The policies give direction for implementing regulations that will follow as called for in CC-2. The changes to the City Center height limit and implementation of a design district encourages a land use pattern and design character consistent with the protection of historic community character. Therefore, the policies are consistent with the Countywide Planning Policies.

C. Framework Policy FVI-23 of the Redmond Comprehensive calls for encouraging the preservation of existing unique features and the use of urban design principles to maintain an identity unique to the City of Redmond. The policies contained in the Historic and Cultural Resources Chapter protect unique historic features of the City

and call for design guidelines to be drafted to maintain the character of the downtown core that is unique to Redmond. Therefore, the policies are consistent with the vision of the Comprehensive Plan.

- D. As to the City Center height restrictions, the City Council concludes that the regulations support policy changes being made in the Comprehensive Plan and provide for more guidance. A more thorough public review of zoning amendments occurs when they must be processed concurrently with a comprehensive plan amendment as this amendment has been. Therefore, the City Council adopts the amendment to the City Center regulations and height overlay district map.

Section 2. Amend Comprehensive Plan Historic Resources Chapter. The Historic and Cultural Resources Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended to read as follows:

Historic and Cultural Resources

Organization of this Chapter

This Historic and Cultural Resources Chapter is divided into the following sections:

The Introduction describes the intent of the Historical and Cultural Resources Chapter and its relationship to Redmond's vision of the future and other Comprehensive Plan Chapters.

The Planning Context describes how the policies in this chapter respond to the Growth Management Act and the Countywide Planning Policies.

The Historic and Cultural Resources Policies are divided into the following areas:

- A. Preservation Policies** set out the general goals to protect and rehabilitate historic and cultural resources.
- B. Survey and Evaluation Policies** provide for an inventory and evaluation of historic and cultural resources.

C. Regional and Community Involvement indicates who will be involved in the process of identifying and assessing the importance of historic and cultural resources.

Introduction

Historic, cultural, and archeological resources will be managed through a four-step process:

1. The City of Redmond will fashion a set of incentives to encourage the preservation, maintenance, and restoration of historic sites.
2. The City of Redmond will identify sites or structures that have potential significance primarily through studies conducted by the City or volunteer groups. Archeological sites will be identified as part of the development review process.
3. The City Council decided upon sites that will be initially protected as City designated landmarks. These landmarks will be eligible for a full range of incentives to encourage their maintenance and preservation.
4. Other sites may be nominated as Historic Landmarks and will be fully evaluated under the Historic Landmark review process. The property owner must consent to the landmark designation of these properties. Sites that qualify will be eligible for various incentives. In return for these incentives, the City will require that the properties be maintained and will protect them through a design review process.

The City of Redmond and the general vicinity has a recorded history dating back to the 1870s. Its known history dates many centuries. As time moved forward some artifacts of these periods remained and others have either been altered or destroyed. The purpose of the chapter is to identify historic and archeological resources, indicate their value to the community, and serve as a basis for regulations and incentives to protect, enhance, or remember those resources that form the basis upon which the existing culture of Redmond has built its character.

Planning Context

The historic and cultural resources within the City give the residents a sense of unique identity. Policies to guide the preservation, use, and recognition of such resources assist the community in maintaining its unique identity. Such policies inform owners of historic properties of their value to the community and can serve to encourage economic development through the preservation of historic or cultural resources.

The Growth Management Act has thirteen goals meant to guide the development of comprehensive plans and development regulations. One of those thirteen is to identify and encourage preservation of lands, sites and structures that have historical or archaeological significance.

The Countywide Planning Policies require that significant archaeological, cultural, architectural and environmental features shall be respected and preserved. They call for jurisdictions to work to identify, evaluate, and protect historic resources in a consistent and continuing fashion. These policies encourage land use patterns and implementing regulations to protect and enhance historic resources and sustain historic community character. This chapter will identify historic and cultural resources and give policy direction for development of implementing regulations and incentives to enhance or protect those resources.

Historic and Cultural Resources Policies

A. Preservation Policies

Part of what makes one community unique from another is its historical roots and existing cultural patterns. Both in and near Redmond are known areas of Native American influence. Early prehistoric archeological sites have been discovered. The Ts a p-abc (an Native American name translated as meanderer-dweller in T.T. Waterman's book on Lake Washington natives; a word later anglicized to the word Sammamish) Indians were the native peoples living near the meandering Sammamish River just prior to the movement of pioneers westward. Then came fur trappers, loggers, and then came farmers, mills, homesteads, schools, churches and small commercial businesses. Redmond incorporated in 1912. Each change left its mark and some left physical reminders of that past era. A valuable method of maintaining Redmond's unique community identity amidst change and growth is to protect some visible symbols of past culture and history.

HC-A-1 The preservation, restoration, acquisition, and adaptive re-use of historic, archeological, and cultural resources is encouraged in order to maintain the unique character of the Redmond community and to preserve tangible reminders of the area's history and cultural roots.

Historic resources are those properties that by virtue of age together with some value to express or interpret history are important to the community. Archeological resources are artifacts or material remains of past human life and activities, particularly of ancient cultures. Cultural resources are properties that have significance to the community by virtue of a truly unique design or prolonged association with community use.

A Historic Landmark designation will be used to identify those historic and cultural resources that will be managed under these policies. Archeological sites may also be designated as Historic Landmarks as they are found. This chapter designates Key Historic Landmarks. The Redmond City Council designated the Key Historic Landmarks based on the criteria in Policy HC-A-2. In addition, a process is established where, with the owner's consent, other sites will be designated as Historic Landmarks. Together both categories are referred to as Historic Landmarks and both will be managed as provided for in this chapter and implementing regulations.

HC-A-2 Key Historic Landmarks shall meet all of the following criteria:

- **The structure or site is either 40 years old or is less than 40 years old but commemorates an important aspect of Redmond's cultural history.**
- **The structure or site has an important connection to a historic person, historic event, or was designed or built by a notable builder, designer, or architect.**
- **The structure or site makes an important contribution to the visual character of Redmond due to its location or design.**
- **The site or structure possesses integrity of location or design.**
- **Buildings currently used as residences shall not be designated as Key Historic Landmarks.**

Historic resources add to the character of a city by giving it a unique flavor. They may reflect a use of certain materials, an architectural style, or an attention to detail. Improper alterations or additions can eliminate the very reason that the structure gave character to the area. Often historic

buildings are more pedestrian in scale and less automobile oriented. Older buildings often have awnings, alcove entrances, lower height, or street front entrances that create pedestrian scale. Because they were constructed before autos or when there were fewer of them, the sites are typically not overwhelmed by a parking lot. Maintaining structures with these features encourages some of the other goals of the Comprehensive Plan such as encouraging fewer auto trips and improving the quality of life.

Incentives are the centerpiece of Redmond's program to encourage the preservation, maintenance, and restoration of historic buildings and sites. Incentives will be used to actively encourage preservation of existing structures. Where a structure has been altered in such a way as to affect its integrity, the City will use incentives to encourage its restoration so that the structure more closely resembles its original style and setting.

Without special code provisions for historic or cultural sites, adaptive reuse (placing new uses in a building once intended for another use), or even modification of a building to make it more functional or economically competitive usually triggers a requirement to bring the structure up to existing code. The economics of bringing older construction types up to modern ones can be prohibitive to the point that the owners often choose not to make alterations. The resulting effect may be that owners allow the building to deteriorate because of its inability to draw sufficient income to cover adequate maintenance. Alternatively, the property owner may be inclined to tear down and replace the structure entirely.

Property owners are more likely to restore their property if they know in advance that this restoration work will not trigger the additional costs of meeting all of the new code requirements.

HC-A-3 The City shall provide reasonable flexibility including waiver or modifications of current codes in applying development requirements, fire codes, and building and construction codes to encourage the preservation and historically sensitive rehabilitation of historic, archeological and culturally valuable buildings and sites.

HC-A-4 The City shall provide incentives such as tax reductions, current use taxation, technical assistance, and transfers of development rights to protect significant historic and archeological resources and Historic Landmarks. An evaluation system should be used to prioritize the use of incentives based on the importance of the site. Public and semi-public uses should not be granted transfers of development rights.

New land uses and more intense development can have adverse affects on historic resources. Sensitive design of new development can allow new growth while retaining city character. Careful review and conditioning during the development review process to ensure that the new development fits in context with existing Historic Landmarks or historic districts can help ensure that those resources are protected.

HC-A-5 Significant archeological resources should be protected from the adverse impacts of development when known or discovered. Redmond shall use its land use reviews to condition developments to protect these resources.

HC-A-6 Buildings and sites the City of Redmond has designated as Historic Landmarks should be protected from demolition or inappropriate exterior or interior

modification. Redmond shall use land use reviews to condition developments to protect City designated Historic Landmarks.

- HC-A-7 Alteration or demolition of a designated Historic Landmark shall be allowed if:**
- **The alteration is consistent with protection of the resource; or**
 - **There is not an economically feasible alternative to alteration or demolition;**
or
 - **A structure has become unsafe past the point of reasonable repair due to circumstances such as natural disaster, fire, or structural problems caused by other than willful neglect.**

- HC-A-8 Design standards should ensure the compatibility of adjacent development with Historic Landmarks.**

A Historic Design District is an area with a significant concentration of historic buildings and sites that retains its historic character. In Redmond, this character results both from the significant buildings that have remained largely unchanged and from others which may have undergone some alteration, but still contribute to the overall form of the district in terms of size, setback, materials, or other harmonious design features. A historic district is being designated for part of the City Center, to be implemented when design standards are adopted. Development within that district should reinforce the existing unique character of the district that made such designation desirable.

- HC-A-9 Development within the Historic Design District shall be in keeping with the general character of the designated district. New development should be designed to integrate with or respect designated sites and the district with regard to height, proportion and existing design. The desirable and unique aspects of this character shall be described in a set of design guidelines.**

There may be instances where alteration or demolition of a Historic Landmark is allowed. In these cases it is valuable for later researchers to have records of the modifications or past use. Mitigation may include signs, called interpretive signs, which describe the history of the site, contain original photos, or illustrate the original site plans. Interpretive signage will allow the public an awareness of how the fabric of the community appeared at particular points in time.

- HC-A-10 In cases where demolition or significant alteration of a designated Historic Landmark or an archeological site is allowed, methods of mitigation such as integration of existing building materials or style into the new structure, documentation, or interpretive signage, shall be required.**

- HC-A-11 For those non-residential sites that meet landmark criteria, but have not been nominated and reviewed as Historic Landmarks, documentation shall be required along with interpretive signage as appropriate upon demolition or significant alteration.**

Identification of historically significant roadways, bridges, and entrances may not necessarily lead to preservation as it might with a historic structure. But identification can ensure documentation of changes. Interpretive signage can enhance the motorist's experience of a roadway and enhance tourism. Replacements or modifications could take into consideration the features of an original design.

HC-A-12 Where streets, roadways or portions of streets are identified as historically significant, street projects shall consider whether interpretive signage could be provided. The historic street name may be added to signposts along it.

Some of the incentive programs for historic properties are offered at the State or Federal level. A number of these are dependant on the local government being certified under guidelines set up at the Federal level, but administered by the State Office of Archaeology and Historic Preservation. Further if a local government qualifies as a certified government they become eligible to receive certain grants to further work in historic preservation. Certified Local Governments:

1. Establish and maintain a historic inventory.
2. Develop and implement a system to designate Historic Landmarks.
3. Involve the public and property owners in the Historic Landmark process.
4. Have a historic commission.

HC-A-13 The City should become a Certified Local Government.

One method of saving historic and cultural sites that avoids issues of regulation and property rights altogether is outright purchase of property. The properties may serve as cultural or recreational centers, as city offices, or as space for human service providers. The City not only preserves its heritage in this fashion, but meets other needs as well. The Old Redmond Community Schoolhouse is an example of this method. The school has been leased by the City to preserve it and to provide for needs ranging from meeting/office space to recreational space.

HC-A-14 The development of parks and trails and acquisition of open space should be coordinated with the preservation, restoration and use of heritage sites.

HC-A-15 When opportunities arise to acquire historic or cultural resources, the City should evaluate the feasibility of purchase or lease. This may include exploration of cost sharing of acquisition, restoration, or maintenance with other public or private agencies or governments.

B. Survey and Evaluation

Identification of historic properties and archeological sites is an essential step towards preservation. A second step is to evaluate the historic and cultural significance of a property and the extent to which it has maintained its integrity. The third step is to designate buildings and sites as Historic Landmarks.

The City of Redmond, with funding assistance from King County, has conducted a partial inventory of properties that have historic potential. The City will seek to complete this first inventory step. The City will update site information as new information becomes available and as sites acquire further historic or cultural significance when the passage of time creates new symbols of past eras. A historic resource inventory serves to identify sites with the potential for historic or archeological significance. It also assists in the application process for rehabilitation funding or property tax relief. Knowing the history and significance of properties can foster stewardship by owners and the public.

HC-B-1 The City shall maintain and update an inventory of historic and archaeological resources to guide resource planning and decision-making on whether to nominate sites as Historic Landmarks and extend incentives.

For many areas of the city, Redmond has conducted initial surveys. Using this data, the city evaluated the most promising properties in more detail. The City maintains property evaluation forms like those recommended by the State.

HC-B-2 An ongoing process of survey and evaluation should be established. After an initial survey is completed, a follow-up survey should take place once every ten years. Inventoried sites shall not be protected unless designated as historic sites.

Designation as a Historic Landmark is a statement that a property is meaningful to the community. Designation also can affect the use and economics of the designated property. Therefore, the process should be a public process and involve property owners and the community.

HC-B-3 The City shall notify by certified mail and involve property owners when identifying properties for further evaluation or when nominating historic, archeological, or cultural resources for Historic Landmark status. When feasible, tenants will be informed through posting or other types of notice.

HC-B-4 Historic, archeological, or cultural resources that meet the criteria for a Redmond Historic Landmark may be nominated for designation with the consent of the owner. The City or its authorized boards or commissions, individuals, property owners, or community groups may initiate nominations.

The third step, designation of a property, can occur at three levels, local, state, or national. King County, the State of Washington, and the United States through the Park Service all maintain registers of historic and archeological landmarks. Each level has its own significance. The City of Redmond has its own Historic Landmark process. When the City designates a property as a Historic Landmark, it will be eligible for city incentives and protected by the city's historic preservation policies and regulations. It is also an indication of the significance it has to the community.

HC-B-5 The Key Historic Landmarks that meet the criteria in Policy HC-A-2 are shown on Map HC-1 and listed in Table HC-1. The Key Historic Landmarks shall be eligible for a full range of incentives to encourage their maintenance and preservation. Additional Historic Landmarks may be designated under the process referred to in Policies HC-B-5 and HC-B-6. These properties shall be eligible for incentives commensurate with their historic value. The City shall keep a list of all designated Historic Landmarks.

C. Regional and Community Involvement

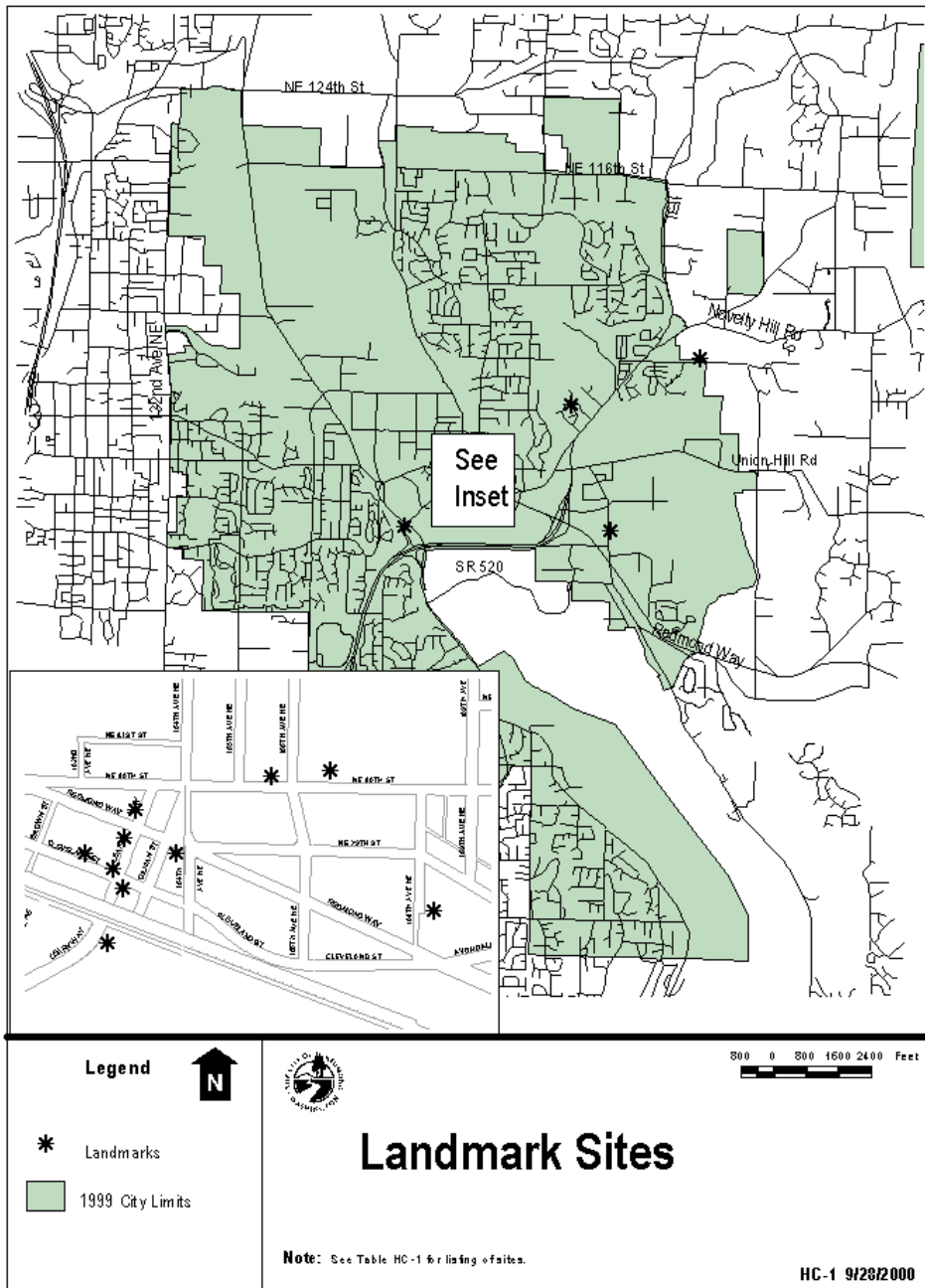
Some historic survey and evaluation work has already been done by other governments or agencies. It is not efficient to duplicate these efforts. Likewise new information can update old survey information or new information can be added to existing survey work to enhance regional protective efforts. King County and the State of Washington both provide technical assistance for local programs. Through cooperation the likelihood of protecting or restoring resources increases. Historical preservation efforts work best when the owners and the public are involved and assume ownership of such plans and programs.

- HC-C-1 Redmond should cooperate with regional preservation programs and use technical assistance from other agencies as appropriate.**
- HC-C-2 Redmond shall share survey and inventory information with King County, the State Office of Archeology and Historic Preservation, federal agencies, and local archival museums as appropriate.**
- HC-C-3 Redmond shall develop its preservation policies, regulations, and may develop programs focused on preservation efforts by working with residents, property owners, cultural organizations, public agencies, tribes, school districts, and others who may be affected by such decisions.**

TABLE HC-1

Historic Site Name	Common Name	Address	Parcel Number
Anderson Park	same	7802-168 th Ave NE	122505-9016
Bill Brown Saloon	Redmoor Corp. Building	7830 Leary Way	719880-0025
Brown's Garage	none	16389 Redmond Way	719880-0100
Conrad Olsen Farmstead	Conrad Olsen Park	18834 NE 95 th St	062506-9002
Dudley Carter site/Haida House Studio	same	7747-159 th PI NE	927070-0130
Hutcheson Homestead	Farrel McWhirter Park		
Justice White House/Redmond Hotel	Justice White House	7529 Leary Way	720241-0210
Lodge Hall	Alpine Hut	7875 Leary Way	779220-0040
O. A. Wiley Home	Stone House	16244 Cleveland St	779220-0020
Odd Fellows Hall	Edwardian Antiques	7979 Leary Way	779220-0070
Perrigo house	Eagle Rim Office & Clubhouse	17325 NE 85 th PI	012505-9022
Redmond Cemetery	same	West side of 180 th Ave NE	122505-9012
Redmond Methodist Church	Redmond Methodist Church	16540 NE 80 th St	102505-9018
<i>(Only for the purpose of making the property eligible for incentives.)</i>			
Redmond School	Old Redmond Schoolhouse Community Center	16600 NE 80 th St	012505-9013
Redmond State Bank	Brad Best Realty	7841 Leary Way	719880-0058
Redmond Trading Company	none	7805 Leary Way	719880-0045

Preservation of structures and landscapes is not the only method of creating a sense of community. It is valuable to save certain key elements of Redmond's heritage. However, saving a historic resource may conflict with other goals such as providing housing or jobs. Some properties, although a valuable part of the past, may have lost integrity over time. In these cases, other methods of interpretation could be used. Citizens usually find it interesting to know about past periods. The City can participate in education in such ways as the creation of displays or brochures, the integration of interpretive signage in parks or streetscapes, providing accessible public information on properties, and the posting of historic street names.



HC-C-4 Encourage public awareness of Redmond’s history through educational efforts and visual reminders.

Some functions of historic preservation such as archival or educational programs may be better performed by outside agencies or organizations. Some programs to encourage the use of historic resources in recreational tourism or economic revitalization may be best accomplished through public/private partnerships. Working with private corporations or businesses and non-profit agencies, could broaden resources to more effectively enhance preservation goals.

HC-C-5 The City should partner with or provide support for private businesses and non-profit agencies in preservation and educational efforts.

Section 3. Amend Comprehensive Plan City Center Chapter Planning

Concept. The fourth bullet of the Transportation part of the “City Center Planning Concepts and Policy Overview” on page 290 of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended to read as follows:

- Increased transit service with a regional transit station in or near Old Town. Transit service will include high-speed links to other urban centers and local service linking neighborhoods to downtown and the transit center. Park-and-ride lots on the outskirts of the City to replace the downtown lot so that people taking buses to Bellevue and Seattle park outside downtown and thus reduce traffic in the City Center. High-occupancy lanes to increase mobility for transit and carpools.

Section 4. Amend Comprehensive Plan City Center Chapter Policies.

Policies CC-13 and CC-50 of the City Center Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide are hereby amended to read as follows:

CC-13 Encourage retention of the historic character and businesses of community significance through incentives, flexible regulations and administrative procedures.

CC-50 Encourage retention of Old Town’s historic character which reflects vernacular architectural styles predominant during the late 19th and early 20th century.

Section 5. Amend Neighborhoods Policy. Policy NP-4 of the Neighborhoods

Chapter of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide are hereby amended to read as follows:

NP-4 In preparing neighborhood plans, the following issues and opportunities should be addressed:

- Issues and opportunities raised by neighborhood residents, businesses, property owners and other interested groups and individuals.
- Implementation of the citywide Comprehensive Plan.
- The vision for the neighborhood.
- Land use.
- Whether duplexes, triplexes, fourplexes and townhouses may be allowed in new subdivisions within the neighborhood. If allowed, these uses shall be in new subdivisions which are visually separated from existing single-family residences and which access a collector or arterial. The neighborhood policies may include special conditions that apply to these uses.
- Neighborhood transportation, including transit service, pedestrian, bicycling and equestrian paths and traffic management.
- Natural features and sensitive areas.
- Parks, open space and community facilities.
- Neighborhood character.
- Utilities and energy conservation.
- The conservation and enhancement of historic, archeological, or cultural sites.

The weight given to each of these areas shall vary with its significance to the neighborhood.

Section 6. City Center Height Limit Overlay Purpose Amended to Add

Height Overlay. Section 20C.40.35-010, *Purpose*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.40.35-010 Purpose

The purpose of this division is to establish special building height limits in areas within City Center

- (1) To provide transitions in building heights near design area boundaries that border lower height design areas, or
- (2) To preserve the character of the historic Leary Way corridor.

Section 7. City Center Site Requirements Chart Amended to Add Height

Overlay. Section 20C.40.40-045, *Site Requirements*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended to read as follows:

20C.40.40-045 Site Requirements.

City Center Zones Site Requirements Chart

DESIGN AREA	Old Town	Mixed Use Center	Valley View Bear Creek Trestle	Town Square	Sam-mamish Trail	Leary	River Bend	North Point East Hill Carter
DESIGN CRITERIA	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40	See Ch. 20D.40
Residential Densities Maximum Number of Dwelling Units Per Gross Acre	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020	See Table 20C.40.45-020
Permitted Location	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	2nd floor or above	No Special Restrictions
Minimum Yard Setbacks								
Front Street (in feet) ¹	14' ^{2, 2a}	³	20' ^{1a, 2a}	14' ^{2, 2a}	14' ^{2, 2a}	^{2b}	20' ^{2a}	25' ^{2a}
Side Street (in feet) ¹	14' ²	³	20' ^{1a}	14' ²	14' ²	^{2c}	20'	25'
Side Yard (in feet) ^{1b}	0'	³	0'	0'	0'	^{2c}	0'	See RCDG 20C.40.45
Side Yard (in feet) - Residential uses above ground floor commercial	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.5 5-050	See 20C.40.55-050
Rear Yard (in feet) ^{1b}	0'	³	0'	0'	0'	^{2c}	0'	10'
Rear Yard (in feet) - Residential uses above ground floor commercial	10'	10' ³	10'	10'	10'	10' ^{2c}	10'	10'
Rear Yard (in feet) ^{1b}	0'	³	0'	0'	0'	^{2c}	0'	10'
Rear Yard (in feet) - Residential uses above ground floor commercial	10'	10' ³	10'	10'	10'	10' ^{2c}	10'	10'
Yard Adjoining Residential District (in feet) ¹	5'	5' ³	5'	'	5'	5' ^{2c}	5' ⁴	5'
Between Buildings On-Site (in feet)	N/A	³	N/A	N/A	N/A	N/A	N/A	15'
Parking	⁵	³	⁵	⁵	⁵	Same as Setbacks	⁵	See RCDG20 C.40.85
Maximum Building Height (Stories/Feet) ⁹ⁱ	5/75 ¹⁴	8	2/30'	5/75' ⁷	5/75'	5/75'	5/75'	4/48'
			3/45' ¹⁰	6/92' ^{6,7}				

City Center Zones Site Requirements Chart (Continued)

DESIGN AREA	Old Town	Mixed Use Center	Valley View Bear Creek Trestle	Town Square	Sam-mamish Trail	Leary	River Bend	North Point East Hill Carter
Lot Coverage ^{11c}	100% ^{11a}	^{11,11b}	80% ^{11a}	100% ^{11a}	100% ^{11a}	100% ^{11a}	100% ^{11a}	See Table 20C.40.45-020
Parking Spaces Required	¹² See 20D.130	See 20D.130	¹³ See 20D.130	See 20D.130	^{12,13} See 20D.130	See 20D.130	See 20D.130	See 20D.130
Maximum FAR without TDRs See RCDG 20C.40.40	1.25		1	1.25	1.25	1.25	1.25	1.25

Notes:

¹ Measured from face of curb. See also RCDG 20C.40.105, City Center Pedestrian System. See also RCDG 20D.210.25, Sight Clearance at Intersections.

^{1a} Thirty feet, if designated per RCDG 20C.40.105, City Center Pedestrian System.

^{1b} Measured from property line. In case of alley, measured after dedication, if necessary.

² On streets fronting Type V pedestrian walkways per RCDG 20C.40.105, 14 feet is the average required.

Building fronts shall be developed to the sidewalk and/or plaza edges.

^{2a} Front setback for residential use above ground floor commercial shall be regulated by RCDG 20C.40.105, City Center Pedestrian System.

^{2b} Where a grove of trees (six or more significant trees within a quarter-acre area) lie along a street front, the setback shall be 100 feet. Otherwise the set back shall be per RCDG 20C.40.105, City Center Pedestrian System requirements.

^{2c} Where a grove of trees (six or more significant trees within a quarter-acre area) lie along the westerly design area boundary, the setback shall be 30 feet. Otherwise the set back shall be zero feet.

³ Subject to master plan and site plan review approval.

⁴ Within 100 feet of adjoining Residential districts, bay doors other than for loading may not open directly toward (without a building in between) the residential district.

⁵ Governed by RCDG 20D.130.10-030(15), Parking Garages.

^{5a} Same as 5 above, except standards apply regardless of Pedestrian System Type, and RCDG 20D.130.10-030(15)(d) does not apply.

⁶ Five floors is maximum height without bonus. Bonus to eight floors granted for provision of 20% on-site usable open space in the form of plazas/arcades which are accessible to public during extended business hours, water features, public meeting rooms, day care services, or the preservation of historic buildings or sites. The amenities shall be on the project site or within the design district in which the building is located. Such approval shall be granted through the site plan review process.

⁷ Height limit overlay districts may apply; see RCDG 20C.40.35, Height Limit Overlay Zones.

⁸ Mixed Use area: three stories/80 feet; hotel – six stories/75 feet or eight stories/100 feet with meeting, conference and banquet facilities.

Office Park area: five stories/75 feet. Bear Creek Retail Area: three stories/60 feet.

The hotel shall be located within the northwestern portion of the Design Area.

⁹ Both stories and height standard must not be exceeded, and height shall be measured to the top of mechanical equipment enclosures.

¹⁰ The maximum height may be increased to three stories and 45 feet when a grocery store is a major tenant on the project site.

¹¹ Governed by RCDG Title 20B, Mixed Use Shopping Center Design Area Goal and Policy.

^{11a} For developments with residences above ground floor commercial/office, lot coverage shall be governed by this table.

^{11b} For residential development without ground floor commercial/office, lot coverage shall be governed by RCDG 20C.40.40-045.

^{11c} Lot coverage percentage equals: The total site area measured to the property line, less pedestrian systems measured to the curb line, on-site sidewalks, landscaping, and plazas; divided by the site area measured to the curb line.

¹² A density bonus for contribution to In-Lieu Parking Fund is available per RCDG 20D.130.10-040.

¹³ Surface parking is prohibited within 150 feet of the river's top-of-bank.

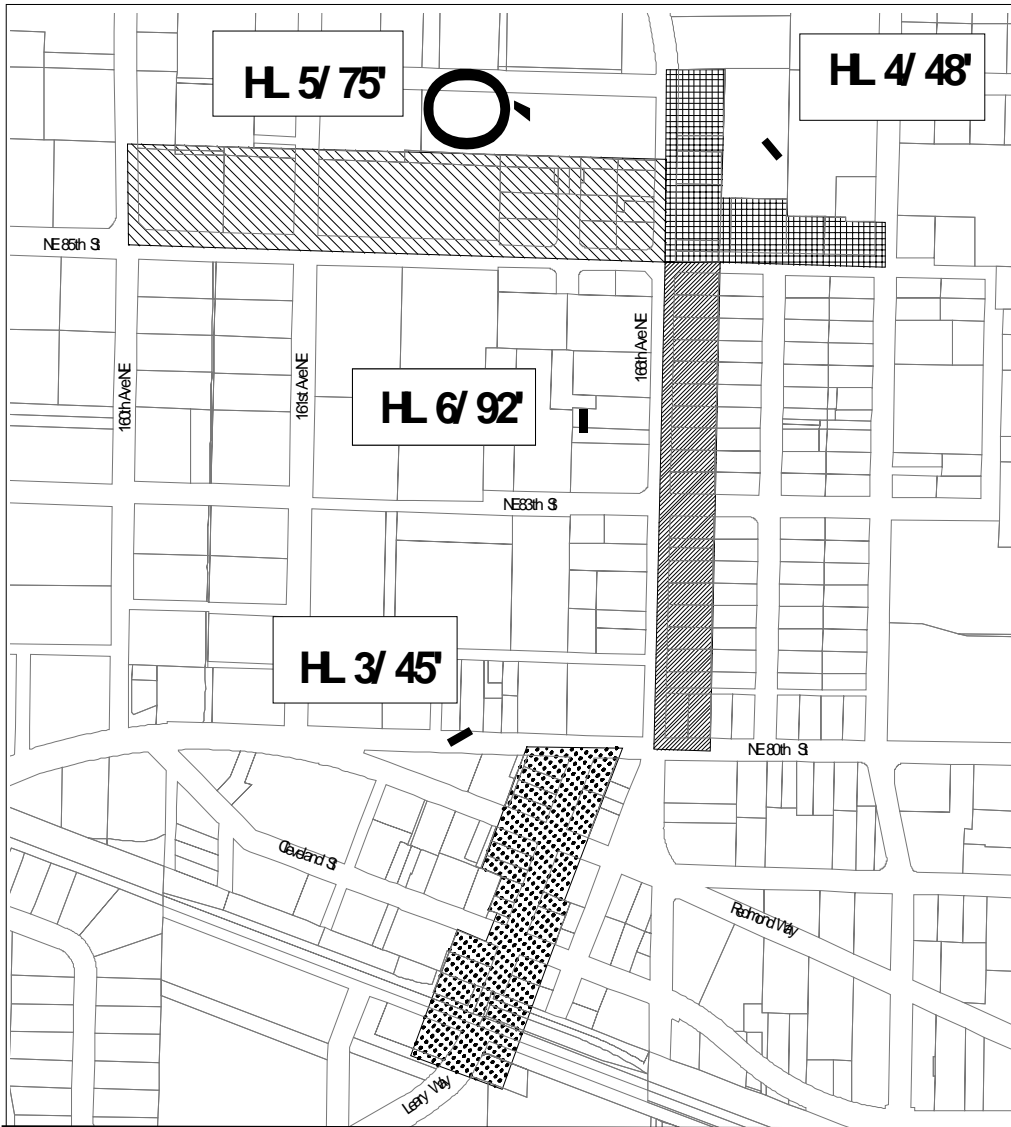
¹⁴ When properties front on Leary Way and are within the 3 Stories/45 feet Height Limit Overlay shown on the City Center Height Limit Overlays, RCDG 20C.40.35-020; the Maximum Building Height shall be three stories and 45 feet.

Section 8. **City Center Height Limit Overlay Amended.** Section RCDG 20C.40.35-020, *City Center Height Limit Overlay*, of the Redmond Community Development Guide and Redmond Municipal Code is hereby amended as shown on the following page. All references to the “City Center Height Limit Overlay” shall be changed to the “City Center Height Limit Overlays.”

Section 9. **Design Standards Amended to Adopt Historic Design Subarea.** A new map entitled *Historic Design Subarea* is hereby adopted as part of Division 20D.40.120, *Old Town*, of the Redmond Municipal Code and the Redmond Community Development Guide as shown on page 19 of this ordinance. This map shall not have regulatory effect until design standards are adopted for the subarea.





Section 10. **Repealer.** The following City Center Policies of Title 20B, *Comprehensive Plan*, of the Redmond Municipal Code and Redmond Community Development Guide are hereby repealed: CC-40, CC-52, and CC-53.

Section 11. **Severability.** If any section, sentence, clause, phrase, or map of this ordinance or any policy or regulation adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, phrase or map of this ordinance or any policy or regulation adopted or amended hereby.



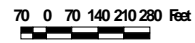
Legend

Height Limits

	5 Stories/ 75 Feet
	4 Stories/ 48 Feet
	6 Stories/ 92 Feet
	3 Stories/ 45 Feet



**City Center
Height Limit Overlays
20C40.35-020**



Effective 9/ 28/ 2000



Historic Design Subarea

Section 12. Effective Date. This ordinance, being an exercise of a power specifically delegated to the legislative body of the City, is not subject to referendum and shall take effect and be in full force five days after publication of an approved summary thereof consisting of the title.

CITY OF REDMOND
/S/ MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:
/S/ CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:
/S/ JAMES E. HANEY

FILED WITH THE CITY CLERK:	September 14, 2000
PASSED BY THE CITY COUNCIL:	September 19, 2000
SIGNED BY THE MAYOR:	September 19, 2000
PUBLISHED:	September 23, 2000*
EFFECTIVE DATE:	September 28, 2000
ORDINANCE NO.:	<u>2080</u>

*Clerk's Note: The Ordinance Summary was republished in the Eastside Journal on December 7, 2000. The Seattle Times could not offer proof of publication, so we republished to be sure all requirements were met. The effective date with publication on December 7, 2000 would be December 12, 2000.