



Planning Commission Report

To: City Council

From: Planning Commission

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Date: October 9, 2019

File Numbers: LAND-2018-00214, SEPA-2019-00608

Planning Commission Recommendation: Approval

Title: Development of Redmond Cultural Resources Management Plan (CRMP)

Recommended Action: Adopt recommended amendments to the Comprehensive Plan and Redmond Zoning Code as shown in Exhibit A.

Summary: The recommendation involves amendments to the Comprehensive Plan and the Redmond Zoning Code and provide a new context document and series of procedures and guidelines for the implementation of a citywide Cultural Resources Management Plan (CRMP).

Reasons the Proposal Should be Adopted: The components of the CRMP should be adopted because they respond to a stipulation of the *Memorandum of Agreement (MOA) Among the U.S. Army Corps of Engineers, the Federal Highway Administration, the Washington State Department of Archaeology*

and Historic Preservation, the City of Redmond, and the Washington State Department of Transportation Regarding Treatment of Adverse Effects to the Bear Creek Site.

The CRMP and the associated recommended amendments will implement standards, procedures, and protocols directing the City to continue administering permits consistent with federal, state, and local laws.

Recommended Findings of Fact

1. Public Hearing and Notice

a. Public Hearing Date

The City of Redmond Planning Commission held a public hearing on the proposed amendments on September 11, 2019. Oral and written testimony was received and is summarized in the Commission's Issues Matrix and in Exhibits G and H. The Planning Commission kept the public hearing open for oral and written testimony through September 25, 2019.

b. Notice

The public hearing notice was published in the Seattle Times. Public notices were posted in City Hall and at the Redmond Library. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas mailed to various members of the public and various agencies. Additionally, a hearing notification was posted on the City's web site, provided to the signatories and concurring parties of the Bear Creek memorandum of agreement, members of the Community Stakeholder workgroup, and Parties of Record (*RZC 21.78 Party of Record*).

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

The Planning Commission held study sessions on September 11, 2019 and September 25, 2019 to deliberate the Technical Committee's August 21, 2019 recommended amendments. Minutes of the Planning Commission meeting are shown in Exhibits G and H. Key issues discussed by the Planning Commission were as follows:

Cultural Resources Management Map Tool

The Technical Committee's recommendation describes a Cultural Resources Management Map tool for which some members of the Commission sought additional information. The tool categorizes the City's jurisdiction based on the probability of cultural resources being

present: low, medium, or high probability. This is intended to provide enhanced awareness of the respective need for cultural resource consideration in association with applications for public and private development and provide for improved predictability during project feasibility and design.

Commissioners wanted to understand how information provided by the Washington Department of Archaeology and Historic Preservation (DAHP) would be used and maintained by and for staff as well as for the City's customers. They were satisfied with the parameters of the City's annual data sharing agreement with the DAHP including how the information is exempt from disclosure by federal and state law, and how the data is maintained by the DAHP on an annual basis and on an interim basis by staff based on new information generated about site by site conditions. Commissioners also concurred with staff incorporating a proposed yes-no flag into the online Property Viewer tool through which the community and developers could assess whether cultural resource consideration would apply to a specific project site.

Project Review Procedures

Commissioners asked about project review that involves cultural resources to understand the scope of projects and development activities that would undergo some level of cultural resource consideration, how thresholds would apply to existing subdivisions, and whether funding support was available for property owners to contract for archaeological services. Generally, cultural resource consideration applies to all ground disturbing activities, but is tailored to a project's unique location, planned activities, and the archaeological conditions within the project's location including its extent and depth.

Commissioners appreciated walking through permit scenarios and specific examples of project development activities including cultural resource assessment, thresholds which trigger the need for cultural resource consideration, and limited support mechanisms for archaeological services. Commissioners expressed concern regarding the cost of archaeological services particularly when conditioned for residential land owners over the course of small projects such as changes to landscaping.

The recommendations forming the CRMP include a series of operational procedures that align with existing state and federal laws and would continue guiding staff during permit review and during project planning of capital improvements. Though these are not recommended for adoption into the Comprehensive Plan or Redmond Zoning Code, they would be available to staff with the Technical Committee authorized to approve any necessary updates.

Archaeological Surveying

Some Commissioners were interested in the aspects and steps involved during archaeological surveying. This included seeking more understanding of the standard response to inadvertently discovered resources including significant, large-scale resource sites during project development.

Many projects have undergone review and completed development since the discovery of the Bear Creek site. While several have incorporated some type of archaeological surveying, very few have been conditioned to include archaeological monitoring, and even fewer have

resulted in new discoveries of cultural resources. Because every project and location are unique, the cultural resource or archaeological surveying approach is also unique. For example, street improvements in the Downtown have contracted with archaeologists to monitor ground-disturbing activities only when the project's depth exceeded 4 feet. In other locations, ground-disturbing activities did not necessitate monitoring and an inadvertent discovery plan and a daily training for all contractors was deemed adequate.

The Commission was satisfied with staff's description of standard responses as well as pre-project planning that occurs in accordance with state and federal laws and regulations. Commissioner Varadharajan was also curious about conditions applied to permits when work is to be performed in the location of known buried resources. She concurred with staff description of the unique scenarios and associated conditions that could apply.

Exemptions and Natural Disaster Response

Commissioners Varadharajan and Kritzer also asked about activities proposed for exemption from cultural resource review and how cultural resource protection would be managed in the aftermath of a natural disaster. The recommendations amending the Redmond Zoning Code include a list of exemptions to cultural resource review. The list includes activities such as standard maintenance operations such as improvements to an existing utility pipe limited to the area of previous ground disturbance and work performed within the top four feet of soil depth within the boundaries of the existing right-of-way.

The Commissioners were satisfied knowing that standards have been developed by the United States Secretary of the Interior as well as similarly incorporated into standards and guidelines employed by the DAHP in coordination with the Federal Emergency Management Association Natural Disaster Recovery Framework.

2. Recommended Conclusions of the Technical Committee

The recommended conclusions in the Technical Committee Report (Exhibit I) should be adopted as conclusions.

3. Planning Commission Recommendation

The Planning Commission unanimously voted in favor of a motion to recommend approval of amendments to the Redmond Zoning Code. Five Commissioners voted in favor and zero opposed at its September 25, 2019 meeting.

List of Attachments

Exhibit A: Cultural Resources Management Plan Context

Exhibit B: Recommended Comprehensive Plan Amendments

Exhibit B1: Introduction Chapter
Exhibit B2: Goals, Vision and Framework Element
Exhibit B3: Community Character and Historic Preservation Element
Exhibit B4: Natural Environment Element
Exhibit B5: Glossary

Exhibit C: Recommended Zoning Code Amendments

Exhibit C1: RZC 21.30 Historic and Archaeological Resources
Exhibit C2: RZC 21.78 Definitions
Exhibit C3: RZC Appendix 9, Cultural Resources Management Procedures

Exhibit D: Procedural Recommendations

Exhibit E: Planning Commission Final Issues Matrix

Exhibit F: Written Public Testimony

Exhibit G: Planning Commission Meeting Minutes, September 11, 2018
(unavailable at time of authoring, to be provided)

Exhibit H: Planning Commission Meeting Minutes, September 25, 2019
(unavailable at time of authoring, to be provided)

Exhibit I: Technical Committee Report with Exhibits

Erika Vandenbrande, Planning Director

Date

DRAFT

Roy Captain, Planning Commission Chairperson

Date

Approved for Council Agenda

John Marchione, Mayor

Date

Exhibit A: Cultural Resources Management Plan Context



Redmond's Cultural Resources Management Plan Context

Prepared for the City of Redmond

Prepared by DOWL, May 2018

Refinements by the City of Redmond, June 2019

Advisement and Contributions by

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List of Acronyms and Abbreviations

AD.....	Anno Domini
AP.....	Analytic Period
BP.....	Before Present
CIP.....	Capital Investment Program
COA.....	Certificate of Appropriateness
COR.....	City of Redmond
CORL.....	City of Redmond Landmark
CPP.....	Countywide Planning Policies
CRMP.....	Cultural Resources Management Plan
DAHP.....	Department of Archaeology and Historic Preservation
FHWA.....	Federal Highway Administration
FTA.....	Federal Transit Authority
GMA.....	Growth Management Act
HPI.....	Historic Property Inventory
IDP.....	Inadvertent Discovery Plan
KCHPP.....	King County Historic Preservation Program
KCLC.....	King County Landmarks Commission
MPP.....	Multicounty Planning Policies
MOA.....	Memorandum of Agreement
NEPA.....	National Environmental Policy Act
NHPA.....	National Historic Preservation Act
NPS.....	National Park Service
NRHP.....	National Register of Historic Places
PREP.....	Pre Review Entitlement Process
RCW.....	Revised Code of Washington
RMC.....	Redmond Municipal Code
RZC.....	Redmond Zoning Code
SEPA.....	State Environmental Policy Act
SMP.....	Shoreline Master Plan
TCP.....	Traditional Cultural Property/Place
USACE.....	United States Army Corps of Engineers
WAC.....	Washington Administrative Code
WCC.....	Washington Conservation Corps
WHR.....	Washington Heritage Register
WISAARD.....	Washington Information System for Architectural and Archaeological Records Data
WSDOT.....	Washington Department of Transportation

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1. Introduction

The Redmond area has been home to people for thousands of years. Located in the central Puget Sound region of the state of Washington (Figure 1-3), the City of Redmond (COR) lies on the shores of Lake Sammamish, in proximity to Lake Washington, and accessible to the forests of the Cascade foothills. Multiple glaciations, occurring between 1.8 million years ago and 10,000 years ago, carved the deep troughs that make up the topography characteristic to the region, the largest of which are now occupied by the waters of Puget Sound, Lake Washington, and Lake Sammamish.

A unique archaeological site located in the COR—the Bear Creek Site (45KI839)—was discovered during a 2008 cultural resources survey. During archaeological investigations conducted with the restoration of the Bear Creek stream the site yielded artifacts that date to over 12,000 years ago. Oral histories of Indian tribes, the descendants of those who occupied the Bear Creek Site, refer to living here since time immemorial.

Generations of people have been drawn to this location, with its abundance of fresh water in the lakes, creeks, and rivers; plentiful fish and game; and rich soils in the area supporting fishing and hunting and later timber harvesting and agriculture. The area has been a place of occupation as well as a gathering place for trade and community for centuries. The early residents and visitors to Redmond have left their mark on the land and waterways in both tangible and intangible ways.

This Cultural Resources Management Plan (CRMP) was developed by the COR as a tool for its staff, community members, and development applicants to learn about, plan for, and protect irreplaceable, important, and culturally significant resources. The development of the CRMP was initiated to meet requirements of mitigation described in the Memorandum of Agreement (MOA) Regarding Treatment of Adverse Effects to the Bear Creek Site, Redmond, King County, Washington and its addendum dated September 29, 2014.

The Bear Creek Site is located near downtown Redmond. Artifacts found at this site confirm North American settlement of the Puget Sound lowlands prior to 12,000 years ago. This unique site is among the earliest found on the Pacific Coast of North America. Examination of the site allowed modeling of land use patterns in the region and has contributed to our understanding of the peopling of the Americas. Data recovery at the site provided an unprecedented picture of how people lived near Bear Creek at the end of the Ice Age and what their environment was like.

The Bear Creek Site, along with other known archaeological sites dating to later periods, confirms the importance of the Redmond area and the need to manage and protect known and undiscovered



Figure 1-1 Bear Creek

resources. In working with the local tribes, their enduring connections to the area became apparent as did the need for a more collaborative approach to planning for Redmond’s future. Application of thoughtful planning informed by best management practices and sound science is essential to complying with laws and regulations and developing strong partnerships with the agencies and affected Indian tribes.

Although the MOA provided the impetus to develop the CRMP, the plan is a tool that demonstrates the COR’s commitment to protecting cultural resources. The CRMP guides the City in managing and protecting cultural resources within Redmond.

1.1 Cultural Resources: An Overview

Cultural resources are defined and regulated by the United States Secretary of the Interior and are the physical evidence or place of human activity. A cultural resource is a site, structure, landscape, object, or natural feature of significance to a group of people traditionally associated with it. These resources provide the community a tangible connection to its long-standing history and heritage.

Cultural resources include archaeological sites and artifacts, historic buildings and structures, and cultural landscapes. Cultural resources also include properties or places of religious and cultural significance (Traditional Cultural Properties and Places [TCPs]) such as the location for seasonal berry gathering or a place of ceremony. These cultural resources are significant for associations with the cultural practices, traditions, beliefs, lifeways, arts, crafts, or social institutions of a living community.

Cultural resources are protected because of their significance, their ability to inform and educate the community and scientists, and due to the irreplaceable nature of these material resources.



Figure 1-2: Snoqualmie Falls is culturally significant to the Snoqualmie Tribe

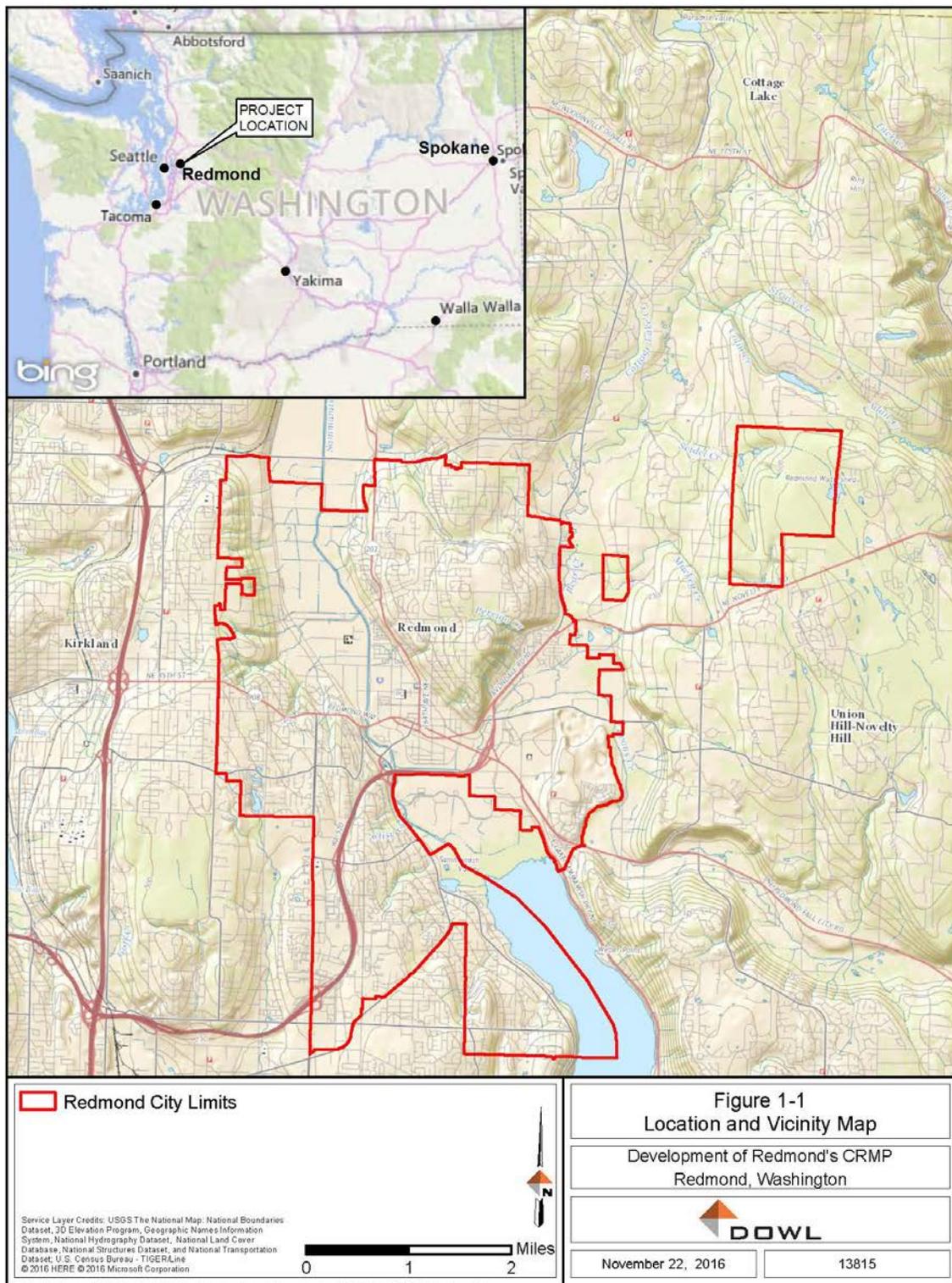


Figure 1-3: City of Redmond Location Map

2. Regulatory Context

Federal, state, county, and local laws and regulations direct governmental bodies from the federal and state level to the local level to manage the cultural resources within the respective jurisdiction. The COR works closely with agencies, affected Indian tribes, and members of the community to comply with these laws and regulations and provide good stewardship for the resources under its protection. Table 2-1 provides a summary of the regulations and RZC Appendix 9.B describes the existing regulatory framework in detail. Each regulation should be referred to directly for clarity and to take into account subsequent amendments.

Table 2-1: Summary of Cultural Resources Regulatory Framework

Regulation	Description
National Historic Preservation Act	Established protections for archaeological and historic resources and created the National Register of Historic Places (NRHP). Requires federal agencies and projects with federal nexus to consider impacts of undertakings to resources listed in or eligible for listing in the NRHP.
National Environmental Policy Act	Requires federal agencies to evaluate impacts to all cultural resources and those prehistoric and historical resources that are eligible for or listed in the NRHP before a project is approved.
Archaeological Sites and Resources Act (RCW 27.53)	Describes measures to study and protect archaeological resources.
Indian Graves and Records Act (RCW 27.44)	Provides measures protecting Native American graves and penalties for disturbing these sites.
WAC Title 25	Establishes the State Office of Archaeology and Historic Preservation, its functions, and procedures to comply with the federal preservation program; authorizes the office to issue archaeological excavation and removal permits; and established the Washington Heritage Register of Historic Places.
RCW 27.34.200	Declares the public policy to designate, preserve, protect, enhance, and perpetuate structures, sites, buildings, and objects which reflect outstanding elements of the state’s archaeological, historic, architectural, or cultural heritage.
Shoreline Management Act and Shoreline Rules (WAC 173-26-221)	Requires all Shoreline Master Programs to incorporate provisions to protect historic, archaeological, and cultural features and qualities of shorelines.
State Environmental Policy Act (RCW 43.21c)	Requires counties and cities to develop an integrated project review process that combines both procedural and substantive environmental review to help identify possible environmental impacts that could result from governmental decisions.
Governor’s Executive Order 05-05	Requires all state agencies with capital improvement projects and projects with state nexus to integrate Department of Archaeology and Historic Preservation, Governor’s Office of Indian Affairs, and affected Indian tribes into their capital project planning process.

Regulation	Description
Redmond Zoning Code (21.30) Historic and Architectural Resources	Provides direction on which elements of the Redmond Zoning Code are applicable to archaeological sites, designated historic landmarks, and properties that are eligible for historic landmark designation.
Redmond Comprehensive Plan	Provides a statement of the community's vision for the future and includes policies that support protection of archaeological and cultural resources.

Notes: RCW = Revised Code of Washington; WAC = Washington Administrative Code

3. Cultural Resources in Redmond

3.1 Setting and Environment

The environment and people living in it interact and make marks upon the land. The following describes the history of environmental impacts on the Redmond and Sammamish River Valley landscape that ultimately supported habitation. The geological features, climate, fauna, and vegetation identified during the past recorded history are crucial in indicating the probability of physical cultural remnants in the current day.

3.1.1 Geology and Climate

Redmond is situated in the Sammamish River Valley at the eastern boundary of the Puget Lowland physiographic province. The Puget Lowland region is a wide low-lying area between the Cascade Range to the east and the Olympic Mountains to the west. The region extends from the San Juan Islands in the north to past the southern end of the Puget Sound. The gently rolling hills of the Puget Lowland are the remnants of moraines and broad riverine floodplains and deltas (Franklin and Dryness 1988). The Puget Sound lowlands are dominated by water. Rivers and lakes surround the glacier-carved Puget Sound with its many bays and small islands as well as the larger Salish Sea which extends from the north end of the Strait of Georgia to the south end of the Puget Sound, west to the mouth of the Strait of Juan de Fuca, and east to include the western drainage of the Cascade Range.

Holocene fluvial activity and Pleistocene glacial events shaped the Sammamish River Valley. The most recent glacial event, The Vashon State of the Fraser Glaciation, scoured out the area now occupied by the Sammamish River and Lake Sammamish approximately 17,500 years ago. The subglacial erosional processes formed a large trough. As the glaciers retreated, gravel, sand silt, and clay were deposited into the trough forming a layer known as Vashon till. The retreating glaciers released meltwaters, draining into the lowland and depositing outwash. Glacial lakes were formed when ice sheets blocked drainages. Large flood events from continued glacial melt and the sudden release of the glacial lake waters contributed to high-energy scouring of some previous deposits, shaping and reshaping drainage patterns (Kopperl et al 2010). Seasonal heavy rainfall, erosional slide activity, and frequent flooding continually shape the drainage patterns in the foothills and floodplains of the River Valley. In the twentieth century, the straightening and ditching of the Sammamish River as well as draining of



Figure 3-1 Cultural Resources surveys may be required in areas with a moderate or high probability of containing cultural resources

The Lushootseed word *xobal*, meaning “broad” for a creek, may refer to Bear Creek entering the Sammamish River below Redmond.

wetlands altered the drainage patterns of the area (Kerwin 2001).

The Redmond area is characterized by a maritime climate, with historically cool, dry summers and wet, mild winters. After the Fraser Glaciation, the region has experienced cycles of

warming/drying followed by cooling and increased moisture. After the last glacial advance, a period of rapid warming and lower precipitation levels occurred until approximately 7,000 years before present (BP) temperatures began cooling. This neoglacial cooling period lasted until approximately 2,000 BP. The Little Ice Age was the last major fluctuation. This period from approximately 500 to 100 years BP resulted in a climate of increased precipitation and cooler temperatures (Ames and Maschner 1999).

3.1.2 Fauna

The diversity of species found in the Sammamish River Valley has been influenced by settlement and hunting activities. Historically, the region would have supported waterfowl and birds, as well as large and small mammals. Although some species are no longer present, the area continues to support mule deer (*Odocoileus hemionus*), raccoon (*Procyon lotor*), various avian species, salmonids, and suckers. Salmon species including Fall Chinook (*Oncorhynchus tshawytscha*), coho (*Oncorhynchus kisutch*), sockeye (*Oncorhynchus nerka*), kokanee (*Oncorhynchus nerka*), steelhead (*Oncorhynchus mykiss*), cutthroat trout (*Oncorhynchus clarkia*), and bull trout (*Salvelinus confluentus*) are likely the only salmon species that were historically present in the Sammamish subwatershed (Kerwin 2001). Other species such as white sturgeon (*Acipenser transmontanus*), mountain whitefish (*Prosopium williamsoni*), northern pikeminnow (*Ptychocheilus oregonensis*), suckers (*Catostomidae*), peamouth (*Mylocheilus caurinus*), sculpins (*Cottoidea*), sticklebacks (*Gasterosteidae*), and lamprey (*Petromyzontidae*) were likely present as well. The western pearl shell mussel (*Margaritifera falcata*) is one of only three species of native freshwater mussels in western Washington and is known to occur in Bear Creek, which drains to Lake Sammamish (King County 2005). It is likely that other native species of freshwater mussels and clams were historically present in the Sammamish River Corridor.

3.1.3 Vegetation

The Puget Lowland is currently covered with stands of coniferous forest that make up the *Tsuga heterophylla* (western hemlock) vegetation zone. Douglas fir is the dominant species followed by western hemlock and western cedar. The dense understory of the remaining old growth forest consists of shrubs and herbaceous species including salal, Oregon grape, ocean spray, sword fern, blackberry, red elderberry, and huckleberry (Franklin and Dryness 1988). Red alder, black cottonwood, bigleaf maple, and other riparian plants dominate the floodplains. Red alder and bigleaf maple are the predominant species found along rivers and streams. River valleys support wetlands with willow, cranberries, alder, cattail, reeds, wapto, skunk cabbage, and nettles (Crawford 1981).

3.2 Archaeology

What follows is a brief culture chronology documenting the classification and archaeological evidence of prehistoric human occupation in western Washington. Several cultural chronologies have been developed to describe the evolution and distribution of cultural materials in the archaeological record. The chronology adopted here uses Analytic Periods (AP) developed for the King County Native American Archaeological Resources Sensitivity Model as described by Kopperl et al. (2016). The five APs are derived from a combination of geological, paleobotanical, and archaeological data. In addition, this section also describes major traditions, defined in Peregrine

and Ember (2001) as “groups of populations sharing similar subsistence practices, technology, and forms of sociopolitical organization...” (xi). These traditions are primarily identifiable by their tools and other evidence visible in the archaeological record. While the time scales represented in each system are similar, there are some notable differences. Table 3-1 shows how the APs developed by Kopperl et al. (2016) correlate to the relevant major traditions used by Peregrine and Ember (2001).

Table 3-1: Correlation between Analytic Periods and Tool Traditions

Years BP	Analytic Period	Paleo-Indian	Early Northwest Coast	Middle Northwest Coast	Late Northwest Coast
14000	Period 1: Mobile Foragers - Colonization	Early 12200-10800			
13500					
13000					
12500					
12000					
11500	Period 2: Mobile Foragers - Localized Adaptation	Late 11000-6000			
11000					
10500					
10000					
9500					
9000	Period 3: Foragers with Decreasing Mobility		9500-5500		
8500					
8000					
7500					
7000					
6500	Period 4: Semisedentary Foragers/ Collectors			5500-1500	
6000					
5500					
5000					
4500					
4000	Period 5: Semisedentary Collectors			Central Sub-Region 3500-1400	
3500					
3000					
2500					
2000					
1500					1500-200
1000					
500					
250					

Sources: Kopperl et al. 2016, Peregrine and Ember 2001

3.2.1 Period 1: Mobile Foragers - Colonization Period (14,000 BP–12,000 BP)

Beginning roughly 17,000 BP, climatic shifts resulted in a warmer and drier environment than that seen previously. By 15,000 years BP, glacial remnants from the last ice age began to recede and the ice encasing the Pacific Northwest began to free travel routes into the area. The receding ice exposed the Cascade Range, foothills, and glacial drift plains. Newly deglaciated areas were characterized by gravelly outwash plains and impacted by fluctuating sea levels. Within a few hundred years, the raw soils of the Puget lowlands began to support Lodgepole pine, and then Sitka spruce and western hemlock. At higher elevations, extensive spruce-pine parkland dominated until 12,000 BP.

This period corresponds to the earliest evidence of human occupation in the area. The first peoples to colonize western Washington were highly mobile and few in number. Although mobility early in this AP was likely driven by pursuit of larger game animals, towards the end of this period mobility was more seasonally-driven. Expected site types from this AP include small residential base camps and some game acquisition sites. To date most sites associated with AP1 and Early Paleoindian habitation are characterized by isolated artifacts (stone tools) and artifact scatters (stone tool chipping debris/manufacture sites). Early Paleoindian bifaces in Washington were of the Clovis regional subtradition and consisted of large fluted projectile points used to target now extinct fauna such as mastodon of Puget Sound (Carlson 1990; Gustafson et al. 1979; Meltzer and Dunnell 1987; Osborne et al 1956).



Figure 3-2: Interpretive materials at the Bear Creek Site

3.2.2 Period 2: Mobile Foragers – Localized Adaptation (12,000 BP–8,000 BP)

Between roughly 13,000 BP and 7,000 BP, continued warming and decreased precipitation contributed to summer droughts and colder winters than those typical today. Nevertheless, this period (particularly between 12,000 and 8,000 BP) maintained a somewhat stable climate. The warm, dry conditions encouraged the establishment of forests even at upper elevations of the Cascades. In the lowlands, forests of Sitka spruce and western hemlock were invaded by Douglas fir, red alder, and bracken fern. From 10,000 BP to roughly 6,000 BP, western Washington saw the warmest and driest climate of the Holocene, conditions which contributed to a fire-prone environment. Frequent summer dry periods and fires resulted in the periodic creation of open grasslands surrounded by oak and Douglas fir.

Peoples living during AP2 responded by developing adaptive land use strategies suited to their local environments. Generalized subsistence strategies targeted terrestrial and marine/riverine resources and seasonal rounds were well established. Expected site types from AP2 are similar to those described for AP1, although they are expected to be more numerous due to increased population. These include small residential base camps, field hunting camps, resource acquisition sites, and quarry sites.

3.2.3 Period 3: Foragers with Decreasing Mobility (8,000 BP–5,000 BP)

The terminal end of the last major glaciation was a period of rapid environmental change during which the climate shifted drastically from warm and dry to cool and moist. By roughly 7,000 BP, the climate began its shift from warm and dry to cool and moist and temperature ranges began to approximate those observed today. Vegetation likewise changed dramatically over this period. The warming conditions preceding this shift had encouraged the expansion of subalpine parklands into alpine zones on the Olympic Peninsula and colonization of the upper elevations of the Cascades by mixed conifer forests.

The resources exploited during this period likewise shifted. From roughly 8,000 BP to 5,000 BP, there is evidence of increased interest in marine resources, likely due to the extinction of North American megafauna such as mastodon. Site types typical of AP3 include established base camps, seasonal camps, and various resource acquisition sites.

Tool traditions corresponding to this AP include both Late Paleoindian (11,000 BP to 6,000 BP) and Early Northwest Coast (9,500 BP to 5,500 BP). Late Paleoindian assemblages typically feature stemmed lanceolate projectile points and bifaces manufactured using locally available materials. This period also saw the introduction of microblade technology, especially in the Pacific Northwest (Ames and Maschner 1999). This toolkit is most often associated with highly mobile hunter-gatherer groups. Extant coastal sites associated with Late Paleoindian and earlier traditions are few as sea-level rise continuing up until roughly 5,000 BP inundated coastal sites.

The Early Northwest Coast tool tradition (9,500 BP to 5,500 BP) is marked by the disappearance of microblade technology and the increased use of chipped and ground-stone tools and bone and antler tools. The variety of forms and styles suggest diversification of subsistence strategies with an increased use of marine resources. This period is also differentiated from prior culture groups by the appearance of human burials in cemeteries.

3.2.4 Period 4: Semisedentary Foragers/ Collectors (5,000 BP to 2,500 BP)

After 6,000 BP and continuing to the present, modern vegetative communities began to advance, and by 5,000 BP, a maritime climate had been established. As of roughly 5,000 BP, red cedar and western-hemlock forests were advancing into the Puget Lowlands. From 5,000 BP to the present, there were several brief periods of fluctuation in terms of precipitation and temperature. One of these climatic fluctuations occurred towards the end of AP4, when western Washington experienced neoglacial cooling lasting roughly 300 years (from 2,800 to 2,500 BP).

Technological advances during this period supported larger populations which led to increasingly complex sociopolitical relations within and between groups, including the establishment of circumscribed territories (Kopperl et al. 2016, Neusius and Gross 2007). This is evidenced by the appearance of plank houses during this period, which suggests that the increased focus on salmon as a resource also led to the development of long-term settlements for larger groups of people.

Site types associated with AP4 include base camps; resource acquisition sites for marine, terrestrial and plant gathering; quarry sites; and possibly village sites. Technologies at this time were characterized by further diversity of tool forms and styles, and the appearance of specialized tools associated with salmon resources. The Middle Northwest Coast tradition (5,500 BP to 1,500 BP) corresponds favorably with AP4 and demonstrates increased specialization geared toward

exploitation of marine resources including implements for deep-sea fishing, wooden fish weirs, stone net sinkers, and long-term food storage.

3.2.5 Period 5: Semisedentary Collectors (2,500 BP to 200 BP)

Although the maritime climate had been established in western Washington as of roughly 5,000 BP, several climatic fluctuations occurred during AP5, including persistent drought conditions from 2,400 BP to 1,100 BP, a warming period from 1,100 BP to 700 BP known as the Medieval Climatic Anomaly, and yet another period of cooling during the Little Ice Age (500 BP to 100 BP).

This period saw further development of the social and political structures present in the Early and Middle Pacific periods. Up until the Little Ice Age (which began roughly 1,350 Anno Domini [AD]), the warming climate became increasingly drier. Continued population growth resulted in extreme social stratification, intergroup warfare, and slavery. The material culture of this period is characterized by an overall decline (although not disappearance) in the manufacture and use of chipped-stone tools and the advent of heavy wood-working tools which were necessary for the production of elaborate art pieces and architecture (Neusius and Gross 2007). Site types typical of AP5 include winter villages, base camps, field camps, resource acquisition sites similar to those noted in AP4, and quarries. Archaeological evidence also suggests an increased focus on funerary ritual and burial ceremony during the period (Ames and Maschner 1999).

Beginning roughly 2,500 years BP, AP5 overlaps the terminus of the Middle Northwest Coast tool tradition and beginning of the Late Northwest Coast tradition (1,500 BP to 1,775). The Late Northwest Coast tradition continues to the protohistoric period (this is occasionally defined as European contact but is also marked by the introduction of smallpox, which does not necessitate direct contact). This period is characterized by specialized social patterns and adaptations to sudden environmental and social change wrought by natural disasters and European contact (both indirect and direct).

Table 3-2 summarizes diagnostic site types/artifact types and key archaeological sites associated with each AP.

Table 3-2: Diagnostic Tools and Key Sites Representative of Analytic Periods

Analytic Period	Dates	Features	Important Sites in Region	Local significance
Period 1: Mobile Foragers - Colonization	14,000 to 12,000 BP	Large, fluted projectile points. Bifaces and unifacial tools such as scrapers, knives, graters, and burins.	Lucky Clovis Site, Manis Mastodon Site, Ayer Pond Bison Site	
Period 2: Mobile Foragers - Localized Adaptation	12,000 to 8,000 BP	Lanceolate projectile points, cores, processing sites, notable non-stone tools (such as wood implements)	Ross Lake, Slab Camp, Bear Creek Site, Manis Mastodon Site, Cedar River Outlet Channel	
Period 3: Foragers with Decreasing Mobility	8,000 to 5,000 BP	Large chipped-stone chopping implements and lanceolate projectile points	Manette Site, Marymoor Site, Ross Lake	
Period 4: Semisedentary Foragers/ Collectors	5,000 to 2,500 BP	Chipped stone, ground stone, and ground organic (shell, bone, antler) tools common. Shell midden sites common and artifacts forms varied.	Marymoor Site, Dupont Southwest Site, West Point Site Complex, Ross Lake, Sequim	
Period 5: Semisedentary Collectors	2,500 to 200 BP	Ground-stone and carved implements made from naturally-occurring materials (antler, bone, stone, etc.) Chipped stone primarily as expedient technology, but more common in southern and central subregions.	Muckleshoot Amphitheater Site, Marymoor Site, Old Man House, Duwamish No. 1 Site	

Sources: Kopperl et al. 2016, Peregrine and Ember 2001

3.3 Ethnography

The southern portion of the Salish Sea (Puget Sound) has historically been occupied by independent but related groups including the Duwamish, Muckleshoot, Nisqually, Puyallup, Shohamish, Smulkamish, Skokomish, Skopamish, Skykomish, Snohomish, Snoqualmie, Stkamish and Suquamish (Haberlin and Gunther 1930; Kopperl et al. 2016; Suttles and Lane 1990).

Collectively, these groups are identified by their shared language Lushootseed. The area is also of interest to the Yakama, who followed well-known and established trails and trade routes through the Cascade Mountains. These routes provided considerable contact and trade between the Puget Sound region tribes and the Yakama (Suttles and Lane 1990:488).

A driving force of cultural continuity for these tribes is *Huchoosedah* which is exemplified through cultural knowledge (both practical and spiritual) and knowledge of self. Concepts of nature, culture and self are learned through oral tradition.

Lushootseed speaking peoples made use of the great diversity of resources available in the lands and waters that surround the Salish Sea. Typical seasonal rounds consisted of residence at permanent fall and winter villages and removal to smaller spring-summer camps. Resources were gathered, hunted, stored, and traded. The people who resided in the region were experienced environmental managers who actively shaped their landscape to optimize production of target resources and thus benefit and sustain their lifestyles. These efforts included controlled burns to create optimal habitat for game species and growth of berries, leveling of shellfish beds, and terracing of salt marshes to encourage the growth of clover and Pacific Silverweed (Kopperl et al. 2016:64-65). They also constructed fish weirs, or *stukwalukw* to efficiently catch salmon during fish runs, while ensuring that enough fish were allowed to pass upstream to reproduce (Thrush 2016).

Permanent settlements were located on or near the coast, along river corridors or upland on the slopes of the Cascade Mountains (Haberlin and Gunther 1930). Villages were positioned to take advantage of staple resources and were populated primarily in the fall and winter months. These large settlements consisted of multi-family longhouses lined with sleeping platforms. Villages could include one to ten of these large houses and additional ceremonial spaces, depending on the group (Kopperl et al. 2016: 59). Groups such as the Snoqualmie, whose villages were located from the Cascade mountains to near Puget Sound, relied on fresh and salt water aquatic resources (Mullen-Moses 2019). Others living on or nearer the coast, such as the Duwamish, were primarily reliant on marine resources. Groups living alongside inland lakes and river corridors (Lake Sammamish) employed more diverse subsistence strategies, frequently targeting both aquatic (primarily but not exclusively riverine) and game resources (Ballard 1929:38).

Origin stories are foundational to the understanding of how the world came to be, and form the background against which stories informing the worldview of the Lushootseed speaking peoples are set. Lushootseed origin stories take place in the distant past, at a time when the world was still shifting. Many origin stories revolve around a figure called the Transformer, through whose life and agency order was brought to the world. It was through the telling of these stories that young people learned lessons guiding behavior, familial connections, and relationships (both human and animal), all fundamental to *Huchoosedah*.

Small autonomous towns were linked to larger villages and tribes through trade and marriage, and relationships maintained through social gatherings such as the Sgwigwi, or “inviting” during which towns and villages would gather and wealthy members displayed their status through distribution of wealth. These gatherings, known more commonly as potlaches, also provided the opportunity to celebrate marriages and births, extend social networks and engage in competitive sports. Ceremony and ritual play an important part of the history of the Lushootseed speaking peoples.

During the spring and summer larger communities would split into smaller seasonal groups to target game, fish, and plants (Suttles and Lane 1990). Early observers noted that these camps were frequently located centrally to several different types of resources (Kopperl et al 2016). Food processing could consist of fresh preparation, partial curing (for transport), or full preservation (for winter storage or trade). Spring and summer housing could take a variety of shapes including tent/tipi, square lean-to, or square with gable-like roof. Tent/tipi and square lean-to structures were typically constructed using frame poles covered with mats. Gable-frame structures were more often held together with narrow cedar branches and covered on the roof and three sides with mats (Haberlin and Gunther 1930).

The specialized ecological knowledge employed to maximize both resource use and management/preservation was an integral part of *Huchoosedah*.

During the proto-contact period, disease epidemics coursed through the Native American population that resided in the southern area of the Salish Sea, necessitating shifts in some of the above-described seasonal rounds (Kopperl et al. 2016). There were upwards of 60 historically-recorded village sites associated with the ethno-historic period but many of these (and broader traditional territories) were ceded through treaties signed in the 1850s (Table 3-3).

Table 3-3: 1850s Treaties and Associated Tribes

Treaty	Date	Tribes Included
Treaty of Medicine Creek	December 26, 1854	Nisqually, Puyallup, Squaxin
Treaty of Point Elliott	January 22, 1855	Duwamish, Suquamish, Snohomish, Snoqualmie, Lummi, Swinomish
Point No Point Treaty, 1855	January 26, 1855	S’Klallum, Chimakum, Skokomish
Yakama Treaty of 1855	June 9, 1855	Yakama

Source: Governor’s Office of Indian Affairs, Washington State.

Reservations, created by the treaties, provided insufficient land for living and prevented access to resources. These were not always formed on or in close proximity to traditional, cultural lands or places recognized for their seasonal significance. With this absence of association to home, people did not always prefer to remain living on these reservations.

Euro-Americans also began arriving in Sammamish Valley during the early 1870s. The plentiful water and fertile lands of the valley drew people eager to take advantage of federal programs including the Homestead Act of 1862. This Act promoted the transfer land in the western United States to private ownership. Through certain criteria, people claimed 160-acre parcels of land by

filing their intention and paying a filing fee of \$10 and a \$2 commission to the land agent at the nearest Land Office. A claim required the individual to demonstrate they lived on the land for a period of five years by constructing a residence, making specific improvements, and actively farming the property. Upon payment of a \$6 fee, the claimant received the patent for the land (National Park Service [NPS] N.D.).

The Sammamish Valley community continued to grow in number as did the services and infrastructure. Communication and commerce grew with the establishment of new roads including County Road 33 and County Road 54 (Road History Packet R Langdon Road, Road History Packet RDNO 54). Steamboats also connected small communities such as Adelaide, Donnelly, and Monohan on Lake Sammamish and the Sammamish River. (Bagley 1929, Krafft and Melton 2005, Seattle Times 1998).

Native American communities, during this time, continued to maintain a strong sense of identity and connection such as through participation in cultural and sporting activities (such as canoe races and Indian baseball leagues). Many tribal members also participated in the growing Puget Sound economy, performing jobs in farming, logging, fishing, and other industries.

The mid- and later-20th century saw a resurgence of conflicts between tribes and the Washington State government. Declining fish runs starting as early as the 1940s culminated in the implementation of restrictions on fishing during the 1950s and 1960s. For those who used to fish in Bear Creek and Lake Sammamish, restrictions on fishing caused concern over reprisals from local game wardens. Some, targeting kokanee and even king salmon, would hide gaffing hooks and nets in the trees and shrubs near ideal fishing spots in Bear Creek and small streams flowing from Lake Sammamish (Elsie Irma Zackuse Erickson, quoted in ILTF:4; Mary Anne Hinzman, quoted in ILTF:7).

Today, Tribal people continue to maintain a strong sense of community in and relationship to the Sammamish Valley. The Snoqualmie Tribe, Muckleshoot Indian Tribe, Stillaguamish Tribe of Indians, the Tulalip Tribes, and several other interested Tribes are present and involved in actions and changes involving this eastern portion of the Puget Sound.

Additional information regarding Redmond's growth from the 1870s to present is found in the 1998 and 2005 Historic Resources Survey and Inventory, available through the City's Planning Department.

3.4 Known Cultural Resources in the Redmond Area

There have been numerous cultural resources investigations in the Redmond area. Many of these studies have related to construction and development in the area and have identified additional cultural resources throughout the City. Resources identified in these studies have been reported to the Department of Archaeology and Historic Preservation (DAHP) for inclusion in the Washington Information System for Architectural and Archaeological Records Data (WISAARD) and to the affected Indian tribes.

Some of the resources in WISAARD have been formally evaluated and determined to be eligible for listing on the National Register of Historic Places (NRHP), Washington State Heritage Register (WHR), King County Landmarks, City of Redmond Landmarks (CORL), or Redmond Heritage

Resource Register. Other resources have been located and noted in WISAARD but either fail to meet the threshold for listing or have not been sufficiently evaluated to establish their eligibility. As discussed in RZC Appendix 9.B, State Environmental Policy Act (SEPA), Executive Order 0505, and Section 106 of the National Historic Preservation Act (NHPA) require review of potential project impacts to resources eligible or determined eligible for the NRHP, WHR, and local registers.¹

The following discussion presents the types of cultural resources currently identified in Redmond. Data on the specific resources is available directly through WISAARD and summarized in the Cultural Resources Management Map Tool.

3.4.1 Prehistoric Period Archaeological Sites

Prehistoric sites are found throughout Redmond and adjacent to its city limits. The sites relate to the use of the area for trade, habitation, and subsistence activities. Site types include pre-contact lithic material and pre-contact camps. Many sites, though not all, are clustered near creeks, rivers, and other waterbodies. The most significant site in the City's boundary area is the Bear Creek Site, located near downtown Redmond. The artifacts found at this site confirm North American settlement of the Puget Sound lowlands prior to 12,000 years ago. These sites, along with other known sites in Redmond, confirm the importance of the area and the need to manage and protect its known and undiscovered resources (Kopperl 2010).

Located less than a mile south of downtown Redmond, on the shores of Lake Sammamish is the Marymoor Site. More than 1,000 artifacts have been recovered from this King County site including projectile points from an occupation site dating to as early as 1,750 BP (Lockwood 2016).



Figure 3-3: Artifact Found at a Prehistoric Period Archaeological Site near Redmond

3.4.2 Traditional Cultural Properties/ Places

Although no TCPs in the Redmond area are currently identified in WISAARD, these sites are part of the heritage and knowledge maintained by the Indian tribes. The COR will continue to seek input on a project by project basis from the affected Indian tribes regarding areas of cultural significance and regarding appropriate procedures and protocols for their protection.

¹ The data in WISAARD should be considered a starting point for determining the approach to cultural resources management and reviewing projects as some records may not be complete and not all areas of the City have been surveyed.

3.4.3 Historic Period Archaeological sites

Historic period archaeological resources in the COR relate to exploration, transportation, settlement, logging, and other activities in the present city boundaries. Many of the settlers who arrived in the Redmond area were drawn to the same locations that had attracted Native Americans, particularly the shorelines of the rivers and streams that provided water, food, and often served as transportation routes. Because the locations were universally attractive, prehistoric sites have been found below historic period and modern settlements.

Common site types from the historic period in Redmond include railroads, roads, farmsteads, and scatters of glass, cans, and other man-made materials. Isolated artifacts and sites have been found by individuals on private residential property and through the course of formal cultural resources investigations for large-scale projects. These resources are predominately located in areas that have been previously disturbed, particularly in places where there has been extended use but only limited ground disturbance. For example, many areas of the city that were paved during the middle of the twentieth century only received a light coat of asphalt, preserving cultural materials below the surfaces. Current development patterns often require deeper excavations, revealing intact buried materials.



Figure 3-4: Historic Period Archaeological Artifact

3.4.4 Historic Buildings and Structures

There are many buildings and structures within the city boundaries that are significant for their association with the development of the area. Of these, 16 are designated as CORLs. The 16 designated CORLs include civic, educational, residential, and commercial structures in the downtown, several farmhouses and farm complexes, and the Redmond Pioneer Cemetery. The Redmond City Park, also known as Anderson Park, is additionally listed on the National Register of Historic Places. Other historic-period resources found in the city include roads, bridges, and railroad segments.



Figure 3-5: Justice White House

The most recent inventory of historic structures was completed in 2005 but did not focus on resources constructed after 1940 (Krafft and Melton 2005). This information is incorporated into the statewide inventory maintained by DAHP

as required under 36 CFR Part 61. The inventory is useful to private developers and city staff in identifying resources that may be eligible for the NRHP, WHR, etc. when planning projects.

3.4.5 Cultural Landscapes

Cultural landscapes are settings humans have created in the natural world. They reflect the ties between people and the land. Examples include farmsteads, ranches, formal gardens, funerary, military sites, commerce sites, and pilgrimage routes to village squares.

Cultural landscapes have elements of the landscape integrated with built features and structures. For example, important features on a farmstead would include the pastures and the fence posts as well as barns or residential structures. There are no designated cultural landscapes in Redmond but the some of the remaining large farms, such as the Conrad Olson Farmstead, a designated CORL, could be considered cultural landscapes.

Regionally designated examples include the Cedar River Watershed Cultural Landscape and the Central Whidbey Island Historic District.



Figure 3-6: The integration of the built features with the pastures and open space are important elements of the Conrad Olson Farmstead.

4. Procedures and Policies

The procedures and policy direction, briefly described in this chapter are arranged into processes within COR activities during which the CRMP will be employed. Policies regarding cultural resources are located in the City's Comprehensive Plan and corresponding regulations are found within the Redmond Zoning Code. Procedures such as those involving private development review, capital project planning, and the City's daily maintenance and operations have been developed to correspond to adopted policies and regulations. Staff implements, monitors, and manages the procedures for clarity, consistency, and efficiency.

Table 4-1: COR Roles and Relationships to Cultural Resources Management

Person/Group	Typical Project Role	Relationship to Cultural Resources Management
Long Range PlanningCOR	Update and implement plans and codes in the COR related to cultural resources	Policies and codes provide guidance to staff and developers regarding the City’s implementation of federal, state, and local laws for managing and protecting cultural resources.
Development Review - Application Project Manager	Review private and COR development applications Condition private and COR development regarding cultural resources requirements	Private development assesses and plans for the possible presence of cultural resources early in the development process. The information obtained during early assessments supports completion of permitting including SEPA and shoreline management.
City Inspectors	Inspect COR’s CIP project work or staging areas of construction projects to ensure work meets permit conditions	Inspectors, as needed, ensure the ongoing protection of cultural resources through their engagement with the project manager, and contractors working in the field during COR’s CIP project development.
CIP Functional Leads (Public Works Water, Sewer, Wastewater; and Utilities; Transportation Planning and Engineering; Parks and Recreation; Natural Resources)	Propose and manage transportation, parks, utility and other civic infrastructure projects to 30% design	The Functional Lead considers and plans for the possible presence of cultural resources early in a CIP’s development workflow. In doing early due diligence and communicating with agencies and affected Indian tribes, the lead analyzes many levels of risk for the project and calculates appropriate project costs. The lead also establishes the path through which cultural resources, as needed, will be managed during project development.
Construction Division Capital Project Managers	Hire and oversee design and construction consultants and contractors for CIP projects	The project manager plays a key role, as needed, in managing and responding to cultural resources during project development. Their role varies significantly during the project’s workflow, ranging from confirming the qualifications of cultural resources specialists to implementing and permitting in accordance with an inadvertent discovery plan.
Natural Resource Division Leads	Manage the maintenance of restoration sites	Some City-owned properties include known cultural resources. The Natural Resources division lead carefully plans and implements management plans specific to each location and resource and maintains communication with

Person/Group	Typical Project Role	Relationship to Cultural Resources Management
Public Works Maintenance and Construction		agencies and affected Indian tribes as part of the management.
	Maintain roads and associated infrastructure owned by the COR	Maintenance and operations staff consider cultural resources as part of their daily work in the field with infrastructure management. Often, staff work in already disturbed areas though also, on occasion, in undisturbed soil and therefore operate in similar manner to a Functional Lead and project manager for capital improvements. Staff also maintain a high degree of training that helps them respond to inadvertent discoveries.
Parks and Recreation Maintenance Leads	Maintain parks and associated infrastructure owned by the COR	Maintenance and operations staff consider cultural resources as part of their daily work in the field with parks and facility management. Based on the location, staff operate in similar manner to a Functional Lead and project manager for capital improvements. Staff also maintain a high degree of training that helps them respond to inadvertent discoveries.
Washington Conservation Corps (WCC) Crews	Maintain restoration sites	Crew work is planned in advance through the Natural Resources division and therefore, takes into account appropriate planning for careful management of cultural resources. Similar to maintenance and operations staff, WCC crews work under the guidance of leads that have a high degree of training that helps them respond to inadvertent discoveries.
Records Coordinator	Respond to Public Information Requests	Information regarding the location of archaeological resources is protected by federal and state law. Records regarding cultural resources are securely maintained and as directed, some information is exempt from disclosure. Staff who manage records receive frequent training regarding appropriate document and information management.

Notes: SEPA = State Environmental Policy Act; WCC = Washington Conservation Corps

4.1 Cultural Resources Management Map Tool

COR staff will use cultural resources management map tool provided by the DAHP, specific to known archaeological sites when planning for and reviewing proposed development and capital projects within Redmond to avoid impacts to Cultural Resources Management Map Tool

The Cultural Resources Management Map Tool will help the COR staff to complete a preliminary assessment of the probability of encountering cultural resources which could be adversely affected by development and construction activities.

4.1.1 Cultural Resources Management Map Tool Use

Use of the Cultural Resources Management Map Tool will be restricted to COR staff. Community members, project applicants, developers, and residents will not have access to the Cultural Resources Management Map Tool or any associated map products, but will receive information from COR offices and from members of the COR Development Services team

4.2 Procedure for City of Redmond Funded Projects

The COR provides funding for a variety of projects that may impact cultural resources. Redmond’s many buildings, parks, utilities, and streets require on-going maintenance. Larger investments in civic infrastructure are accomplished through the CIP Program. Figure 4-1 shows the groups responsible for project planning, implementation, and construction of COR funded projects.

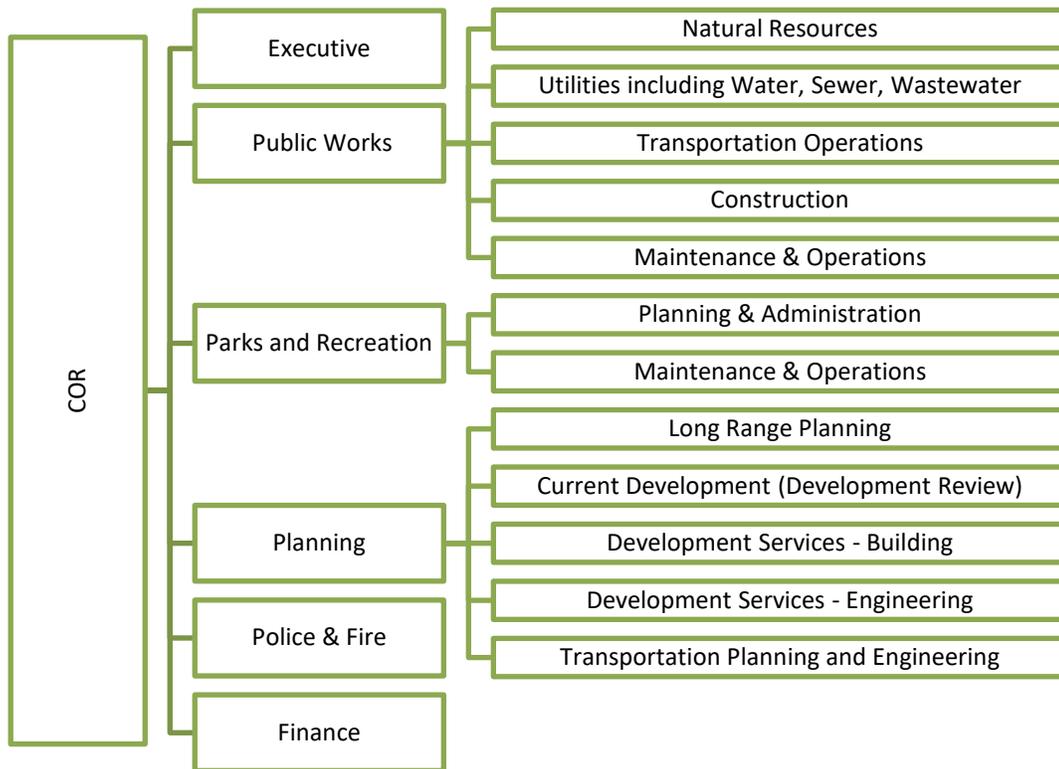


Figure 4-1: Groups Involved in CRMP Planning and Implementation

4.2.1 Maintenance and Operation Projects

Various groups within the COR maintain the buildings, parks, utilities, streets and other land owned by the City. The Parks and Recreation and the Public Works departments have their own maintenance divisions that perform routine maintenance projects. Larger and more complex maintenance projects may be managed by the Public Works Construction Division.

The Parks and Recreation Maintenance & Operations division is responsible for landscaping work as well as maintenance of infrastructure and structures in City parks. The Public Works Maintenance and Operations Division is responsible for ongoing maintenance needs of all public streets, traffic, water, stormwater, and wastewater utilities. Maintenance falls into several categories: work on City owned buildings and structures; work performed on built features such as stormwater facilities; work in previously disturbed soils; and work on unimproved land or native soils.

For both the Parks and Public Works maintenance and operations divisions, Redmond staff review projects and when necessary, follow the process to obtain a COA for work on or near the specified built cultural resources associated with designated features of the CORL.

Other maintenance activities are performed on assets delivered through the Capital Construction and Development Services process. The majority of these duties are performed on built elements such as utility pipes, constructed stormwater ponds, and sidewalk repairs.

There are other tasks that Public Works maintenance staff perform that interface more directly with soils or the natural environment. Maintenance activities that are performed on underground utilities, such as water service line and stormwater pipe repairs, are performed in soils that have been previously excavated, backfilled, and compacted during the original construction projects. Of the activities performed by the City's maintenance divisions, it is estimated that a limited number add infrastructure or disturb native soils. These include clearing of park lands that are categorized as unimproved, installing new utility infrastructure, or dredging streams to remove silts deposited from the stormwater system. Additional vegetation and other elements at stream restoration sites are managed by the Public Works Natural Resources division which contracts with the Washington Conservation Corps (WCC). When work is performed in proximity to known cultural resources (archaeological), a management plan takes precedence and the work might be monitored by a qualified archaeologist. In addition, some maintenance and operations activities are exempt from cultural resources review, as approved by DAHP and affected Indian tribes (RZC Appendix 9.C).



Figure 4-2 Unanticipated discovery of historic-period, buried resources.

The responsibilities and procedures for the group leads and COR for maintenance of non-CIP projects are described in more detail in the protocols for Maintenance and Operations and for Agency and Tribal Coordination (RZC Appendix 9.D).

Some COR sites and landmarks for which maintenance and operations groups are responsible may be vulnerable to impacts from climate change including: flooding from glacier melt; damage from more severe weather patterns including rain and windstorms; changes in heat and humidity which can cause deterioration; and risks from wildfires. Preservation activities for known sites and structures should incorporate stewardship practices to identify vulnerabilities and lessen risks as possible. Emergency response protocols take those vulnerabilities into account. The NPS, as the lead federal agency for the care and management of cultural resources, has issued a Cultural Resources Climate Change Strategy document (Rockman et al 2016). Maintenance and operations leads may also wish to consult this document for further guidance on preparedness and response to climate-change related risks and impacts to COR sites and landmarks.

4.2.1.1 *Unplanned or emergency response*

The COR maintenance and operations groups may be required to implement unplanned or emergency responses in the event of fire, flooding, significant property damage from vandalism, or as a result of other unplanned, unexpected events. Emergency response may require that some response activities to protect human life or property occur prior to initiating this procedure.

4.2.2 Capital Investment Program Planning

The Capital Investment Program (CIP) is a six-year plan for infrastructure investments to implement Redmond's vision and priorities. It includes project investments intended to preserve and maintain infrastructure, keep pace with growth, and enhance community character. Most CIP projects are initiated by a functional group such as the Transportation Planning & Engineering Division, Utilities, or Parks Planning. The Functional Lead from the respective division(s) often obtains necessary permits from the COR and from any state or federal agencies. This permitting activity might also occur later during construction phases by the Construction Division Capital Project Manager. The Construction Division manages construction work, typically through a contract with an outside construction company.

The COR manages capital projects in the context of cultural resources to increase predictability regarding the presence of resources and for efficient use of public funds in the development of capital projects. In doing so, inadvertent impacts to cultural resources can be avoided or reduced, additional time for mitigating unintended impacts once construction has started avoided or limited, and compliance with federal, state, and local laws ensured².

4.2.2.1 Project Planning and Budgeting

Prior to being added to the CIP list a project must undergo risk assessment and cost estimating. cultural resources are considered during the budgeting/risk assessment because projects requiring cultural resources survey or monitoring will need to plan for the additional funding. Project funds are not yet assigned at this point in project lifecycle and it is, therefore, not possible to conduct cultural resources surveys or evaluations. However, consideration for the sensitivity of the location of the planned work will ensure adequate funds are available to conduct detailed studies if they are necessary.

The Functional Lead evaluates the probability of encountering cultural resources. The COR is responsible for coordinating with DAHP and the affected Indian tribes to identify the sensitivity of the proposed project area and recommending the initial cultural resources management approach for the project to the Functional Lead.

² Applicable laws and regulations are described in RZC Appendix 9.B.

4.2.2.2 Capital Investment Strategy and Capital Investment Program List Review

The 6-year CIP list is revisited biennially. A project may be removed or added based upon changing priorities, and project elements may be revised. To account for changes, cultural resources are also reconsidered, and any revisions incorporated into the cultural resources management approach.

The Mayor completes a recommendation to the City Council in the fall of the budget year. At this time, the budget including the six-year Capital Investment Program becomes available for review and consultation with DAHP and the affected Indian tribes.

4.2.2.3 Capital Investment Program Project Planning and Design (Up to 30%) Procedures

Following project approval and the adoption of the budget by the City Council, projects are initiated with a kick-off meeting and development of the Project Charter document. The Project Charter identifies the goals and risks of the project including the probability of encountering cultural resources. Since a project's first consideration as part of functional planning, conditions may have changed in the project area. For example, the project footprint may have been refined and/or new cultural resources may have been identified. A reassessment of the probability of cultural resources enhances predictability and clarity at this time in project lifecycle. While the COR is responsible for coordinating with the affected Indian tribes and DAHP and providing recommendations for the cultural resources management approach, formal government to government consultation required under National Environmental Policy Act (NEPA) or Section 106 of the NHPA is the responsibility of the respective federal agency or their designee (i.e. Washington Department of Transportation [WSDOT] for project receiving Federal Highway Administration [FHWA] funds).



Figure 4-3 Curation entails cleaning and preparing artifacts for display or storage.

Consultation with DAHP and affected Indian tribes helps determine the appropriate response when a project is located in areas with a moderate- to highly probable occurrence of cultural resources. Responses include the hiring of qualified cultural resources consultants and guidelines for reviewing, commenting on, and distributing the results of a cultural resources survey for further review. Cultural resources surveys, initiated early in the project design process, allow ample time for developing project alternatives and/or planning for appropriate mitigation.

4.2.2.4 Capital Investment Program Final Design and Construction Phase

The final design and construction phase of projects is managed by the Construction Engineering Division in the Department of Public Works. With the exception of small or routine maintenance projects³, construction is typically performed by a third-party contractor. Requirements regarding

³ Exemption provided in RZC Appendix 9.C

cultural resources monitoring and/or mitigation plans are integrated into the contractor bidding process.

At project completion, a cultural resources debriefing checklist summarizes the consultation process, any avoidance or minimization measures employed, summary of construction monitoring, and any inadvertent discoveries encountered during the project. If mitigation was required for the project such as development of interpretive materials, the results of these activities are incorporated into the debriefing checklist by the COR and their progress reported periodically to DAHP and the affected Indian tribes.

4.3 Private Development Permitting and Review

Private development projects require permits from the COR Planning Department. Private development projects requiring ground disturbing work may require a cultural resources survey prior to receiving permits to comply with State and Federal laws, and the Redmond Zoning Code (RZC). In addition, land-use permits, construction permits and demolition applications are handled by Planners in the Development Services Group.

There are multiple permit types and paths to submit applications. Certain permits will be exempt from cultural resources review, as approved by DAHP and affected Indian tribes. The list of the exempt permit types is included in RZC Appendix 9.C and includes activities where the permit is obtained over the counter at the time of application and no additional staff review occurs.

The COR reviews permit applications for non-exempt activities in areas of moderate to high probability for cultural resources to propose a preliminary recommendation whether a cultural resources survey or other approach to cultural resources management is likely to be required. DAHP and affected Indian tribes review the preliminary recommendation and issue recommended requirements for the project's cultural resources approach. Approaches may include using an archaeological monitor during geotechnical boring or construction. If a survey or other measures are required, the COR also reviews the cultural resources survey report, routes to affected Indian tribes and DAHP for review, coordinates with the DAHP regarding their letter of concurrence or additional recommendations to the report and informs the planner of any permit conditions related to cultural resources management such as archaeological monitoring during construction. The protocols for Private Development Cultural Resources Survey Requirements and Report Review provide information on the responsibilities of Redmond staff members, flowcharts, and checklists.

4.4 Tribal, Community, and Agency Coordination and Consultation

COR recognizes that successful management and protection of cultural resources requires continued consultation and collaboration with affected Indian tribes, agencies, and community members. Mechanisms for continued communication and consultation include regular meetings with affected Indian tribes, agencies, and community groups to discuss sensitive areas and issues of

concern; periodic review of the CRMP (see CRMP Review and Revision); and active consultation for projects funded or permitted by the COR.

4.4.1 COR Funded Projects

The timing and the parties involved will vary based on the type of project or undertaking. Some activities, such as planned routine maintenance activities, will only require limited communication. Other projects such as multi-year, multi-phase construction projects will entail frequent communication and coordination with DAHP and the affected Indian tribes.

For CIP Projects with extended planning periods, agencies, affected Indian tribes, and consulting parties will be involved during the planning phase and at key points in the project lifecycle.

4.4.2 Private Development

Results of any cultural resources surveys will be distributed to affected Indian tribes and DAHP per Revised Code of Washington (RCW) 27.53.

Tribal and DAHP feedback will also be considered when implementing monitoring and or avoidance measures into permit conditions.

Additional information on the consultation process and responsibilities can be found in the Protocol for Private Development Cultural Resources Survey Requirements and Report Review.

4.5 Requests for Information from the Public

Periodically the COR receives requests for information from private developers or members of the public relating to cultural resources on particular parcels or the results of previous cultural resources survey reports. Under Revised Code of Washington (RCW) 42.56.300, information on archaeological sites is exempt from public disclosure. Per the City's data sharing agreement, the CORCOR will notify DAHP of the public records request within five days of its receipt when the public records request involves the shared data or products produced from the data. With guidance from the City's attorney and City clerk, the COR may distribute redacted copies of reports to members of the public or direct property owners to DAHP to obtain details of archaeological and cultural resources on their property. The procedure for responding to requests for information is described in the Protocol for Secure Document Management.

4.6 Cultural Resources Monitoring

Cultural resources monitoring will be employed for COR funded projects or privately developed projects permitted by the COR when recommended in a cultural resources survey report or required by the COR in consultation with the affected Indian Tribes and the DAHP. Monitoring will most frequently be required during ground disturbing work for construction projects. Based on



Figure 4-4 Bear Creek Interpretive Trail

coordination with the affected Indian tribes and/or the DAHP, monitoring may also be required by the COR for projects by City maintenance and operation crews where the scope of ground disturbing work does not warrant a cultural survey, but the work will occur in an area of moderate to high probability for or an area of known cultural resources. In some cases, with approval from the affected Indian tribes, it may be possible to substitute the use of an archaeological monitor with a cultural monitor from one of the tribes.

Monitoring protocols will depend on the scope, scale and nature of the activity or project. For example, ground disturbing activities such as road paving with limited widening within the established right-of-way in a heavily developed and well-documented area may only require monitoring in specific project areas, while new construction in previously undisturbed areas with high potential for archaeological, cultural or historic resources may require full-time monitoring of all ground disturbing activities. The protocol for Construction Monitoring provides additional information on required monitoring and templates for monitoring and Inadvertent Discovery Plans (IDPs).



Figure 4-5 Archaeological monitoring may be required for geotechnical boring or ground disturbing work in moderate or high probability areas.



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Significant contributions by Steven Mullen-Moses, Director of Archaeology and Historic Preservation, and Adam Osbekoff, Assistant Director of Archaeology and Historic Preservation, Snoqualmie Tribe; Kerry Lyste, Tribal Historic Preservation Officer, Stillaguamish Tribe of Indians; Laura Murphy, Archaeologist, Muckleshoot Indian Tribe; and Richard Young, Cultural Resources Manager, and Gene Enick, Tulalip Tribes.

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Exhibit B: Recommended Comprehensive Plan Amendments

Proposed Amendment
Redmond Comprehensive Plan
CRMP

- Exhibit B1: Introduction ([link](#))
- Exhibit B2: Goals, Vision, and Framework Element ([link](#))
- Exhibit B3: Community Character and Historic Preservation Element ([link](#))
- Exhibit B4: Natural Environment Element ([link](#))
- Exhibit B5: Glossary ([link](#))



Introduction



What Tender Artistry It Takes To Make A Town

What tender artistry it takes to make a town
and make it true, so that it does not forget its name,
nor the land it came from, the waters, woods and hills,
each rock and meadow etched with memory and hope,
each home as certain as a nest, safe as a harbor.

How fine to have enough, and some to spare
for today's ripe harvest toward tomorrow
and set aside abundance and resolve
for those who lack, so they might someday thrive.
What careful artists' hands trace paths and ways
where pilgrims old and new trade tales and play
in founts and pools, on streetlit summer nights.

So each one add one, 'til our fortunes build
and we see ourselves in our neighbor's eyes
and look to where our paths will cross
between the shops, centers, parks, and then
to walk together, and at our path's end
to open up our arms and gather in
those who would make us more than we have been.

What tender artistry it takes to make a town,
and watch it grow, and then to set it free
to find its way, even after we are gone,
to remember us as water knows its shore
by what we've etched, eroded, moved and built,
and what we've left undone, for other days
and dreamers, town builders, creators, with artists' ways.



Poem by Rebecca Meredith
Redmond Poet Laureate 2010-2012

Redmond is a vibrant city in the Seattle metropolitan area with a 2010 population of 54,144. It has a picturesque natural setting with the Downtown located in the Sammamish Valley surrounded by forested hills and flanked by mountain views. Portions of the city border Lake Sammamish and the lake outlets to the Sammamish River which winds up the valley. It has maintained tangible reminders of the area's history and cultural roots.

It is a major employment center, ranking fifth in the central Puget Sound region. It includes a variety of attractive places to live in single-family homes and multifamily apartments and condominiums in residential neighborhoods and manufactured homes both in private parks and integrated into neighborhoods. In the urban centers of Downtown and Overlake, new residential and civic developments are contributing to the area's vibrancy and interest. Redmond's recreational system includes three recreation centers, a pool, more than 40 miles of trails, and a variety of neighborhood, community and resource parks totaling over 1,300 acres.

Shaping and Realizing Our Future

During the last update to the Comprehensive Plan in 2004, participants described their values for the community and vision for the future. Since 2004 the city has grown and developed consistent with that vision. The Comprehensive Plan will continue to guide decisions in order to proceed to that vision for the next planning horizon, to 2030.

One important addition with the 2011 Comprehensive Plan is that it employs sustainability as an organizing principle across the Plan elements. Sustainability is simply defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. It includes the interdependent pillars of environmental quality, economic vitality and social equity. Although there are natural limits to our consumption of resources, there should be no limit to our ability to improve our quality of life. Sustainability allows us to preserve and enhance what we have in order to plan for and achieve a livable Redmond community.

Sustainability is an important theme for its global implications. But sustainability also resonates in

Redmond on a local level as reflected in community values. In November 2010, over 85 people described what a sustainable Redmond community means and identified top priorities for implementing these concepts throughout City government and elsewhere in the community. The results are summarized by the following "Sustainability Principles," approved by City Council in January 2011.

Sustainability Principles

In Redmond a sustainable community means:

- Having a shared community identity that is special and unique, based on Redmond's beautiful natural environment, its vibrant employment areas and diverse community of residents;
- Having equitable access to goods, services and employment;
- Having housing choices that are accessible to residents with various incomes, ages and abilities;
- Valuing environmental quality and supporting choices that minimize impacts to the environment;
- Recognizing the importance of community awareness, education and engagement; and
- Having a strong local economy.

The Comprehensive Plan anticipates the next 20 years with the directive of guiding the City's actions through the lens of the sustainability principles. All aspects of the Plan incorporate these principles, and all policies are considered with regard to their consistency with these principles. As a result, the Comprehensive Plan provides the framework to ensure that characteristics community members value today, as well as in the future are recognized and reflected in City decisions as the community continues to grow and evolve. By intentionally weaving sustainability into the fabric of the Comprehensive Plan, we acknowledge the many aspects of the community that are touched by this bedrock principle; we challenge ourselves to think holistically in our planning, decision making and actions.

Planning Framework

In 1990 Washington's Legislature passed the Growth Management Act (GMA) which established planning goals and a system of planning for cities and counties that have experienced rapid growth. As a part of the GMA, King County adopted and the cities' endorsed Countywide Planning Policies (CPPs) which provide a consistent framework to guide each city's plan. The CPPs address issues that transcend city boundaries, such as setting Urban Growth Areas, accommodating housing and job demand, and addressing capital facilities that are regional in nature, as well as providing a framework to promote consistency between a multitude of city plans. Also as part of the GMA, the Puget Sound Regional Council adopted Multicounty Planning Policies (MPPs) which are adopted as part of VISION 2040. The MPPs serve as the regional guidelines and principles used for the Regional Council's certification of policies and plans. Cities and counties are required to periodically update their plans to comply with updates in regional and state requirements, as well as changes in local conditions.

What Is a Comprehensive Plan?

The Comprehensive Plan is a broad statement of the community's vision for the future and contains policies primarily to guide the physical development of the city, as well as certain aspects of its social and economic character. The Plan directs regulations, implementation actions and services that support the vision. The Plan reflects the long-term values and aspirations of the community as a whole and shows how various aspects, such as land use, housing, transportation, capital facilities and services work together to achieve the desired vision.

While a Comprehensive Plan is meant to provide a strong and constant vision for the future, it is also a living document that must be able to accommodate change, such as a new technology, an unforeseen impact or an innovative method of achieving a component of the vision. It is therefore regularly updated to account for changing issues or opportunities facing Redmond, while still maintaining the core values of the community.

Who Plans and How?

City of Redmond residents, business owners, employees of businesses located in Redmond, owners of property in Redmond, or just about anyone who is affected by the Plan is invited to help develop and update the Comprehensive Plan. Generally, planning begins with identification of the issues and of the stakeholders. Planning may also be used to refine the overall vision of the city, for subareas, for neighborhoods or related to particular subjects such as transportation. Participants may vary depending upon the scope of the particular issue.

The City Council established a Planning Commission as a means of reviewing proposed changes to the Comprehensive Plan and related data in light of the community vision. It is the Planning Commission's job to hold public hearings, discuss updates and make recommendations to the Council.

Over the years, the City has used a number of methods to encourage community participation in planning. These methods have included community meetings for citywide visioning, neighborhood meetings for smaller planning areas and stakeholder meetings for topical interests. Community forums, open houses, design charrettes and even small meetings hosted in homes throughout the neighborhoods have been held to present ideas and to discover new ones. Surveys and questionnaires are used periodically to reach those who may not be able to make meetings. Established boards or commissions meet regularly and address planning on an ongoing basis. Advisory councils or groups may be used to work through a process with a limited scope or time frame. Redmond's website and a variety of communication technologies have provided a way to advertise meetings and also to seek ideas on planning questions. Ultimately, all major planning decisions fall to the City Council, which is responsible for establishing regulations, programs and planning policies, and also for adopting the City budget.

Planning for Redmond from Small Town to City - Major Highlights

1940s	Land use planning established. Redmond has been incorporated since 1912 but remains a small town.
1940	First zoning ordinance.
1948	Planning Commission established.
1950s	Growth is slow. Jonathan Hartman, serving as volunteer City staff, dedicates a great deal of his time helping to guide much of Redmond's growth for a period of 15 years.
1960s	Early beginnings of formal planning. Redmond population increases sevenfold. Several major annexations take place. Planning efforts are largely directed at protecting neighborhood character.
1963	September 1963, the first Comprehensive Zoning Plan is adopted.
1964	Mayor Graep sets up the first planning department. Jonathan Hartman serves as Redmond's first paid director.
1970s	Redmond citizens decide comprehensive planning is needed to prepare for continuing growth. More annexations add areas in Overlake.
1970	The Planning Commission prepares a Master Plan.
1979	The Community Development Guide is adopted, combining the Comprehensive Plan and the Zoning Code.
1980s	Many new high tech industries start up in Redmond. The city begins to see a growing daytime/employee population, as well as continued growth in the number of residents. Downtown Plan created that envisions a livable downtown that provides employment, shopping, attractive and safe places to live, recreation and civic activities.
1981	Shoreline Master Program adopted. Design Review Board established.
1983	Adoption of the Uniform Building Code.
1986	First neighborhood plan undertaken.
1987	First major facility plan incorporated into Community Development Guide.
1990s	New mandates from the State, such as the Growth Management Act (GMA), add elements to Plan. Redmond's population doubles, and several million square feet of commercial space are added. Areas to the north of the city are annexed.
1992	Sensitive Areas Ordinance adopted to implement long-standing City policies.
1993	New Downtown Plan adopted.
1995	Adoption of updated Comprehensive Plan that meets the State Growth Management Act guidelines, including concurrency requirements. Downtown is designated an Urban Center.
1998	Adoption of design guidelines to meet new legal requirements.

2000s	Residential and commercial growth still continuing. City officials, staff and citizens evaluate the success of the Comprehensive Plan in guiding the proposed growth.
2000/2002	Historic preservation policies and regulations adopted to preserve portions of Redmond's heritage and unique character.
2004/2005	First major update to the GMA Comprehensive Plan adopted. Plan includes greater emphasis on community character, variety in housing, housing to better address workforce needs, transportation choices and connections, and annual monitoring, as well as greater commitment to neighborhood planning.
2006	Redmond receives State of Washington Smart Communities Award for Comprehensive Plan.
2007	Overlake is designated an Urban Center.
2008	Shoreline Master Program (SMP) Update. Region's voters approve Sound Transit 2, which includes funding to extend light rail to Overlake.
2010s	The Urban Center portions of Downtown and Overlake are developing according to the vision identified in the 2004 Comprehensive Plan. Planning for the Redmond Central Connector and Downtown Central Park, along with recent growth in residential development, will transform Downtown. Plans for regional stormwater facilities and the redevelopment of the former Group Health Hospital site are underway in Overlake. Additional neighborhood plans have been updated.
2011	The Community Development Guide is rewritten and adopted as the Zoning Code, transferring portions to the Redmond Municipal Code and restoring the Comprehensive Plan as a separate document.
2011	Second major update to the GMA Comprehensive Plan adopted. Updated Plan reflects Redmond's sustainability principles, complies with state and regional requirements that have changed since 2004, extends the planning horizon to 2030, and incorporates City direction and recommendations from recent studies.
<u>2019</u>	<u>Adoption of citywide Cultural Resources Management Plan.</u>

What Is in This Plan?

This Plan is designed to be a readable and functional document to guide Redmond's future direction. It is the City's policy document.

Each element contains policies, text, charts, tables and, in many cases, maps. The policies are the guiding principles; however, they are often preceded by explanatory text, which describes the context of the policy or reasoning behind the policy. The policies may be supplemented with charts or tables. Policies are numbered and highlighted in bold print. Notation in the elements preceding the policy helps to identify the subject under discussion. All policies beginning with FW are framework policies and guide underlying policies. Each element has a designation, such as HO for housing or UT for utilities. Maps may serve either as being informative like the text or may be a supplement to the policy, such as when it illustrates a service area or facility.

The Plan is organized with the following sections or elements.

Element or Section	Policy Abbreviation	Primary Function
Introduction		Provides overview of the purpose of the document and an explanation of how it was developed.
Goals, Vision and Framework Policies	FW	Sets the overarching goals for the City of Redmond and describes the future vision of what the city will look like and how it will function. These policies guide all others.
Community Character and Historic Preservation	CC	Defines how Redmond views its character <u>and manages and protects its cultural resources.</u>
Natural Environment	NE (SMP)	Addresses stewardship of the natural setting. The Shoreline Master Program (SMP) contains the Natural Environment Element policies.
Land Use	LU	Guides physical placement of land uses.
Housing	HO	Addresses needs and strategies for providing a variety of types of housing.
Economic Vitality	EV	Directs the City's roles and responsibilities in enhancing economic vitality.
Human Services	HS	Defines the City's role in planning and funding human services delivery.
Transportation	TR	Addresses the movement of people and goods.
Parks, Arts, Recreation, Culture and Conservation	PR	Addresses parks, conservation of land through parks, recreational and cultural facilities, the arts, design of facilities and program objectives.
Utilities	UT	Addresses utility infrastructure needs and design.
Capital Facilities	CF	Describes how the City plans for and finances capital infrastructure.
Urban Centers	UC	Provides more specific policies for the City's two urban center neighborhoods: Downtown and Overlake.
Neighborhoods	NP	Provides more specific policies for other neighborhoods of the city.
Annexation and Regional Planning	A	Guides annexation and City interaction within the regional context.
Participation, Implementation and Evaluation	PI	Encourages and guides participation in the planning effort. Ensures implementation occurs and provides an evaluation system to see how the Plan is working.
Shoreline Master Program (Policies contained in NE Element)	SMP	Addresses program affecting certain shorelines designated by the State.
Transportation, PARCC, Sewer, Water and Stormwater Plans		These functional plans guide design, operation and placement of these capital facilities in detail. Adopted by reference.

How Is the Plan Implemented?

A number of tools are used to implement the Comprehensive Plan. The Zoning Code contains a set of regulations to direct land use and design as new development or redevelopment occurs. Growth is also directed in keeping with the City's land use and community character goals through careful planning for the location and sizing of capital facilities. Programs related to the arts, recreation or human services support policies related to cultural, recreational or social needs. Capital facilities enhancements such as decorative street lighting carry out policies on community character. Neighborhood programs, such as the neighborhood enhancement grants or block watch, help implement policies on neighborhood character or safety.

The implementation measures are numerous. Part of the Plan is to ensure that there is monitoring in place to keep track of progress. This is fully discussed in the Participation, Implementation and Evaluation Element. Implementation of Comprehensive Plan policies is monitored through the Community Indicators annual report, as well as overall through performance measures identified through the City's budget process.

Profile of Redmond

Redmond incorporated on December 31, 1912, and remained a small town for many years. With rapid growth that began in the 1970s, the City's population as of 2010 ranked it as the nineteenth largest city in the state.

Redmond in Profile – 2010

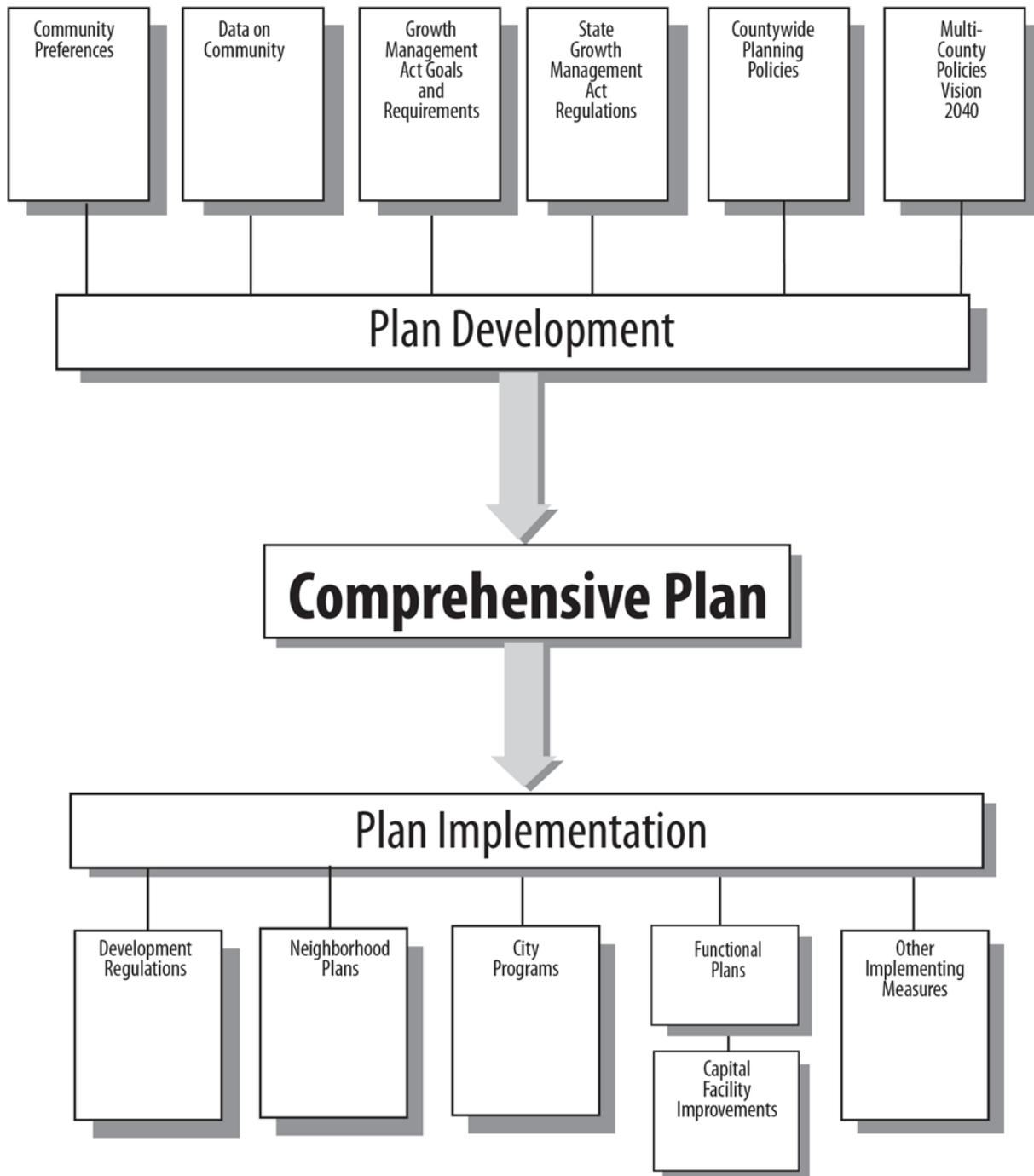
Population:	54,144
Area in Square Miles:	17.14
Miles of Paved Road:	184.9
Acres of Park Land:	1,345*
Miles of Trails:	40.41**
Number of Schools:	9
Rank in Employment: (central Puget Sound region)	5th 77,000 jobs
Top 10 Major Employers:	Microsoft Corporation AT&T Mobility Genie Industries Lake Washington School District Volt Technical Resources Nintendo Honeywell International Eurest Dining Services @ Microsoft United Parcel Service Physio-Control

* Includes 895 acres in Watershed and Farrel-McWhirter Parks which lie outside the contiguous city limit

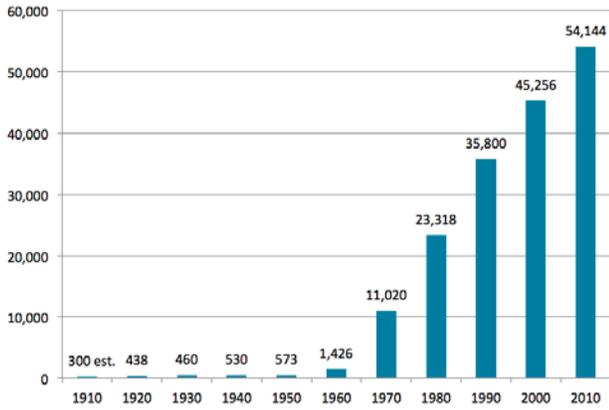
**Includes local and regional trails

As Redmond grew, the community experienced changes in demographics which it will likely continue to see in the future. The city has evolved in size and composition. Redmond's population and household types are changing as reflected in average age, number of persons per household and greater ethnic diversity.

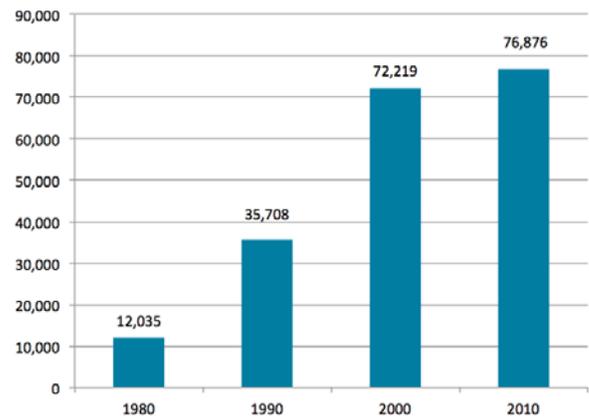
Development and Implementation of a Comprehensive Plan



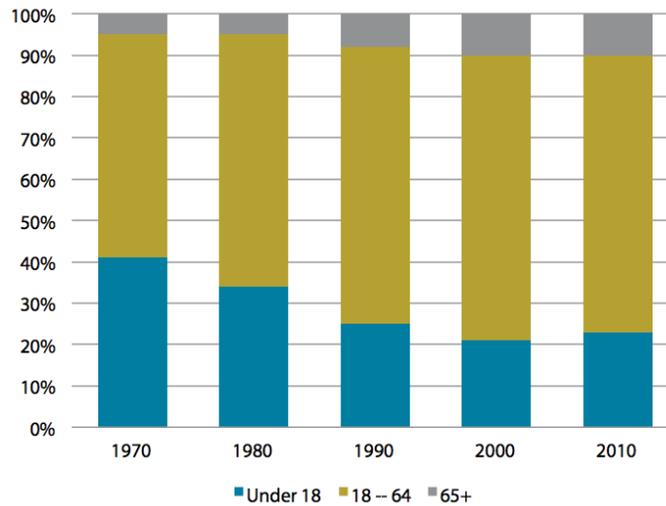
Redmond Population by Decade



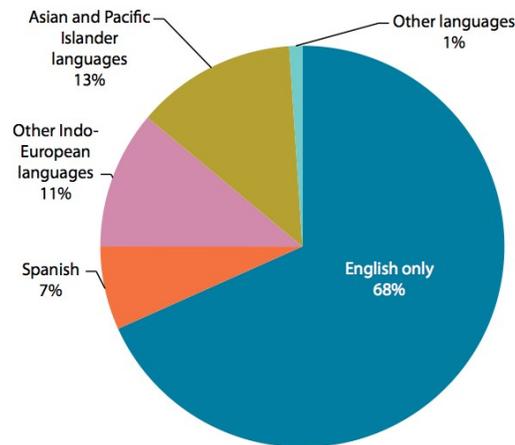
Redmond Employment by Decade



Age Groups - Change by Decade

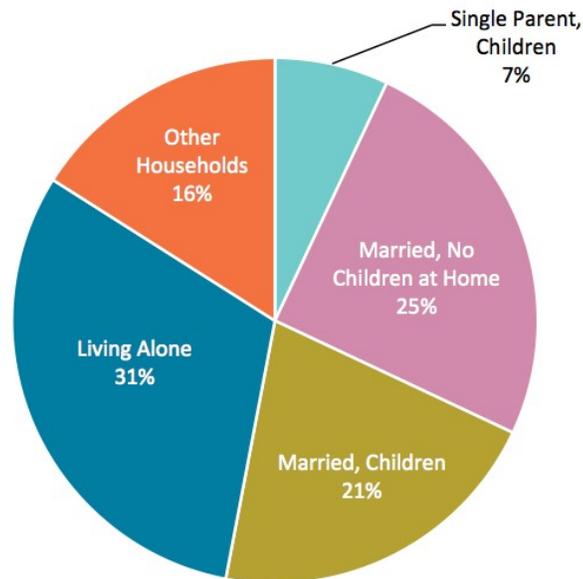


Language Spoken at Home, 2010

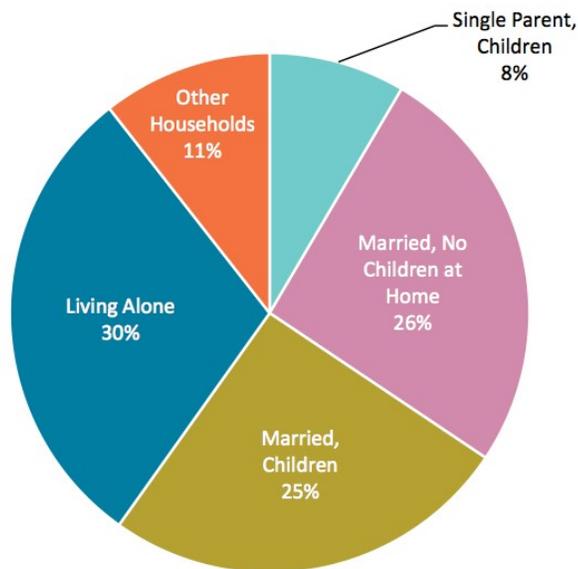


American Community Survey, 2007 – 2009

Household Types, Redmond, 2000



Household Types, Redmond, 2010



	1970	1980	1990	2000	2010
Households	3,239	8,124	14,153	19,102	22,550
Persons per household	3.35	2.83	2.5	2.33	2.3

City History

Xobal's First People

Approximately 12,000 years ago, the landscape of present-day Redmond was significantly different. It featured the glacial retreat of the Pleistocene and the first-known human occupation of shorelines in Xobal, the area now known as downtown Redmond, including Bear Creek. Archaeology in the Bear Creek ~~are~~location shows the land's transition to a wetland and eventually to a slackwater environment during the Holocene. A high-energy stream channel was present during a period, represented by coarse-grained sand, silt, and gravel cutting through deeper sediment. (Results of Data Recovery at the Bear Creek Site, Robert E. Kopperl)

Oral histories of Indian tribes refer to living in this area since time immemorial. The table below describes time periods before the present time during which people interacted in different ways with the lands of Puget Sound and Redmond. The descendants of the Bear Creek occupants continued to be drawn to the lake and river valley's abundance of fish and game and conditions suitable for agriculture. Camps were located near the lakes and streams though other camps were located in upland regions such as in current-day Education Hill. Many also gathered here for trade and community events. Traditional pathways, much like today's trails, connected people to key destinations such as fish weirs, cedar groves, berry thickets, and cultural places.

Dates Before Present (BP)	Analytical Period
14,000 to 12,000 BP	Period 1: Mobile foragers - colonization
12,000 to 8,000 BP	Period 2: Mobile foragers – localized adaptation
8,000 to 5,000 BP	Period 3: Foragers with decreasing mobility
5,000 to 2,500 BP	Period 4: Semi-sedentary foragers/

	collectors
2,500 to 200 BP	Period 5: Semi-sedentary collectors

Sources: Kopperl et al. 2016, Peregrine and Ember 2001. Additional information: Redmond Cultural Resources Management Plan.

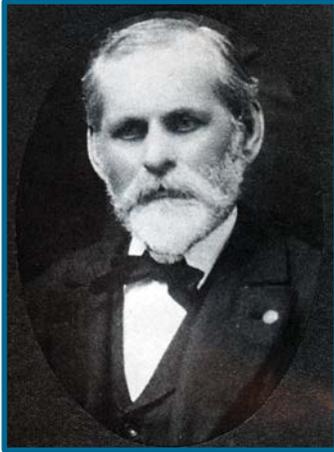
Redmond's Early Days

Redmond's rich bottomlands, created by ancient glaciers, provided a home to prehistoric cultures. Their descendants ~~The descendants of the first people~~ built longhouses and ~~had many~~ continued to camp seasonally ~~seasonal~~ encampments along the Sammamish River and Bear Creek. The introduction of diseases from early hunters, trappers and explorers reduced native populations by the time early settlers began to arrive in the 1870s to homestead. The 1880 Census showed 50 people, 13 of which were Native American.

Two noted families that settled large areas of Redmond were the McRedmonds and the Perrigos. Due to the abundance of dog salmon (chum salmon), the settlement was first named Salmonberg and then for a short time Melrose. The name then changed to Redmond when Luke McRedmond petitioned to change the post office name from Melrose. Between the post office name and his donation of land to site the Redmond depot for the newly arriving Seattle Lake Shore and Eastern rail line, the name Redmond stayed with the town.

The earliest industry was logging aided by the rail line.

Loggers felled some trees with enormous girths of up to 10 feet or more. A host of sawmills producing board lumber and shingles were built in and around the current city. Redmond's downtown supported this industry with hotels, saloons and trading posts. The desire to license saloons along with the desire for a proper water source led to incorporation in 1912.



Warren Perrigo

In order to meet the requirements of the Homestead Act, much of the land was settled and farmed long enough to acquire ownership. As the timber industry began to fade in the 1920s, agriculture became the mainstay of the community and remained so for many decades. Small increments of growth took place due to development of the Lake Washington shipyards in the 1940s and then the installation of the military Nike bases in the 1950s; however, the town grew more in land size than in population. It still retained much of its agricultural roots with a feed mill located downtown. By the end of the 1950s, Redmond had a total of 3.73 square miles, and yet by 1960 the population was only 1,453 persons. More annexations took place in the next decade and added the remainder of Education Hill, most of Overlake, and large sections of Grass Lawn and Willows/Sammamish Valley.

Redmond's Growth Period

By the end of the 1970s, Redmond's land area increased to 13.16 square miles. The real change in growth came when the Evergreen Point floating bridge opened in August 1963. SR 520 was then extended to 148th Avenue NE, opening up the area to suburban residential development. In the late 1970s, an additional section of SR 520 that bridged the

Sammamish River and extended to the intersection of



Historical logging

Redmond Way was completed. These improvements had a significant effect on the size of the town as it grew in 1970 to 11,031 and doubled that in 1980. Beginning in the 1970s and into the 1980s, Redmond began to see a strong growth in high tech industries with such companies as Physio-Control (electronic medical devices), Data I/O, Integrated Circuits (computers), Nintendo and then Microsoft, which moved its headquarters to Redmond in 1986. In this period there were also other industries that affected growth, such as H&N International (chicken hatchery), Genie (mechanical lifts), and several water ski manufacturers, as well as a major facility built by an established company, Safeco Insurance. Also in the early 1980s, the missing link of SR 520 between 148th Avenue NE and the bridge over the Sammamish River was completed. By 1990 Redmond had a population of 35,800, was recognized as the headquarters for Microsoft, and had still managed to keep much of its small-town charm.

Current Highlights

Redmond kept a remnant of its agricultural industry through the 1990s until the feed mill and the Keller Dairy finally ceased operations. Redmond is now a major city in the Seattle region with a 2010 population of 54,144. During the day the city increases to a population of 98,000 due to the combination of residents at home and employees. It has retained many of the high tech industries, as well as other diverse businesses, including seafood processing, package delivery and medical services.

The Downtown is becoming more active and walkable with the inclusion of more residences, as well as shopping, entertainment and cultural attractions. Redmond Town Center, a major location for shopping, employment, tourist activity and public gatherings, anchors one portion of the Downtown and is connected by the Sammamish River Trail to the municipal campus. The Redmond Central Connector and Redmond Central Park will provide significant public spaces that will enable further development of the Downtown into a pedestrian-friendly, vibrant urban center. In spite of many changes Downtown, the City has retained its historic core and is working hard to protect its heritage.

Overlake is poised for significant growth encouraged by City planning and investment for a variety of public facilities and light rail service starting in 2023. Already, Overlake is home to a variety of advanced technology corporations both large and small. Overlake Village, in the southern part of Overlake, is a local and regional retail destination. Over time, thousands of new residents are anticipated to move to Overlake Village as the area transforms to include mid-rise apartments and condominiums, urban parks and plazas, and a transportation network that supports mobility by transit, cars, bicycle and foot.

Police, fire, parks, transportation and utilities continue to provide quality service. Residential neighborhoods remain quiet, safe places to live. The Sammamish Valley remains an open vista of green flanked by hillsides that have retained much of the woodland character.

Future

Planning for a sustainable future that anticipates growth and change presents challenges. The community has provided input into how Redmond can accomplish this, as articulated by six Sustainability Principles. People have stated they would like to see protection of the natural environment, protection of Redmond's heritage and character, a greater number of transportation choices, a wide range of places for socializing and recreation, a healthy economy and a more diverse set of housing choices.

The Comprehensive Plan sets out the policies to reflect these community values and guide decisions about growth and change. It begins by laying out the main principles in the Goals, Vision and Framework Policies Element and follows with other elements that support that vision. It is a statement of Redmond's goals for the future and how these goals will be achieved in a sustainable manner.

Exhibit B2: Goals, Vision and Framework Element



Goals, Vision, and Framework Policies



DIVIDER PHOTO: MULTI-USE BUILDINGS IN DOWNTOWN REDMOND

What tender artistry it takes to make a town

Organization of this Element

Introduction

A. Goals for Redmond

B. Our Future Vision for Redmond in 2030

C. Framework Policies

Introduction

As a community, Redmond has identified the importance of goals, policies and actions that speak to how the City can work in partnership with the community toward achieving a sustainable future. Redmond's Comprehensive Plan is a reflection of this and other long-term values and preferences held by people in the community for how Redmond should look and feel over the next 20 years and beyond.

This element expresses those values and preferences through:

- A. Goals that summarize the intent of the Comprehensive Plan,
- B. A vision that describes what our community would be like in 2030 if the goals were achieved, and
- C. Framework policies that the City will follow to achieve the goals and vision.

The goals and framework policies express the core concepts on which the Comprehensive Plan is based and together set the direction for how various elements of the Plan address the trends, opportunities, and mandates facing the City.

The goals and framework policies are not listed in priority order and need to be viewed as a whole that is balanced over time; just as the three pillars of sustainability, including environmental quality, economic vitality and social equity, must be balanced to achieve a sustainable future. One goal or value shall not be pursued to the exclusion of the others.

A. Goals for Redmond

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.

- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.

B. Our Future Vision for Redmond in 2030

What would Redmond be like as a place to live, work or visit if the community's values and preferences were achieved? The vision statement describes Redmond in the year 2030 if the Comprehensive Plan were implemented.

Community Vision Statement

In 2030 Redmond citizens describe their community as one that is complete, offering a wide range of services, opportunities, and amenities. It's a community that has acted to maintain a balance among the three pillars of sustainability, while accommodating growth and change. As a result, Redmond's high quality of life, cherished natural features, distinct places, and character are enhanced. The community's evolution has successfully woven the small town feel of older, established neighborhoods with the energy and vitality of Redmond's urban centers. The result is a place where people are friendly, often meet others they know and feel comfortable and connected. It is a place where diversity and innovation are embraced, and action is taken to achieve community objectives. It's a place that is home to people from a variety of ethnic backgrounds, which contribute to the richness of the city's culture.

Achieving a balance between accommodating growth and preserving Redmond's unique features and livability was challenging, but over the past 20 years through the clear, shared direction contained in the Comprehensive Plan, the vision has taken shape and throughout Redmond the results are apparent.

In 2030 Redmond's two urban centers—Downtown and Overlake—are thriving centers of residential and commercial activity. Downtown is an outstanding place to work, shop, live and recreate, and is a destination for many in Redmond and in the region. Attractive offices, stores, services, and residential developments have contributed to a new level of vibrancy, while retaining a comfortable, connected feel that appeals to residents, business and visitors. Many more people live Downtown, and housing choices include a wide range of pricing options. Strategic public and private investments have created a true multidimensional urban center with several new and expanded public amenities, including the City Hall campus, Downtown Central Park and the Redmond Central Connector, that are gathering places for the community; an arts and community cultural center; a pedestrian connection to Marymoor Park; a vibrant Saturday market and a variety of quality arts and cultural programs and performances.

Various portions of Downtown have their own identities, design and appeal, and it is easy to walk, bicycle, use transit or drive between them as well as to the rest of Redmond and the region. Many visitors walk or take transit to get to their destinations or park in one of the conveniently located garages. The congestion of 20 years ago has been tempered primarily by providing convenient and effective transportation alternatives together with improved operations and then increased capacity in strategic locations, such as SR 520 and important connections in the street grid.

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.

Large open spaces, such as the Sammamish River, Downtown Central Park, the Redmond Central Connector, Anderson Park and Bear Creek, as well as abundant landscaping and a system of parks and other gathering places, create a sense of Downtown as an urban place within a rich natural environment. A network of walkways, trails, vista points and plazas enable people to enjoy the natural beauty of the river, views of surrounding hillsides and mountains and other points of interest. Recent developments along the Sammamish River are oriented to and embrace the river, while maintaining adequate natural buffers.

Overlake has become a regional urban center that is the location of internationally known companies, corporate headquarters, high technology research and development companies, and many other businesses. While intensively and efficiently developed, the employment areas retain their campus-like feel due to attractive landscaping and the protection of significant trees and other important natural features. During the past 20 years, redevelopment of Overlake Village has brought retail storefronts closer to the street and improvements to streetscapes to reflect the green character of Redmond, making the area more hospitable to transit, pedestrians and bicyclists. This portion of Overlake has also become much more diverse, featuring small neighborhoods with a variety of housing choices, small-scale shopping and services to serve employees and residents, and connections to a network of parks, sidewalks, trails and transit services. In many ways Overlake has demonstrated that high technology uses can thrive in a sustainable urban setting that offers opportunities to live, work, shop and recreate for an increasingly diverse workforce.

Marymoor Local Center is a burgeoning neighborhood that offers a well-designed mix of living, employment, community gathering, education and shopping opportunities. An efficient street grid has begun to take shape and provides easy access to mixed-use and residential buildings and a variety of thriving businesses. Marymoor is fast becoming a multi-purpose destination accessed by light rail,



Downtown 2030



Overlake 2030



Innovative Housing in the North Redmond neighborhood

pedestrian and bike trails, and bus transit. People are drawn to the area's attractions - proximity to Marymoor Park, a lively daytime and evening social scene, and commercial business opportunities. The pedestrian-oriented streetscapes add to the appeal of this vibrant neighborhood and people find that many of their daily needs are met locally.

Redmond is treasured for its attractive character, natural assets, friendly and welcoming atmosphere, diversity, safety and quiet settings. Redmond includes a broad choice of housing types at a range of prices, including affordable homes. During the past 20 years, there has been much more variety in the types and prices of newly constructed homes, including more cottages, accessory dwelling units, attached homes, live-work units and other smaller single-family homes. New homes blend with existing homes and the natural environment, retaining valued characteristics of neighborhoods as they continue to evolve. While single-family neighborhoods have remained stable, the number and variety of multifamily housing choices have increased significantly, especially in mixed-use developments in the Urban Centers. Through careful planning and community involvement, changes and innovation in housing styles and development have been embraced by the community. Residents enjoy a feeling of connection to their neighborhoods and to the community as a whole.

Redmond has acted to maintain a strong economy and a diverse job base. The city is the home to many small, medium-size and locally owned businesses and services, as well as nationally and internationally recognized corporations. Redmond is widely recognized as inviting for advanced technology, and businesses are proud to be partners in the community. The city provides a positive business climate that supports innovation and attracts sustainable development while retaining existing businesses. Likewise, the successful companies return benefits directly and indirectly to the community. A prime example of this is the support that residents and the business community have given to the school system to create a high-quality educational system that serves the needs of people of all ages.

In 2030 Redmond has a park and open space system that provides a natural area or recreational opportunity within walking distance of every resident. Neighborhood and community parks contribute to a high quality of life in Redmond by providing a full array of opportunities ranging from active recreation, such as sports games and swimming, to more restful and reflective activities, such as walking and viewing wildlife.

The city is framed within a beautiful natural setting with a system of open spaces and parks having diverse natural resources that provide habitat for a variety of wildlife and serve environmental functions. Lake Sammamish, the Sammamish River and Bear Creek, historically surrounded by farmland, are present in the heart of Redmond. These are focal points of Redmond's park system, which has many miles of trails and a variety of parks located alongside. Public access to shorelines along these water bodies is enhanced, while maintaining protection for the natural environment.

Green spaces and interconnected trails and paths support active, healthy living. Redmond has an excellent and readily accessible system of paths and trails used by walkers, cyclists, equestrians and others as they recreate or commute, both within the city and to other parts of the region.

Parks and indoor recreation facilities are vibrant gathering places where recreation and cultural events attract a wide range of ages and cultures. Recreation programs are continuously updated to reflect the changing needs of a diverse population and to make Redmond an active and interesting place to live and visit.

Other indoor facilities provide unique recreational opportunities, such as aquatics, indoor field sports, classroom programs, gymnasium-related sports, fitness and dance classes, or drop-in spaces. Collaboration with other communities and agencies helps Redmond reach its goal to have year-round facilities to serve its residents and employees. This is cost-efficient and enables each community to achieve more than might be possible independently.

The city's parks, innovative recreation services, and unique art and cultural experiences continue to provide a high quality of life in Redmond. Community

members are able to improve their health and well-being, appreciate art, enjoy great parks and celebrate the cultural diversity of Redmond.

Redmond's 2030 transportation system offers people a variety of real choices for how we get between where we live, work, shop and play. Each year, more people walk, bicycle, carpool or use transit to travel within the city to access the regional bus and light rail system because land uses that reflect our vibrant community character have created a strong market demand for these options. Our transportation infrastructure reflects this by prioritizing more people-oriented travel that supports Redmond's land use, manages our limited roadways most efficiently, and provides a transportation system that embodies the City's sustainability principles and achieves Redmond's land use pattern and vision.

The City has invested strategically and leveraged regional funds to ensure a safe, well-maintained system, improve transportation choices and mobility, and support our two Urban Centers, Downtown and Overlake. Neighborhoods have increased access to the hubs of Downtown and Overlake, neighboring cities and the region. Significant investments in SR 520, I-405 and regional and local transit routes have improved mobility for people and goods. In Redmond, roadway projects have been built where needed to

improve safety and operating efficiency or to create more accessible connections. The City continues to maintain an effective system of access and circulation for delivery and freight. Streetscapes are attractive, well designed and enhance environmental quality for various travel modes.

In responding to significant energy costs and new vehicle fuel options and technologies, the City has developed alliances with other agencies and the private sector to create new opportunities and efficiencies. In turn, these alliances support easy access to electric vehicle charging stations and other alternative fueling infrastructures, as well as access to information about travel conditions, incidents, and transit arrival and departure times.

Infrastructure and services- meet the needs of a growing population and promote a safe and healthy community. The planning and placement of utilities in Redmond has supported the community's vision for the location and amount of growth. Long-term planning for utilities has contributed to a high quality of life for Redmond residents and businesses by ensuring efficient utility delivery. Proper utility planning has also protected Redmond's natural environment and resources. Upgrades to the sanitary sewer system have eliminated many septic systems, thereby controlling



Microsoft building off of NE 40th St.



Families enjoy a warm day at Idylwood Park

contaminants released into the environment. The City has protected the natural environment by developing stormwater systems to prevent or reduce excess stormwater runoff, designing and upgrading systems and plans to prevent damage to the environment, and by fostering conservation operationally and by implementing low-impact development practices.

Redmond provides high-quality public safety services and well-maintained and dependable public facilities. The community continues to enjoy excellent fire and emergency response times, professional police services, beautiful parks, clean drinking water, and effective wastewater and stormwater management because the capital facilities needed to provide these services were, and still are, planned and maintained for the long term. An efficient multimodal transportation system has taken shape and is continually improved. This long-term planning for services and facilities carries out the Comprehensive Plan goals and policies, such that new development and new services and facilities arrive concurrently.

Redmond residents embrace and support the high-quality educational, cultural and recreational facilities in the community. The City works in partnership with schools, businesses, service providers, and other organizations and jurisdictions to maintain and strengthen a human services network that provides the food, shelter, job training, child care and other services residents need to be thriving members of our community. Locally grown food sources, farmers markets and community gardens provide healthy and sustainable options. Public art and cultural events are also integral to the city for community building, connecting people with arts and culture, and as a catalyst for creativity within the community. Redmond is recognized for its outstanding visual and performing arts programs that attract a wide range of ages and cultures and reflect the needs of a diverse population. It is an inviting place for artists to live and work, contributing to the overall desirability and charm of the community. A center to showcase performing and visual arts will be sited in a conveniently located, highly visible and active part of the city.

Redmond in 2030 has maintained a very green character. Citizens benefit from its livability which contributes to the general quality of life. The

city is framed within a beautiful natural setting and open spaces, and an abundance of trees continue to define Redmond's physical appearance, including forested hillsides that flank the Sammamish Valley, Lake Sammamish and Bear Creek. Clean air quality not only contributes to a healthy community, it also helps keep the scenic mountain vistas visible from the city. Likewise, reduction in greenhouse gas emissions and particulate air pollutants enhances these benefits. A system of interconnected open spaces provides habitat for a variety of wildlife. The City prides itself for its environmental stewardship, including an emphasis on sustainable land use and development patterns, landscaping that requires little watering, and other techniques to protect and conserve the natural environment while flourishing as a successful urban community. People continue to enjoy Lake Sammamish and the Sammamish River for boating, swimming and other types of recreation. Bear and Evans Creeks provide regionally significant habitat for wild salmon spawning and rearing. Through many cooperative efforts, the improved water quality is demonstrated annually in the increasing salmon runs. Public access to shorelines has been enhanced, while protecting the natural environment and property owners' rights. The open space and agricultural character of the north Sammamish Valley has been maintained and is highly valued by the community. Through the joint efforts of Redmond, King County and Washington State, the areas north and east of the city remain rural.

Redmond has reached its ultimate size, having annexed all remaining territory in its Potential Annexation Area so that residents may receive a full range of urban services. The new neighborhoods have been seamlessly interwoven with existing neighborhoods. The process of annexation has allowed new residents to enjoy high-quality facilities and services.

Redmond is an integral member of the regional planning community. As was the case in 2010, Redmond continues to work cooperatively in regional planning with neighboring jurisdictions, King County, neighboring counties, state agencies and other jurisdictions. Redmond is an active member of regional planning organizations where it simultaneously advances the interests of Redmond community members and works toward regional goals.

open space.

Though the city has experienced growth and change during the past 20 years, Redmond has maintained its distinctive character. The quality design of new development is a reflection of the value Redmond community members place on the community's appearance. The design also reflects the diversity of the community. Care has been taken to create distinctive streets and pathways and to enhance the comfort, safety and usability of public places. Public view corridors and entryways have been preserved and enhanced. The [City's historic story of place, and people, is and](#) roots are still apparent through preservation of special sites, [landscapes](#), structures, and buildings. Interpretive signage, [art, and other features](#) have also been used to enhance the city's sense of its heritage.

Community gathering places are found throughout the city. Spaces for parks have been acquired and improved by the City, and plazas have been incorporated into new developments. Both public and private investment into place-making creates and maintains spaces where informal social gatherings and community building occur. The City and private partners have continued to sponsor a wide variety of community events in an array of public places. Community members also enjoy community gardens, parks and plazas, and walkable and bikeable neighborhoods which support healthy lifestyles and a sustainable future.

Care has been given to preserve elements of the natural environment. Landscaping regulations have ensured preservation of special natural areas and significant trees that define the character of the city. New landscaping has, when appropriate, incorporated native plants and low-impact development techniques. Areas of open space and forested groves near Town Center, along Redmond Way and in other locations have been preserved where possible through [public/private collaboration with other agencies and Indian tribes and through private partnerships](#). Through creative design, public and private projects have incorporated natural features and enhanced natural systems. Redmond continues to promote the value of the natural environment by inventorying and monitoring the elements that define the city's green character, including forested parks and

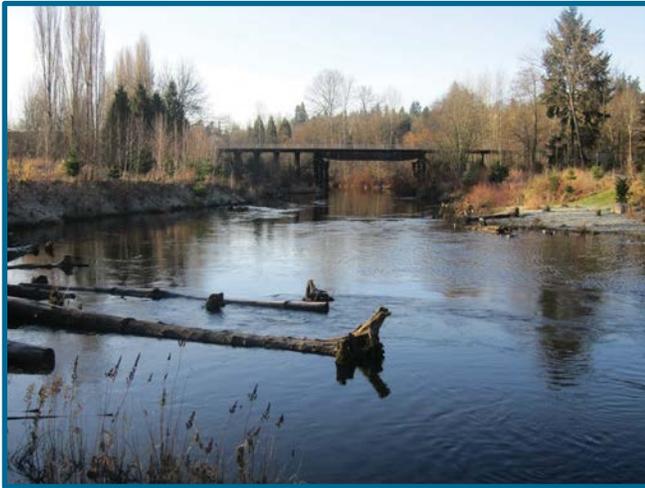
The cost of providing and maintaining Redmond’s quality services and facilities is borne equitably, balancing the needs of the community with those of the individual. Redmond continues to draw from diverse revenue streams in order to finance capital facility projects. Additionally, maintenance of new facilities is anticipated well in advance as part of the capital planning program ensuring facility maintenance costs can be effectively incorporated into the City’s operating budget. The public facility costs associated with new growth are recovered in part using impact fees that reflect up to date costs, including those related to land acquisition and construction. In addition, Redmond continues to seek grants and other outside funding in order to maintain its high quality of life.

Redmond is an effective, responsive local government that responds to and anticipates the changing needs of the community. **Many people actively participate** in Redmond’s planning process and system improvements, and their preferences are incorporated so that Redmond continues to be the place desired by members of the community.

In 2030, as in 2010, Redmond is a community working together and with others in the region to implement a common vision for Redmond’s sustainable future.

C. Framework Policies

To be effective, the goals and vision must be translated into policies, plan designations and actions. The framework policies are the overarching policies that help to communicate how the community wants Redmond to look and feel over the next 20 years and that set the direction for the rest of the Comprehensive Plan. In contrast, policies in the various elements, such as Land Use or Housing, are more detailed and describe methods of accomplishing the vision. The framework policies are not listed in priority order and need to be viewed as a whole that is balanced over time.



Sammamish River



Redmond Watershed

Participation, Implementation and Evaluation

- FW-1** Support a sustainable community that recognizes that people, nature and the economy are all affected by both individual and collective actions.
- FW-2** Encourage active participation by all members of the Redmond community in planning Redmond's future.
- FW-3** When preparing City policies and regulations, take into account the good of the community as a whole, while treating property owners fairly and allowing some reasonable economic use for all properties. Require predictability and timeliness in permit decisions.
- FW-4** Support a culture of dialogue and partnership among City officials, residents, property owners, the business community, and agencies and organizations.
- FW-5** Evaluate the effectiveness of policies, regulations and other implementation actions in achieving Redmond's goals and vision for a sustainable future and take action as needed.

Conservation and Natural Environment

- FW-6** Protect, enhance and restore habitat and natural ecosystems to levels of function that provide resilience and adaptability, prevent natural hazards, and support biological imperatives for clean water and air.
- FW-7** Protect and restore the natural resources and ecological functions of shorelines, maintain and enhance physical and visual public

access, and give preference to uses that are unique or dependent on shoreline locations.

- FW-8** Improve ~~the~~ response and resiliency of the City to climate change impacts in built, ~~natural~~ and social environments with an emphasis on public health.
- FW-9** Support ~~Redmond~~ as an urban community that values ~~clean air and water, views of stars at night, and quiet neighborhoods.~~
- FW-10** Achieve ~~reductions and mitigate impacts community-wide from greenhouse gas emissions and criteria air pollutants. Additionally, promote efficient energy performance and use of energy sources that move beyond fossil fuels.~~
- FW-11** Emphasize ~~Redmond's~~ role as an environmental steward by conducting City business in a manner that:
- Increases community understanding of the natural environment through education and involvement programs to promote active participation in addressing environmental challenges and solutions;
 - Promotes sustainable land use patterns and low-impact development practices; and
 - Leads by example in the conservation of natural resources, such as energy, water and trees, and avoidance of adverse environmental impacts.

Land Use

- FW-12** Ensure that the land use pattern accommodates carefully planned levels ~~of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use and best~~

management practices of land, provides opportunities to improve human health and equitable provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.

- FW-13** Ensure that the land use pattern in Redmond meets the following objectives:
- Takes into account the land's characteristics and directs development away from environmentally critical areas and important natural resources;
 - Encourages redevelopment of properties that are underutilized or inconsistent with the Comprehensive Plan designation;
 - Supports the preservation of land north and east of the city outside of the Urban Growth Area, for long-term agricultural use, recreation and uses consistent with rural character;
 - Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices;
 - Focuses and promotes office, housing and retail development in the Downtown and Overlake Urban Centers;
 - Provides for the transition of the Marymoor Local Center to be a location that includes housing, services, and a diversity of employment opportunities;
 - Retains and encourages research and development, high technology and manufacturing uses in portions of Overlake, Downtown, Willows and Southeast Redmond;
 - Provides for industrial uses in suitable areas, such as portions of the Southeast Redmond Neighborhood;
 - Provides opportunities to meet daily shopping or service needs close to residences and work places;
 - Provides and enhances the geographic distribution of parks and trails to support

active, healthy lifestyles; and

- Advances sustainable land development and best management practices, multimodal travel and a high quality natural environment.

FW-14 Plan to accommodate a future population of 78,000 people and an employment base of 119,000 jobs in the City of Redmond by the year 2030.

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

Housing

FW-16 Create opportunities for the market to provide a diversity of housing types, sizes, densities and prices in Redmond to serve all economic segments and household types, including those with special needs related to age, health or disability.

FW-17 Encourage a housing supply in Redmond and nearby communities that enables more people to live closer to work, reduce commuting needs, and participate more fully in the community.

Economic Vitality

FW-18 Support sustainable and environmentally sound economic growth with appropriate land use regulations and infrastructure investments.

FW-19 Encourage a strong and diverse economy and tax base that provide a variety of job opportunities, support the

provision of excellent local services and public education, and keep pace with economic and demographic changes.

FW-20 Cultivate and enhance a broad variety of retail and service business choices that meet the needs of the greater Redmond community.

Neighborhoods

FW-21 Strengthen ongoing dialogue between each neighborhood and City officials.

FW-22 Make each neighborhood a better place to live or work by preserving and fostering each neighborhood's unique character and preparation for a sustainable future, while providing for compatible growth in residences and other land uses, such as businesses, services or parks.

Downtown

FW-23 Promote an economically healthy Downtown that is unique, attractive and offers a variety of retail, office, service, residential, cultural, and recreational opportunities.

FW-24 Nurture a Downtown Redmond that reflects the city's history, provides a comfortable atmosphere, preserves its natural setting, integrates urban park-like qualities, and serves as the primary community gathering place and entertainment and cultural destination for the greater Redmond area.

FW-25 Enhance the pedestrian ambiance of Downtown through public

and private collaboration and investments.

- 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.

Overlake

- FW-27** Support Overlake as a focus for high technology and other employment located within a vibrant urban setting that provides opportunities to live, shop and recreate close to workplaces. Make public and private investments that reinforce the desired character and increase the attractiveness of Overlake as a place in which to walk, bicycle and use transit.

- FW-28** Ensure that development and investments in Overlake address transportation issues of concern to both Redmond and Bellevue, help to retain the character of nearby residential neighborhoods, and enhance a green character within the area through addition of parks, street trees and landscaping, as well as retention of significant trees and other natural features.

Marymoor

- FW-28.1** Support Marymoor as a focus for the location of housing, employment, and services in a compact and moderately dense form that respects the natural constraints of the land and

includes convenient access to multiple modes of transportation.

- FW-28.2** Ensure through private and public investment that Marymoor transitions into an attractive urban neighborhood with a character that draws innovators from diverse fields, is inclusive of a mixed-income population, and achieves high quality design with respect to gathering places, pedestrian amenities, streetscapes, and nearby natural elements.

Parks and Recreation

- FW-29** Maintain and promote a vibrant system of parks and trails that are sustainably designed, preserve various types of habitat and protect the natural beauty of Redmond.
- FW-30** Provide citizens of all ages with diverse and accessible recreational and cultural opportunities, including active recreation and social and educational activities that change with trends in the city's demographics.

Facilities and Services

- FW-31** Plan, finance, build, rehabilitate and maintain capital facilities and services consistent with the following principles:
- Provide facilities and services that support the City's vision and Land Use Plan as articulated in the Redmond Comprehensive Plan;
 - Ensure that capital facilities are sustainable, well designed, attractive and safe;
 - Provide facilities and services that protect public health and safety;

- Ensure adequate provision of needed infrastructure and services;
- Allocate infrastructure funding responsibilities fairly;
- Optimize strategic actions and investments over near-, mid-, and long-term portions of the Comprehensive Plan's 2030 planning horizon while recognizing the need to retain flexibility to leverage opportunities and respond to changing conditions; and
- Provide reasonable certainty that needed facility and service improvements are completed in a timely manner.

FW-32 Ensure that the cost of capital facility improvements are borne in proportion to the benefit received. Allocate the cost of facilities that are generated by and that benefit growth to those generating that growth.

Transportation

FW-33 Ensure that Redmond's community character is protected and enhanced by planning, constructing, operating and maintaining a transportation system that embodies the City's sustainability principles and achieves Redmond's preferred land use pattern and vision.

FW-34 Develop accessible, safe and efficient multimodal transportation connections for the movement of people, goods and services.

FW-35 Provide mobility choices by investing in transportation programs, projects and services that promote a "walkable community," a complete bicycling network and enhance the attractiveness of transit, ridesharing and use of alternate

fuels that reduce greenhouse gas emissions.

FW-36 Use performance measures to measure progress towards Redmond's planned transportation system.

FW-37 Influence regional decisions and leverage transportation investments that support Redmond's preferred land use pattern and vision by increasing mobility choices and improving access between the city and the region for people, goods and services.

Community Character

FW-38 Maintain Redmond as a green city with an abundance of trees, forested areas, open space, parks, wildlife habitats, riparian corridors, access to shorelines and other elements of its beautiful natural setting.

FW-39 Retain aspects of Redmond's comfortable, connected feel while accommodating urban growth.

FW-40 Ensure that building and site design maintain and enhance Redmond's character, retain identities unique to neighborhoods and districts, and create places that are high-quality, attractive and inviting to people.

FW-41 Recognize, celebrate, connect with, and pPreserve Redmond's heritage, including historic links to Native cultures, historic activities such as logging and farming, and isthe image of Redmond as the Bicycle Capital of the Northwest, as an important elements of the community's character.

FW-42 Retain and attract small- to medium-sized and locally owned businesses in Redmond to offer a variety of goods and services.

FW-43 Provide a variety of gathering places in the community that supply citizens with opportunities to enjoy the natural environment, arts or views, to learn, to recreate, to encourage stewardship, or to meet with others.

FW-44 Promote opportunities to enhance public enjoyment of river and lake vistas and provide public places to take advantage of the Sammamish River as a community gathering place.

FW-45 Enhance Redmond as a community that is welcoming, child friendly and safe; supports neighborhoods, families and individuals; and is characterized by diversity, innovation, creativity and vitality.

Growth Management Act, VISION 2040, and the King County Countywide Planning Policies.

FW-49 Work with other jurisdictions and agencies, educational and other organizations, and the business community to develop and carry out a coordinated, regional approach for meeting the various needs of Eastside communities, including housing, human services, economic vitality, parks and recreation, transportation, and environmental protection.

FW-50 Work cooperatively with residents and property owners to annex all land within the designated Potential Annexation Area.

Human Services

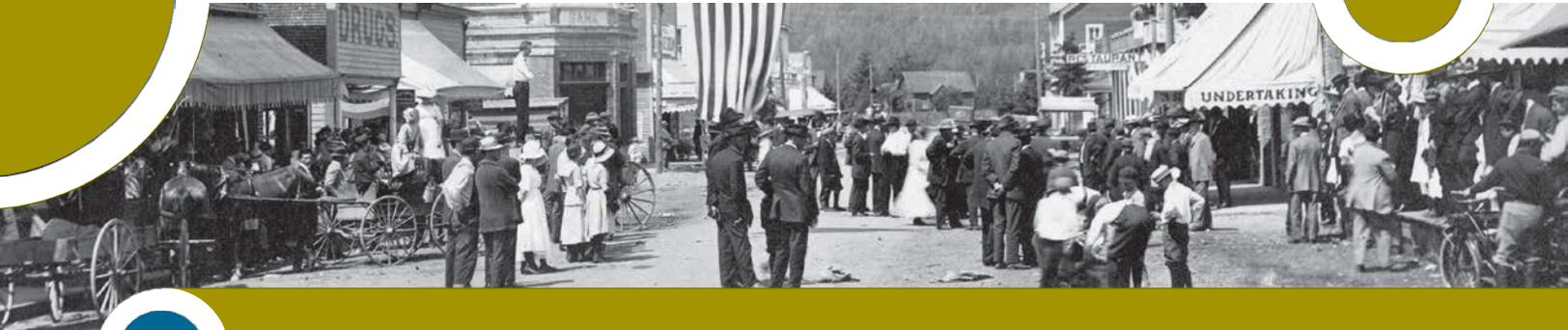
FW-46 Improve the welfare and independence of Redmond residents by supporting the availability of human services to all in the community.

FW-47 Ensure that human service programs reflect and are sensitive to the cultural, economic and social diversity of the city.

Regional Planning and Annexation

FW-48 Develop and support regional policies, strategies and investments that reflect the vision and policies of the Redmond Comprehensive Plan. Achieve local goals and values by participating fully in implementation of the

Exhibit B3: Community Character and Historic Preservation Element



Community Character and Historic Preservation





DIVIDER PHOTO: LEARYWAY, JULY 14TH, 1913

and make it true,
so that it does not
forget its name,

Future Vision for Redmond: Community Character and Historic Preservation

Redmond has maintained its distinctive character.

The quality design of new development is a reflection of the value Redmond's community members place on the community's appearance. The design also reflects the diversity of the community. Care has been taken to create distinctive streets and pathways and to enhance the comfort, safety and usability of public places. Public view corridors and entryways have been preserved and enhanced. The city's historic roots are still apparent through preservation of special sites, structures and buildings. Interpretive signage has also been used to enhance the city's sense of its heritage.

Community gathering places are found throughout the city.

Spaces for parks have been acquired and improved by the City, and plazas have been incorporated into new developments. Both public and private investment into placemaking creates and maintains spaces where informal social gatherings and community building occur. The City and private partners have continued to sponsor a wide variety of community events in an array of public places. Community members also enjoy community gardens, parks and plazas, and walkable and bikeable neighborhoods which support healthy lifestyles and a sustainable future.

Care has been given to preserve elements of the natural environment.

Landscaping regulations have ensured preservation of special natural areas and significant trees that define the character of the city. New landscaping has, when appropriate, incorporated native plants and low-

impact development techniques. Areas of open space and forested groves near Town Center, along Redmond Way, and in other locations have been preserved where possible through public/private collaboration. Through creative design, such as in combination with neighborhood entryways, public and private projects have incorporated natural features and enhanced natural systems. Redmond continues to promote the value of the natural environment by inventorying and monitoring the elements that define the city's green character, including forested parks and open space.

Organization of This Element

Introduction

A. Community Character and Design

- People and Public Places
- Events and Community Building
- View Corridors, Entrances, and Landmarks
- Buildings and Site Design
- Streets and Pathways

B. Historic Resources

- Preservation
- Survey and Evaluation
- Landmark Nomination
- Implementation Measures
- Regional and Community Involvement

Introduction

The City of Redmond's setting includes a series of hills and valleys carved by ancient glaciers. The southern portions of the city adjoin or overlook the shore of Lake Sammamish. The waters of Bear Creek flow south and join the Sammamish River to flow north across a major valley. Redmond's unwritten history extends back many centuries to when native cultures used the natural waterways for food and transportation and had settlements, both permanent and temporary, along the banks. Those same transportation corridors led others to the Redmond area.

Redmond's recorded history began in the 1870s when the city started as a small commercial center for logging and remained a small farm community for several decades. The city began to grow in the 1970s and has developed into a major business and population center. The 1980s and 1990s included increased residential development along with significant growth in the city's business sector, helping to establish Redmond as a center for intellectual and technological innovation. Thereafter, emerged the City's two urban centers: Downtown and Overlake. Today, Redmond is planning for additional growth in the future that will continue to shape the character of the city. As growth occurs, there are characteristics that residents would like to retain, such as Redmond's green character; a safe, friendly and sustainable community; and some physical remnants of the past as reminders of its early history.

The Community Character and Historic Preservation Element provides a design framework for new development and construction and addresses natural features and historic character preservation. The element is meant to address the goals of retaining Redmond's distinct character and creating gathering places and cultural opportunities. It addresses Redmond's desire to maintain a successful business climate and to foster innovative thinking. It addresses the vision of respect for the natural environment. It is also intended to help carry out the vision of keeping Redmond a safe, friendly and attractive city in the future.

This element is complementary to other elements of the Comprehensive Plan. Community character is addressed broadly in the Vision, Goals and Framework

Policies Element. Specific aspects of community character are addressed in other elements. For example, Redmond's economic character is addressed in the Economic Vitality Element and locations for various uses under the Land Use Element. This element focuses more closely on design goals and the historic character of the city.

A. Community Character and Design

People and Public Places

Community cohesiveness develops in many ways. It can come from a shared vision for the community. It can be developed through the use of public places for interaction.

Successful public places have the following qualities: accessibility, comfort or image, activity, a welcoming feeling and sociability. Accessibility means having good links from surrounding areas, by foot, bike, transit or other means. It also means visual accessibility. The comfort and image come from several characteristics, including a perception of safety, cleanliness and availability of seating, both formal and informal. Identifying features, such as a fountain, artwork or a unique building, may also enhance image. Activity may be a natural outcome from a collection of uses or may be programmed through music presentations or performing arts. People typically feel welcome at public places that provide basic features, such as lighting, shelter and play areas for children, along with spaces for meetings or other gatherings. Sociability is when a space becomes a place for people to go or to meet, usually because it has elements of the first four qualities.

The City can facilitate the success of public places by promoting activities that enliven a space and by ensuring well-designed spaces.

CC-1 Maintain Redmond's vision for its size and character while balancing its regional role in meeting transportation needs, caring for the environment, and meeting the demands for growth.

- CC-2 Recognize and encourage Redmond as a center for intellectual and technological innovation.**
- CC-3 Ensure that the Downtown is a place that feels comfortable for pedestrians and respects views of tree lines and adjacent hillsides through control of such characteristics as height, scale and intensity.**
- CC-4 Reflect Redmond’s heritage as a farming community by retaining and encouraging knowledge of and interest in sustainable agricultural and horticultural practices through uses and activities, such as:**
- Community and corporate gardens;
 - Farmers markets;
 - Education about sustainable choices, such as organic gardening methods and permaculture;
 - Allowing agricultural-related facilities such as small winery operations in low-density zones; and
 - Supporting educational and recreational programs related to gardening.
- CC-5 Continue to provide community gathering places in recreation facilities and park sites throughout the city and encourage development of new community gathering places, including in the Downtown and Overlake neighborhoods.**
- CC-6 Preserve and develop informal community gathering places, such as the fountains at Town Center, local coffee shops, and spaces within parks. This can include techniques, such as:**
- Requiring seating opportunities with multi-seasonal amenities, such as cover
- from the elements and heating during periods of cooler temperatures;
- Encouraging art or water features;
 - Providing visual access to sites;
 - Providing for active uses in the space; and
 - Promoting partnerships and implementing incentives where appropriate to create public places, such as plazas in combination with outdoor cafes.
- CC-7 Ensure that public places are designed and managed to encourage high levels of activity by including:**
- Multiple entrances,
 - Flexible spaces,
 - Focal points that create activity throughout the space,
 - A signature attraction that provides a compelling identity,
 - Multi-seasonal attractions, and
 - Active management of space and activities.
- CC-8 Design and build Redmond’s public buildings to enhance their function as community gathering places.**
- CC-9 Incorporate and provide opportunities for art in and around public buildings and facilities. Encourage additional opportunities throughout the city for art as design elements or features of new development, as well as placement of significant art.**

Events and Community Building

Community cohesiveness can also be nurtured by community events. Community events provide an opportunity to help foster people’s interest in getting to know their neighbors and form friendships and collaborative networks. These events can also



Derby Days Criterium



Redmond Lights festival

enhance awareness of diversity, cultural traditions, and Redmond's heritage throughout the community. By providing community events, such as Derby Days and Redmond Lights, as well as a wide variety of other public activities, the City serves as a conduit, supporting these interactions and possible community building outcomes that can support a myriad of other objectives from disaster preparedness to economic vitality.

- CC-10 Provide links to public places to encourage their use through such means as:**
- Providing safe and convenient pedestrian walkways,
 - Providing bikeways,
 - Developing nearby transit stops, and
 - Designing for visual access to and from the site.

- CC-11 Encourage and support a wide variety of community festivals or events, such as Derby Days and Redmond Lights, reflecting the diversity, heritage and cultural traditions of the Redmond community.**

- CC-12 Facilitate the development of a diverse set of recreational and cultural programs that celebrate Redmond's heritage and cultural diversity, such as:**
- Visual, literary and performing arts;
 - A historical society; and
 - An active parks and recreation program.

View Corridors, Entrances and Landmarks

People orient themselves by remembering certain features that include unique public views, defined entries and landmarks. These features also can set apart one community from another and are part of what defines the unique character of a place. Preserving key features and creating new ones can help define Redmond and its neighborhoods.

CC-13 Identify and establish distinctive entryways into the city, support neighborhood efforts to identify and maintain unique neighborhood entryways, and emphasize these locations with design elements, such as landscaping, art or monuments.

CC-14 Identify public view corridors unique to Redmond, such as those of Mount Rainier, Mount Baker, the Sammamish Valley, Lake Sammamish, the Sammamish River, the Cascade Mountains; and, when feasible, design streets, trails, parks and structures to preserve and enhance those view corridors through such means as:

- Site and landscape planning and design to preserve views,
- Removal of invasive plants,
- Properly pruning trees and shrubs while including them as a part of the vista,
- Framing views with structural elements, and
- Aligning paths to create focal points.

CC-15 Encourage schools, religious facilities, libraries and other public or semipublic buildings to locate and design unique facilities to serve as community landmarks and to foster a sense of place.

CC-16 Prohibit billboards and other large signs and use design review for new signage to protect views of significant land forms and community features, avoid visual clutter, and ensure citywide design standards are met.

receive a higher level of scrutiny than single-family homes. Many projects are evaluated by a design review board. Some projects with nominal impacts are reviewed at an administrative level using the adopted design standards.

CC-17 Maintain a system of design review that applies more intense levels of review where the scope of the project has greater potential impacts to the community. Implement this system through a formal design review board process in conjunction with the use of administrative review.

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.

CC-19 Design and build Redmond's public buildings in a superior way and with high-quality

Buildings and Site Design

There is a high expectation for quality design in Redmond, and a set of design standards provides local guidance. The commercial or multifamily projects

materials to serve as innovative and sustainable models to the community.

CC-20 Encourage high-quality and attractive design that promotes variety between different developments and different areas in Redmond to maintain and create a sense of place.

The National Crime Prevention Institute endorses a set of guidelines called Crime Prevention through Environmental Design (CPTED). These guidelines illustrate how design can affect the safety of a site or building. Clearly distinguishing between public and private spaces makes it easier to identify intruders. The ability to easily observe activities helps parents and caregivers keep sight of children and helps neighbors or workers identify activities that should not be occurring. Areas with little or no use are typically not cared for and can offer areas for unwanted activities.

CC-21 Ensure safe environments by requiring use of building and site design techniques consistent with CPTED guidelines to:

- Distinguish between publicly accessible open space and private open space;
- Provide vandal-resistant construction;
- Provide opportunities for residents and workers to view spaces and observe activities nearby; and
- Reduce or eliminate “unclaimed” areas, such as unmaintained easements between fence lines and street or trail right-of-way.

Members of the Redmond community have expressed that stewardship of the natural environment is important to them. Although Redmond continues to urbanize, many features of the natural environment can be preserved, enhanced and restored. Design of landscaping and the built environment can reduce the impacts to natural systems. At the same time, well-thought-out landscape design can enhance a site and create unique character.

CC-22 Foster care for the natural environment and maintain the green character of the city, while allowing for urbanization through techniques such as:

- Encouraging design that minimizes impact on natural systems;
- Using innovations in public projects that improve natural systems;
- Preserving key areas of open space; and
- Requiring the installation and maintenance of street vegetation as defined by the citywide street tree program.

CC-23 Encourage landscaping that:

- Creates character and a sense of place,
- Retains and enhances existing green character,
- Preserves and utilizes native trees and plants,
- Enhances water and air quality,
- Minimizes water consumption,
- Provides aesthetic value,
- Creates spaces for recreation,
- Unifies site design,
- Softens or disguises less aesthetically pleasing features of a site, and
- Provides buffers for transitions between uses or helps protect natural features.

Streets and Pathways

Streets can be more than just a means of getting from one point to another. They can define how the city is viewed as one passes through it and create a sense of unique character. Elements of street design, such as width, provisions for transit or bikes, pavement treatments, and street-side vegetation, affect the quality of a traveler’s trip and the sense of place. Those design elements also can affect the behavior of motorists, such as their speed, their decisions to yield or take the right-of-way, and the degree of attention that is paid to pedestrians, bikes and other vehicles.

Likewise, path design affects usage by bikers, walkers or equestrians. Both streets and paths are a means to link activities and uses, and the way they are designed can affect the functionality of various places.

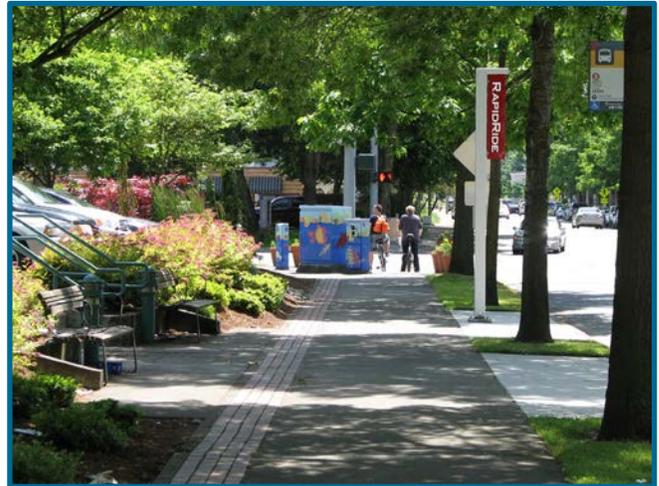
CC- 24 Design and create trails, sidewalks, bikeways and paths to increase connectivity for people by providing safe, direct or convenient links between the following:

- Residential neighborhoods,
- Schools,
- Recreation facilities and parks,
- Employment centers,
- Shopping and service destinations, and
- Community gardens.

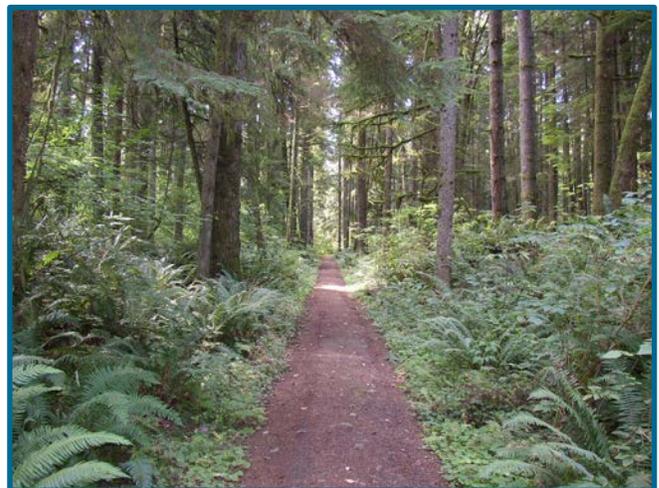
CC-25 Preserve trailheads and equestrian connections, including those between Bridle Trails State Park in Kirkland, the Sammamish River equestrian trail, Farrel-McWhirter Park, Bridle Crest Trail, Redmond Watershed Preserve, Puget Power Trail and the Tolt Pipeline Trail, and the rural areas adjacent to the city to the north and east, such as King County's Kathryn Taylor Equestrian Park.

CC-26 Identify and create destination retail streets within Downtown and Overlake on Cleveland Street and 152nd Avenue NE, respectively, for special treatments, such as:

- Specially designed landscape;
- Unique crosswalk treatments and frequent crosswalks;
- Character-defining materials and accessories, such as seating and wayfinding elements;
- Pedestrian-scale lighting;
- Art elements throughout the project;



Downtown linkage



Watershed trail



Hanging baskets brighten the downtown streets in summer

- Sidewalk design that allows and encourages activities such as outdoor café service; and
- Allowing access by street vendors.

CC-27 Ensure that city street design, fire safety and street construction standards encourage active urban streets, public spaces and walkways, especially in the Downtown and Overlake.

B. Historic Resources

Historic resources offer a way to connect with the city’s past and provide a sense of continuity and permanence. Those resources represent development patterns and places associated with Redmond’s notable persons and community events. The historic fabric together with unique qualities of new development patterns define the character of a city. It is essential to preserve some historic resources to maintain the character of Redmond and to continue to honor its past. Adaptive reuse of historic structures also helps support the City’s sustainability principles by reducing the need to obtain additional resources for new building construction.

The Redmond community prides itself in providing a variety of cultural and historic opportunities. Historical organizations continue to demonstrate success in connecting with the community at regularly scheduled meetings and special events. Public projects help foster this connection and build community awareness by incorporating elements of Redmond’s history in design features and other opportunities, such as historic street signs in the Downtown and pioneer programs at Farrel-McWhirter Farm Park.

Cultural Resources

Cultural resources are the evidence of human interaction with the land. The City’s Cultural Resources Management Plan or CRMP (the Plan) addresses cultural resources by providing direction regarding the physical evidence of past human activities including sites, structures, landscapes, objects or natural features that hold significance to people. These are formally classified as archaeological

and historic resources, cultural landscapes, and traditional cultural properties.

The physical attributes of cultural resources are, with few exceptions, nonrenewable. Once the historic fabric of a monument is gone, nothing can bring back its authenticity; once the objects in an archeological site are disturbed, nothing can recover the significance of their intact security to those for which they hold cultural meaning and for others, information that might have been gained through analysis of their spatial relationships. The primary concern of cultural resource management, therefore, is to minimize the loss or degradation of culturally significant material. (Schultz, Knapp, & Feller, 2006)

CC-27.2 Ensure compliance with federal, state, and local laws regarding the protection and management of cultural resources.

CC-27.5 Maintain and implement cultural resource management in consultation with affected Indian tribes and agencies for the continued protection and preservation of cultural resources located on public and private lands throughout the City.

Preservation

CC-28 Encourage preservation, restoration, and appropriate adaptive reuse of historic properties to serve as tangible reminders of the area’s history and cultural roots. Continue to designate and protect Historic Landmarks.

- CC-29** Coordinate the development of parks and trails and the acquisition of open space with the preservation, restoration and use of historic properties.
- CC-30** Acquire historic properties when feasible. Consider cost sharing for acquisition, lease or maintenance with other public or private agencies or governments.
- CC-31** Incorporate features, such as interpretive signage, historic street names and other elements reflecting original historic designs into park projects, transportation projects and buildings on historic sites, when feasible, as a means of commemorating past events, persons of note and city history.

Survey and Evaluation

Identification of historic properties and archaeological sites is an essential step towards preservation.

This includes evaluation of the historic and cultural significance of a property and the extent to which it has maintained its integrity. Property evaluation forms, deed documents, news articles and other information may all be used to evaluate a property. Knowing the history and significance of properties can foster stewardship by owners and the public.

- CC-32** Maintain an ongoing process of identification, documentation, and evaluation of historic properties. After an initial survey is completed, conduct a follow-up survey approximately once every 10 years.
- CC-33** Maintain and update the inventory as new information arises to guide planning and decision making, as well as to provide reference and research material for use by the community.

Landmark Nomination

A Historic Landmark designation is the most common method to identify which historic and cultural resources to protect. Designation of a property can occur at four levels: local, county, state or national. The City of Redmond, King County, the State of Washington and the United States through the United States National Park Service (Secretary of the Interior) all maintain registers of Historic Landmarks. In 2000 the Redmond City Council designated 16 landmarks for protection called Key Historic Landmarks. Of these, 12 sites were designated as Redmond Regional Landmarks during 2010 and 2011, including the Redmond Pioneer Cemetery, one of two designated cemeteries in the county. Three sites were designated as Redmond Regional Community Landmarks and one maintained as a Historic Landmark on the Redmond Heritage Resource Register. In addition, with the owner's consent, other sites can be designated as Historic Landmarks by the City of Redmond.

- CC-34** Maintain standardized nomination, designation, and protection rules and procedures consistent with the United States National Park Services (Secretary of the Interior).
- CC-35** Encourage nomination of historic resources that appear to meet Landmark criteria by individuals, community groups and public officials.
- CC-36** Require consent of the owner before proceeding with Redmond's Landmark process. Notify and involve the property owner when nominating historic properties for Landmark status.
- CC-37** Maintain a register of Landmark properties and make the register accessible to developers, the public and appropriate government offices.

Implementation Measures

Historic resources 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. Incentives actively encourage both preservation of existing structures and restoration of structures to more closely resemble the original style and setting.

- CC-38** Develop and provide incentives, such as tax abatement programs, low-interest loan funds, technical assistance, and transfers of development rights, to encourage the preservation of Landmark properties.
 - CC-39** Emphasize the preservation of historic properties through methods such as adaptive reuse for promoting economic development.
 - CC-40** Encourage restoration and maintenance of historic properties through code flexibility, fee reductions, and other regulatory and financial incentives.
- 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 codes. 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.
- CC-41** Waive the application of or allow modifications to current development requirements, building and construction code, and fire code to encourage the preservation and appropriate

rehabilitation of Landmark properties.

There may be instances where alteration or demolition of a Historic Landmark is reasonable or necessary. In these cases it is valuable for later researchers to have records of the modifications or past use. New land uses and development can have adverse effects on historic resources. Sensitive design of new development can allow new growth, while retaining community character.

- CC-42 Protect designated Historic Landmarks from demolition or inappropriate modification.**
- CC-43 Protect significant archaeological resources from the adverse impacts of development.**
- CC-44 Mitigate adverse impacts to the following by methods such as documentation of the original site or structure, interpretive signage, or other appropriate techniques:**
- Landmark or archaeological sites; and
 - Properties proposed to be demolished or significantly altered that are eligible for landmark designation, or are of sufficient age and meet a portion of the other criteria for landmark designation.
- CC-45 Ensure the compatibility of development adjacent to Landmark properties through measures such as design standards.**

Regional and Community Involvement

Survey and evaluation work is time intensive. It is not efficient to duplicate such efforts, and opportunities such as grants to foster preservation should continue to be explored. There are financial or other limits to maintaining or contracting personnel with technical knowledge of preservation. It is important to maintain some resources to preserve the historic character of Redmond and, through cooperation, knowledge can be preserved and shared.

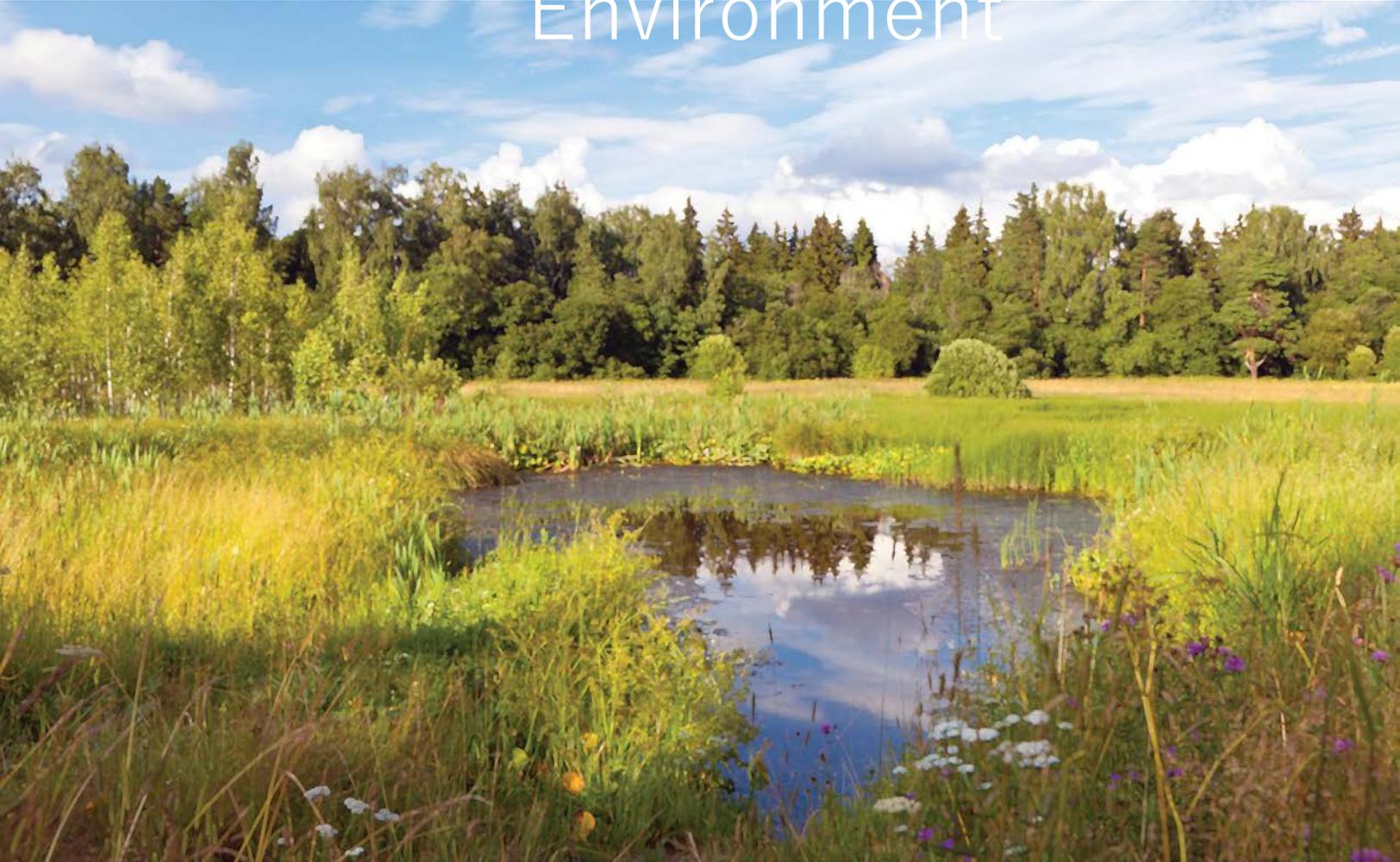
Historic preservation efforts work best when the owners of historic properties and the public are involved because they become a partner in such plans and programs. Working with private corporations or businesses and nonprofit agencies could broaden resources to more effectively enhance preservation goals.

Preservation of historic resources may not always be practical and may conflict with other goals, such as accommodating housing or job growth. There are alternative means of making the community aware of its heritage and preserving community identity.

- CC-46 Cooperate with regional preservation programs and use technical assistance from other agencies as appropriate.**
- CC-47 Consider qualifying the City to act as a Certified Local Government to increase opportunities to seek grant funding.**
- CC-48 Share survey and inventory information with King County, the State Department of Archaeology and Historic Preservation, federal agencies, the public, historic societies, museums and other appropriate entities.**
- CC-49 Work with residents, property owners, cultural organizations, public agencies, tribes and school districts to develop an active preservation program, including:**
- Walking tours, brochures and plaques;
 - Online information; and
 - Educational efforts to foster public awareness of Redmond's history.
- CC-50 Partner with or provide staff support, when possible, for private businesses and nonprofit agencies in preservation and educational efforts.**



Natural
Environment



DIVIDER PHOTO: NATURAL LANDSCAPE NEAR THE REDMOND WATERSHED PRESERVE

nor the land
it came from,
the waters,
WOODS
and hills,

Future Vision for Redmond: Natural Environment

Redmond in 2030 has maintained a very green character. Citizens benefit from its livability which contributes to the general quality of life. The city is framed within a beautiful natural setting, with open spaces and an abundance of trees continuing to define Redmond's physical appearance, including forested hillsides that flank the Sammamish Valley, Lake Sammamish and Bear Creek. Clean air quality not only contributes to a healthy community, it also helps keep the scenic mountain vistas visible from the city. Likewise, reduction in greenhouse gas emissions and particulate air pollutants enhances these benefits. A system of interconnected open spaces provides habitat for a variety of wildlife. The city prides itself for its environmental stewardship, including an emphasis on sustainable land use and development patterns, landscaping that requires little watering, and other techniques to protect and conserve the natural environment, while flourishing as a successful urban community. People continue to enjoy Lake Sammamish and the Sammamish River for boating, swimming, and other types of recreation. Bear and Evan Creeks provide regionally significant habitat for wild salmon spawning and rearing. Through many cooperative efforts, the improved water quality is demonstrated annually in the increasing salmon runs and a productive aquatic ecosystem. Public access to shorelines has been enhanced while protecting the natural environment and property owners' rights.

Organization of This Element

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B. Environmentally Critical Areas

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Introduction

The Natural Environment Element implements the vision of Redmond as a city enriched with valued natural features that enhance the quality of life for the community. This element provides policies to maintain key natural processes and functions that provide the natural physical foundation for the community while acknowledging the need to accommodate growth. It is important to be responsible stewards of our natural resources so that future generations may enjoy and benefit from them as we do today. It is equally important to recognize that resources exist for the benefit of not only humans but also for other living creatures and plants as well.

The “green infrastructure” of the city provides the backbone on which physical development occurs. Key strategies to maintaining the city’s environmental assets are summarized below:

- Maintain a green infrastructure map to determine how all of the city’s environmental assets interact;
- Work actively to address informational gaps in the environmental network;
- Use a science-based approach to ensure no net loss of critical areas’ significant ecological functions;
- Maintain and strive to enhance a healthy natural ecosystem;
- Monitor and report on the effectiveness of Redmond’s environmental protection programs, policies, and regulations;
- Foster a high quality of life by retaining trees, promoting clean air, limiting noise and light pollution, and maintaining scenic vistas;
- Strive towards becoming a sustainable community; and
- Promote economic sustainability of the community.

A. Environmental Stewardship

The environmental stewardship policies address the need to consider the long-range implications of City policies upon the environment, to conduct City operations in a manner that protects the

environment, and to provide education on how the City, its businesses, and residents can improve the quality of the environment.

- NE-1 Incorporate a systems perspective into policy, regulatory, and service decisions, recognizing the interrelationship of people, nature, and the economy. Consider broader implications and look for ways to accomplish multiple goals (i.e., value stacking) rather than default to short-term piecemeal efforts.**
- NE-2 Utilize Best Management Practices (BMPs) and technology in City projects and practices to achieve effective environmental stewardship while striving towards sustainable fiscal responsibility.**
- NE-3 Conduct City operations in a manner that provides quality municipal services to the community while encouraging resource conservation and minimizing adverse environmental impact.**
- NE-4 Maintain and, where possible, improve air quality, water quality, soil quality, and ecosystem function to ensure the health and well-being of people, animals, and plants.**
- NE-5 Minimize and, where practical, eliminate the release of substances into the air, surface water, soil, and groundwater that degrades the quality of these resources or contribute to global atmospheric changes.**
- NE-6 Encourage the judicious use of renewable natural resources and conserve nonrenewable resources.**
- NE-7 Minimize water use and optimally recycle material resources to**

protect natural systems by reducing resource extraction, greenhouse gas emissions, and air and water pollution.

- NE-8 Reduce waste, reuse and recycle materials, and dispose of all wastes in a safe and responsible manner.**
- NE-9 Promote and lead education and involvement programs to raise public awareness of environmental issues, encourage respect for the environment, and show how individual actions and the cumulative effects of a community's actions can have significant effects on the environment.**
- NE-10 Support sustainable development and strive towards becoming a sustainable community.**
- NE-11 Explore ICLEI's (Local Governments for Sustainability) STAR Community Index as a road map for creating a healthy, inclusive, and prosperous city.**
- NE-12 Encourage environmentally friendly construction practices, such as Leadership in Energy and Environmental Design (LEED), King County Built Green, and low-impact development.**
- NE-13 Encourage projects which utilize alternative technologies, engineering, and plans which emphasize low-impact development strategies through incentives and flexibility in meeting regulatory requirements.**

Environmental issues often extend beyond governmental boundaries. Cooperation between governments is essential to address many environmental problems. Redmond should continue

its policy of working cooperatively with others to address environmental issues.

- NE-14 Cooperate with other local governments, State, federal and international agencies, and nonprofit organizations to protect and enhance the environment to foster sustainability, especially for issues that affect areas beyond Redmond's boundaries.**
- NE-15 Plan, deploy, and maintain physical and social infrastructure such that vulnerability to natural hazards and disasters is reduced for all members of the community, and ensure that communities are adequately prepared to respond to a crisis, response is effective and coordinated, and recovery is accelerated.**

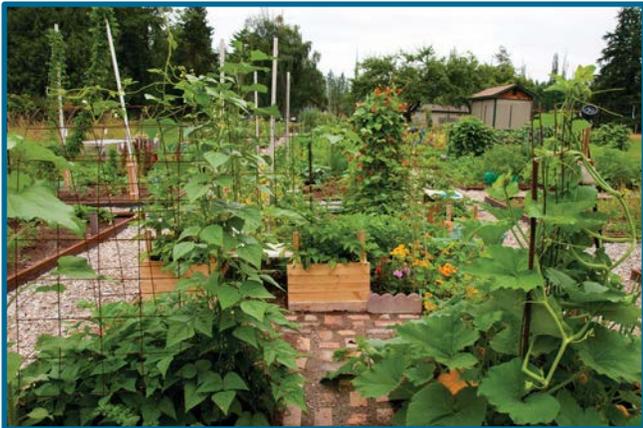
B. Environmentally Critical Areas

The environmentally critical areas policies provide for the protection of designated critical areas identified in the Growth Management Act. This includes Fish and Wildlife Habitat Conservation Areas, Wetlands, Frequently Flooded Areas, Critical Aquifer Recharge Areas, and Geologically Hazardous Areas.

Environmentally critical areas are important contributors to Redmond's high quality of life. Some natural features are critical to protect because of the hazards they present to public health and safety, some because of the values they represent. Those that present a hazard are protected to prevent loss of property and human life caused by inappropriate development in these areas. Other critical areas are protected to preserve and maintain their ecological functions and the quality of life and livability for humans. Some species, such as salmon, are considered keystone species and are commonly used as benchmark indicators of overall environmental health of a region.



Redmond is part of Tree City U.S.A. - a partner of the Arbor Day Foundation



The Community Garden at Juel Park

Science plays a central role in delineating critical areas, identifying functions and values, and identifying protection strategies. The State's Best Available Science (BAS) Rule requires the integration of science into the establishment and update of critical areas ordinances.

- NE-16 Use Best Available Science to preserve and enhance the functions and values of critical areas through policies, regulations, programs, and incentives.**
- NE-17 Implement projects and programs that include adaptive management based on Best Available Science to revise policies, regulations, and programs as needed to reflect changes in scientific advancement and local circumstances.**
- NE-18 Use science-based mitigation to offset unavoidable adverse impacts to critical areas.**
- NE-19 Implement monitoring and adaptive management to programs and critical areas mitigation projects to ensure that the intended functions are retained and, when required, enhanced over time.**
- NE-20 Use the precautionary principle when there is an absence of valid scientific information or incomplete scientific information accompanying a development application. Use rigorous analysis to appropriately limit development and land uses activities until the uncertainty is sufficiently resolved.**

One of the best opportunities to protect critical areas while allowing an appropriate level of development is to avoid development in critical areas. Another way of protecting critical areas while providing for appropriate levels of development is to focus development on the areas of the site best

suitable to development while leaving critical areas undeveloped, through clustering or density transfers.

- NE-21** Conserve and protect environmentally critical areas from loss or degradation. Maintain as open space hazardous areas and significant areas of steep slopes, undeveloped shorelines, and wetlands.
- NE-22** Allow modification of critical areas where they have low ecological value and the function and values will be fully replaced. Avoid land uses and developments that are incompatible with environmentally critical areas.
- NE-23** Avoid, where possible, the creation of new parcels with building sites entirely within wetlands, streams, steep slopes, frequently flooded areas, and their associated buffers. Configure future parcels to have a building site outside of these areas.
- NE-24** Encourage use of creative and appropriate site design and housing types to balance environmental protection and achievable density. Encourage clustering and density transfers for both commercial and residential development to help retain significant natural features and critical areas as open space.

While protection of critical areas is important to the Redmond community, allowing all properties some reasonable economic use also is important. This policy does not guarantee that each property will be able to be used for its theoretically highest and best use or that all portions of a property can be used for development. Rather, the policy provides that the critical areas regulations be administered so that each property has some community-appropriate economic use.

- NE-25** Ensure critical area regulations provide reasonable economic use for all property within Redmond when taking into account the entire property.

Consistency between jurisdictions can help citizens and the development community work more efficiently with critical areas regulations. While local variations need to be accommodated, the local governments in King County are committed to making critical areas regulations more consistent.

- NE-26** Work cooperatively with other jurisdictions in King County to develop and implement critical area regulations, designations, and education programs that meet the goals of the Redmond community and provide for optimal consistency among jurisdictions.

Geologically Hazardous Areas

Geologic hazards include areas susceptible to erosion, sliding, earthquake, or other geologic events. They pose a threat to health and safety of citizens when incompatible residential and nonresidential development is sited in areas of significant hazards.

Erosion hazard is a measure of the susceptibility of an area of land to prevailing agents of erosion. Factors such as grain size, soil cohesion, slope gradient, rainfall frequency and intensity, surface composition and permeability, and the type of cover help determine the severity of the erosion hazard. Erosion Hazard Areas are those areas where there is a severe hazard.

Landslide Hazard Areas are potentially subject to significant or severe risk landslides based on a combination of geologic, topographic, and hydrologic factors. Examples of Landslide Hazard Areas include areas of historic failures; areas designated as such on maps published by the United States Geologic Survey; areas containing slopes steeper than 15 percent; springs or groundwater seepage and hillside-intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; slopes that are

parallel or subparallel to planes of weakness in subsurface materials; areas potentially unstable as a result of rapid stream incision or stream bank erosion; and any area with a slope greater than 40 percent.

Seismic Hazard Areas are those areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, surface faulting, or subsidence and uplift. "Severe risk of damage" is loosely defined as damage that is structural rather than cosmetic. Because of its geologic structure and history of earthquake activity, the region has been designated as a Class III seismic risk zone, the highest rating given by the United States Geologic Survey.

- NE-27 Avoid and/or minimize potential impacts to life and property from geologic hazards such that the site is rendered as safe as one not containing such hazard.**
- NE-28 Require appropriate levels of study and analysis as a condition to permitting construction within Geologically Hazardous Areas, ensure sound engineering principles are used based on the associated risk in these areas, and appropriately limit land uses in areas of Geologically Hazardous Areas.**
- NE-29 Strictly limit disturbance in Landslide Hazard Areas.**
- NE-30 Direct uses that require substantial improvements, clearing and grading, or structures away from Geologically Hazardous Areas.**
- NE-31 Manage development in Erosion Hazard Areas to minimize erosion during both construction and use.**
- NE-32 Promote soils stability by the use of natural drainage systems and retention of existing vegetation in Geologically Hazardous Areas.**

- NE-33 Promote sound development practices, including Best Management Practices (BMPs), to limit erosion and sedimentation during construction.**
- NE-34 Establish setbacks around the perimeter of site-specific Landslide Hazard Areas to avoid the potential to undermine these areas, cause erosion and sedimentation problems to downstream or downhill land uses, and avoid the risk to human life and safety.**
- NE-35 Require that construction, maintenance, and operation of development in Seismic Hazard Areas minimizes hazards to persons, property, and natural resources within the Seismic Hazard Area and the entire community.**
- NE-36 Require site-specific seismic hazard preparedness studies for essential public facilities and lifelines.**

Critical Aquifer Recharge Areas

A significant portion of the city's water supply is obtained from wells. Once groundwater is contaminated, it is difficult, costly, and sometimes impossible to clean up. Preventing contamination is necessary to avoid exorbitant costs, hardships, and potential physical harm to people.

Critical Aquifer Recharge Areas are areas where an aquifer used for drinking water is both highly susceptible and vulnerable to contamination from surface activities. An aquifer is a sizable and continuous body of porous material composed of sand, gravel or silt saturated with water and capable of producing usable quantities of water to a well. As required by federal law, this water is monitored and tested to ensure that it meets the high standards required for drinking water.



Watershed in winter months



Restoration activity

The risk of groundwater contamination depends on two main sets of conditions. One set of conditions relates to the ground itself and how easy it is for water to pass through to groundwater. This is what is meant by hydrologic susceptibility. The other set of conditions relate to how likely it is for potential contaminants to reach groundwater. This is known as contaminant loading potential or source loading. Vulnerability is the combined effect of these two conditions.

- NE-37** **Protect the quality of groundwater used for public water supplies to ensure adequate sources of potable water for Redmond and the region. Ensure that the level of protection provided corresponds with the potential for contaminating the municipal water supply aquifer.**
- NE-38** **Periodically review and update land use policies, regulations, or development or operating standards that ensure appropriate levels of groundwater recharge and apply to uses involving hazardous materials located in Wellhead Protection Zones 1 and 2. Ensure that any revisions to code or policy to address wellhead**

protection are balanced with the desire for infiltration and recharge.

- NE-39** **Ensure degradation of groundwater quality does not occur. Where appropriate, prohibit the infiltration of runoff from pollution generating surfaces.**
- NE-40** **Prohibit discharge of wastewater and potentially contaminated stormwater to groundwater. Prohibit reclaimed and greywater from infiltrating in the critical aquifer recharge area in order to preserve the quality of drinking water.**

For water to be pumped on a sustainable basis, new water must enter the aquifer. The best available data indicates the aquifer is recharged by rainwater infiltrating into the ground through permeable soils and by recharge from rivers, streams and lakes. Wetlands and natural areawide landscape depressions that allow water to stand also may aid in groundwater infiltration by slowing runoff and allowing it to seep into the ground when located in suitable areas. Development can lessen the water entering the aquifer by covering recharge areas with impervious surfaces or filling wetlands and natural depressions that contain standing water. Important groundwater recharge areas that are planned for rural or natural

resource uses should be retained in these uses. These areas include the northern Sammamish Valley and the Bear Creek and Evans Creek Valleys.

NE-41 Retain aquifer recharge capacity in areas that have not already been committed to urban uses. Encourage infiltration of clean runoff citywide to recharge the drinking water aquifer.

In urbanized areas, maintaining open space, areas of natural vegetation, and wetlands also can help recharge aquifers. Many developments include some open spaces or recreation areas. By siting these areas on lands with the highest potential for groundwater recharge, they can do double duty, providing both aesthetic and recreational functions and groundwater recharge. These areas must be carefully located to minimize the potential for contaminated water to enter the aquifer.

NE-42 Encourage retention of open spaces, tree protection areas, and other areas of protected native vegetation with a high potential for groundwater recharge.

Hazardous material cleanups also have the potential to protect and improve ground and surface water quality. State and federal programs require that certain properties contaminated with hazardous materials be cleaned up. In addition, many property owners voluntarily clean up contaminated land. Redmond does not have many contaminated sites, but the City should encourage cleanups. Redmond also should work with property owners and State and federal agencies to ensure that sites that may affect groundwater supplies are cleaned up thoroughly so they do not present a future threat to groundwater quality.

NE-43 Encourage cleanup of contaminated sites within the city. To encourage such cleanups, ensure regulations and standards are performance based, do not duplicate state and federal requirements, and provide for expeditious approval where local review is required.

NE-44 Clean up contaminated sites that may affect Redmond's groundwater supplies to such a standard that the sites will not present a risk to drinking water supplies.

Frequently Flooded Areas

Frequently Flooded Areas are open channel and overbank areas within the 100-year floodplain that are frequently inundated with floodwater. Floodplains are generally flat, low-lying areas adjacent to rivers or streams that periodically flood during storm events. These areas move large volumes of water and debris downstream during storms.

The Federal Emergency Management Agency (FEMA) delineates flood hazards along major river and stream corridors to identify areas at risk from floodwater. This information is used for both floodplain management and insurance rating.

Flooding can damage structures in the floodplain. Persons living or working within a floodplain are at risk of injury from floods and the disease that can spread from flood waters.

Floodplains also provide critical functions for fish species. They provide important areas of riparian habitat, habitat formation, connectivity to wetlands, store and convey stormwater and floodwater, and recharge groundwater.

NE-45 Reduce the amount of effective impervious surface in floodplains and uplands contributing runoff to downstream floodplains.

NE-46 Employ no net impact floodplain management to avoid impacts to both upstream and downstream properties.

NE-47 Strive towards no net loss of the structure, value, and functions of natural systems constituting Frequently Flooded Areas.

- NE-48** Regulate development in the 100-year floodplain to avoid substantial risk and damage to public and private property and loss of life. Ensure these regulations, as a minimum, comply with state and federal requirements for floodplain regulations.
- NE-49** Direct uses that require substantial improvements or structures away from areas within the 100-year floodplain.
- NE-50** Locate public facilities outside of the 100-year floodplain unless needed to serve development within areas characterized by urban development or because efficiencies from locating near existing public facilities already within the 100-year floodplain would clearly outweigh the risk of damage to the facility.
- NE-51** Require that construction, maintenance, and operation of development in the 100-year floodplain minimize hazards to persons and property within the 100-year floodplain and the entire community.
- NE-52** Update policies and development regulations to incorporate more detailed data on the extent of flood hazards as it becomes available.
- NE-53** Cooperate with flood hazard reduction planning carried out by King County and update policies and development regulations to incorporate appropriate recommendations from these studies.
- NE-54** Require compensatory floodplain storage for all projects

constructed within the 100-year floodplain.

- NE-55** Develop a City-initiated Sammamish River Compensatory Floodplain Storage Project. Allow Downtown development in the Sammamish River floodplain to “buy into” this project as an option in lieu of providing compensatory floodplain storage on-site.

As development occurs within a basin, the 100-year floodplain will expand, exposing some properties that were previously outside the floodplain to potential flood damage. These effects occur because as a basin develops the amount of impervious surfaces increase, increasing runoff and therefore flood depths. While the stormwater management policies in this element and in King County will reduce these effects, they will not prevent them entirely. One way of anticipating and responding to these changes is to identify the future-conditions floodplain. The future-conditions floodplain is the area that will be inundated by a 100-year flood when the basin is fully developed. FEMA flood hazard maps are based on current and historic conditions, not build-out. Additional work is needed to identify the future-conditions floodplain.

- NE-56** Include flood flow estimate representing future conditions build-out into the City’s floodplain regulations as it becomes available.
- NE-57** Consider reductions in the FEMA floodway only if future flows have been considered and adequately accommodated.

Properties outside the 100-year floodplain also can aggravate flooding and flood damages. Development in landslide or erosion prone areas can lead to the clogging of streams and drainage systems, increasing flooding within and outside the 100-year floodplain. As areas outside the 100-year floodplain develop, increased impervious surfaces may increase runoff during storms and thus increase flood heights within the 100-year floodplain and cause flooding

outside the existing 100-year floodplain. Increased stormwater runoff can significantly impact salmon and steelhead habitat by literally washing it away. Reducing the amount of impervious surfaces and implementing stormwater detention can help reduce these impacts, but not eliminate them entirely.

NE-58 Limit impervious surfaces citywide to reduce the possibility of flooding, to protect the environment, and to allow for groundwater recharge as appropriate for the specific needs of particular neighborhoods and urban centers.

NE-59 Explore new methods to limit effective impervious surface to protect environmental resources such as streams and allow for groundwater recharge, allow for efficient land use, reduce potential for flooding, and accommodate the level of development intensity planned for the area.

Clearing and grading for developments also can increase stormwater runoff by removing vegetation and organic soils that absorb rain water. Excessive erosion can be very damaging to water quality on adjacent and downstream water bodies, including those that support salmonid fish and other fish species. To prevent these negative impacts, Redmond should continue to adopt and enforce clearing and grading requirements to minimize runoff and erosion.

NE-60 Maintain and update clearing and grading regulations to minimize the overall impact of the activity on the environment. Generally, limit clearing to the parts of site that will be developed.

Wetlands

Wetlands are areas that are inundated by ground or surface water frequently enough to support vegetation typically adapted to live in saturated soils. They perform many ecological functions, including flood control, reductions of erosion and siltation,

water storage, groundwater recharge, water quality maintenance, nutrient absorption, and fish and wildlife habitat. Additionally, wetlands provide opportunities for research and scientific study, outdoor education, and open space.

Wetlands can be hazardous areas to develop. Their organic soils are generally poorly suited for development and may not support foundations, streets, or utilities.

It is the City's goal to achieve no net loss of wetlands through retention of function, value, and acreage of wetlands. Mitigation sequencing is used to ensure impacts to wetlands are avoided, where possible, and mitigated, when necessary.

NE-61 Preserve wetlands to achieve no net loss of wetlands function and value. Use size and value of the wetlands to determine the amount of development allowed, if any. Seek to maintain wetlands acreage over the long term.

NE-62 Require buffers adjacent to wetlands to protect the ecological functions integral to healthy wetland ecosystems.

NE-63 Use federal mitigation sequencing guidelines when reviewing projects impacting wetlands. This involves, in the following order: avoiding the impact altogether by not taking a certain action or parts of actions; minimizing the impact by limiting the degree or magnitude of the action and its implementation; rectifying the impact by repairing, rehabilitating, or restoring the affected environment; reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and compensating for the impact by replacing or providing substitute resources or environments.

NE-64 Ensure the amount of mitigation required reflects the value and function of the wetlands affected by the project, the risk that the mitigation may fail, the temporal loss of wetlands functions and values, the spatial locations of the mitigation, and the difficulty of replacing many wetlands functions and values. For these reasons, require in general a significantly larger area of mitigation than the area of wetlands impacted.

NE-65 Pursue opportunities to enhance and restore degraded wetlands.

NE-66 Implement effective ways of wetland mitigation such as mitigation banking for capital improvements projects that are linear, such as road and utility projects.

Water Quality and Basin Planning

Development in the watersheds of rivers, streams, and lakes must be carefully managed to retain water quality and prevent flooding.

Water Resources Inventory Area 8 represents the salmon recovery planning area of the Lake Washington/Cedar/Sammamish watershed. Chinook salmon are listed as threatened under the Endangered Species Act. In WRIA 8, residents, scientists, businesses, environmentalists, and governments are cooperating on protection and restoration projects and on developing a science-based plan to conserve salmon today and for future generations. Funding for the salmon conservation plan is provided by the 27 local governments, including Redmond, in the watershed.

NE-67 Maintain surface water quality necessary to support native fish and wildlife meeting state and federal standards over the long term. Restore surface waters that have become degraded to provide for fish, wildlife, plants, and

environmentally conscious human use of the water body.

NE-68 Restore, protect, and support the biological health and diversity of Water Resource Inventory Area (WRIA) 8 within the city.

NE-69 Protect and restore natural systems that underpin watershed health and hydrological integrity.

NE-70 Work with regional agencies to monitor surface water quality and implement measures to identify and address any sources of contamination.

NE-71 Control the flow of nutrients (especially phosphorus), heavy metals, and other pollutants into streams, rivers, Lake Sammamish and other area lakes, and natural wetlands. Require treatment measures where the development results in discharges to surface or groundwaters.

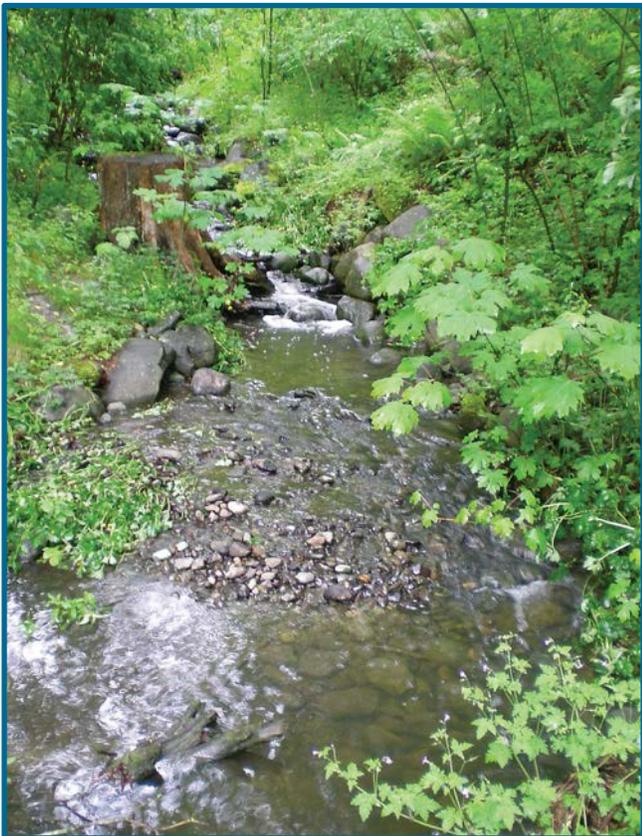
The Washington State Department of Ecology and the U.S. Environmental Protection Agency (EPA), identify watershed-based stormwater management planning as an effective method of addressing receiving water impairments and hydrology impacts due to the urbanization of watersheds. The City of Redmond uses watershed management planning to develop a plan that aims to address impairments and reduce water resources impacts caused by urbanization.

NE-72 Cooperate with King County and other local governments and state agencies in developing and implementing Watershed Management Plans, Water Quality Management Plans, and other types of basin plans for basins which include or are upstream or downstream from Redmond.

NE-73 Complete and maintain Watershed Management Plans for all areas in the city. Address water quality,



Bear Creek Trail



Peter's Creek

habitat, stormwater runoff, and flooding issues. Review each plan for effectiveness at least once each five years.

NE-74 Incorporate the applicable and effective recommendations of Watershed Management Plans into the City's Comprehensive Plan, development regulations, and capital facility plans.

The habitat in Redmond's rivers, streams and lakes is important to protecting the area's high quality of life, valuable aquatic resources, and the area's natural beauty. The Sammamish River, with its trail and parks, is an important focal point for Redmond and ties the city into a regional recreational network. All of these areas are important to salmon migration.

NE-75 Protect and enhance rivers, streams and lakes, including riparian and shoreline habitat, to protect water quality, reduce public costs, protect fish and wildlife habitat, and prevent environmental degradation. Protect both perennial and intermittent streams to preserve natural hydraulic and ecological functions, fish and wildlife habitat, recreational resources, and aesthetics.

NE-76 Maintain natural hydrological functions within the city's ecosystems and watersheds and encourage their restoration to a more natural state.

NE-77 Protect the near shore habitat of Lake Sammamish by avoiding bulkheads within the 100-year floodplain elevation.

Riparian corridors consist of vegetation along river and stream banks that are influenced by the surface waters. Ecological processes of riparian corridors include water flow, sediment routing, vegetation succession, woody debris recruitment, and plant and animal speciation.

NE-78 Avoid development impacts to riparian corridors. Protect riparian vegetation within stream buffers to maintain ecological functions. Enhance and rehabilitate these areas if they are impacted by development and encourage this when development takes place on adjacent uplands. Establish stream buffers to protect riparian ecological functions that contribute to healthy stream systems.

NE-79 Preserve and enhance the natural appearance of stream corridors.

The Sammamish River, Evans Creek, and some area streams have been channelized and adversely impacted by urbanization of their watersheds. Channelization reduces the habitat values of rivers and streams and increases the speed at which water flows through, potentially increasing downstream flooding. While it is not always possible to return these water bodies to their original condition, restoring rivers and streams can improve fish and wildlife habitat, environmental functions, recreational uses, and aesthetics. It also can reduce flood damage.

NE-80 Encourage restoration and enhancement of the Sammamish River, Lake Sammamish, riparian stream corridors, wetlands, and associated buffers with priority given to areas associated with listed species. Explore actively and pursue a variety of funding mechanisms for enhancement and restoration work.

NE-81 Support the rerouting of Evans Creek from its current degraded position in a highly industrialized setting to an area to the north that allows for improved conditions, connecting wetlands to Evans Creek, and ample buffer widths.

NE-82 Encourage improvements such as removal of fish barriers to the fisheries habitat of watercourses when abutting properties are developed.

Public education is an important component in efforts to protect surface and groundwater. Surface and groundwater quality can be adversely affected by individual choices that people make regularly. Education can help residents and businesses choose options that meet their needs and desires while protecting surface and groundwater quality.

NE-83 Support public education to protect and improve surface and groundwater resources by:

- Increasing the public's awareness of potential impacts on water bodies and water quality;
- Encouraging proper gardening and farming practices, including the use of environmentally appropriate fertilizers and chemicals;
- Encouraging proper disposal of materials;
- Educating businesses on surface and groundwater protection Best Management Practices in cooperation with other government agencies and other organizations; and
- Educating the public and businesses on how to substitute materials and practices with a low risk of surface and groundwater contamination for materials and practices with a high risk of contamination.

Natural drainage courses both within and outside the 100-year floodplain can function to lessen flood damages. Properly functioning natural streams and drainage ways include pools and overflow areas that slow stormwater runoff. Retaining natural drainage courses also helps to accommodate stormwater flows from upstream properties. Placing streams in culverts may not accommodate flood flows, reduces their value to fish and wildlife habitat, and may create barriers to fish passage.

NE-84 Avoid alteration of riparian stream corridors to the maximum extent possible. Whenever possible, avoid reduction in the capacity of natural drainage courses and minimize enclosures of natural drainage ways. Discourage stream relocation except as identified in NE-81. Replace and enhance the flood control and habitat values of drainage courses when relocation or alteration is necessary for public benefit. Require enhancement when alteration of a stream to increase the usability of a site is permitted.

NE-85 Use bridges as the preferred method of crossing a watercourse that has habitat suitable for fish use or may be rehabilitated for fish use in the future. Prohibit the use of culverts where a fish barrier would result. Consider allowing culvert systems that would provide stream beds similar to natural channels where loss of habitat would not be significant and the cost of a bridge does not justify its benefits to fish passage, flood control, or other resources. Design bridges to allow for small animal migration under the bridge most of the time. Remove fish barriers where an existing fish barrier exists.

NE-86 Stabilize stream banks and shorelines, if necessary, by bioengineering techniques except where unique factors make this approach infeasible.

NE-87 Restore natural drainage channels that have been placed within culverts and have had their capacity or habitat value reduced as development or redevelopment occurs. Allow retention of existing culverts for stream crossings where they do not result in a fish

barrier in a stream that contains or has the potential to contain fisheries habitat.

Fish and Wildlife Habitat Fish

and wildlife enhance the quality of life of a community. The salmon and steelhead are enduring symbols of the Northwest. Birds are valued for their songs and appearance. Other wildlife is attractive and helps maintain the valued character of the area. Wildlife diversity is often an indicator of environmental health. There is growing evidence that people living in metropolitan areas are interested in wildlife. Wildlife provides for human recreation and relaxation, and wildlife has aesthetic and education values. Studies have shown that viewing wildlife has aided in the recovery of sick people as it aids in the recovery of one's mental health.

Under the Growth Management Act, Fish and Wildlife Habitat Conservation Areas include:

- Areas with which endangered, threatened, sensitive, and candidate species have a primary association;
- State Priority Habitats and areas associated with State Priority Species;
- Habitats and Species of Local Importance when designated by the City Council;
- Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat;
- Waters of the state;
- Areas critical for habitat connectivity; and
- Aquatic areas such as rivers, streams, lakes, ponds, and wetlands.

Wildlife habitats are characterized by a variety of internal (site specific) and external (contextual) habitat conditions. Internal conditions include: structural diversity (horizontally and vertically) of habitat; edge conditions; presence of snags or large trees; presence of downed logs; and presence or nearness of water and its safe accessibility. External conditions include: the size of the habitat patch; ability of the habitat to serve as a corridor or link to otherwise isolated natural areas, parks, preserves, or

open spaces; the area is surrounded by a buffer or serves as a buffer; and the surrounding habitat types or land uses.

NE-88 Maintain a rich ecosystem supporting a variety of wildlife, as well as opportunities for education and appreciation of native habitats.

NE-89 Preserve and restore regional biodiversity with a focus on promoting native species and avoiding and eliminating invasive species.

The central planning concept for wildlife habitat in urban environments is to create an integration of habitat reserves and interconnecting corridors. Habitat reserves are generally considered to be areas of differing sizes that meet the basic needs of wildlife. Corridors are regarded as narrow, linear strips of habitat that have wildlife value. The corridors serve as interconnecting links between or along the habitat reserves.

Many of the critical lands conserved offer wildlife habitat as well, but riparian systems and streams are especially important. Natural riparian corridors are essential for wild fish populations. Reduced large woody debris is deemed a major reason for salmonid decline in Pacific Northwest streams. Healthy riparian zones are dynamic ecosystems that perform various functions that form salmonid habitat. Some of the major functions include:

- Producing and delivering large and small woody debris to shorelines and stream channels;
- Shoreline stream bank protection and habitat formation;
- Removing sediments and dissolved chemicals from water;
- Moderating water temperature;
- Providing favorable microclimate (humidity, temperature, and wind speed);
- Providing habitat for terrestrial animals;
- Providing proper nutrient sources for aquatic life;
- Allowing exchange of water between the ground and the water body;

- Providing flux of gravel between streambeds and banks; and
- Providing light patterning which salmonids use for concealment.

Core Preservation Areas form the backbone of the habitat areas within the city. These areas are already protected through other regulatory mechanisms. They include Native Growth Protection Easements, Class I streams and their buffers, and Class II through IV streams and other areas similarly protected. The Core Preservation Area includes wetlands and streams and their associated buffers as they become identified at a site-specific level.

Quality Habitat Areas provide significant wildlife value by virtue of their characteristics. These characteristics include several parameters indicative of habitat quality, including size, community diversity, interspersed (spatial patterns), continuity, forest vegetation layers, forest age, and invasive plants.

NE-90 Protect Core Preservation Areas within the city.

NE-91 Restore and enhance degraded or lower-quality habitat within Core Preservation Areas.

NE-92 Pursue opportunities to preserve Quality Habitat Areas especially those which extend and connect to Core Preservation Areas.

NE-93 Design developments, parks, and recreation areas, to minimize impact to, and retain the character of, Quality Habitat Areas.

Species protection is identified and accomplished during a site-specific study. Development is regulated through a series of management recommendations. Species protection applies to Species of Concern, Priority Species, and Species of Local Importance. Species of Concern includes those federal and state-listed endangered, threatened, sensitive, or candidate, as well as those species listed or proposed for listing by the federal government.

- NE-94** Protect natural resources having a primary association with Species of Concern, Priority Species, and Species of Local Importance.
- NE-95** Participate in regional efforts to recover species listed under the Endangered Species Act (ESA), such as the Chinook Salmon.
- NE-96** Incorporate into the Watershed Management Plan local responses, commitments, policies, and programs to protect Redmond’s wildlife targeting recovery of ESA-listed species.
- NE-97** Modify City plans, programs, and policies, such as public projects, private development standards, maintenance standards, and utility practices, to be consistent with regional and local ESA policies and requirements.
- NE-98** Protect salmon, steelhead and other fish, plants, and wildlife that rely on the aquatic environment by protecting and improving water quality.
- NE-99** Give special consideration to conservation and protection measures to preserve and enhance anadromous fisheries.

As a community develops, the available wildlife habitats become separated from each other. In part, this is a natural consequence of the development of urban areas. This is called habitat fragmentation. Where sections of critical habitat are linked, populations can move between the habitat areas. This lessens the dangers of interbreeding and allows plants and animals to recolonize the underused habitats.

- NE-100** Minimize habitat fragmentation by linking wildlife habitats via corridors. Connect wildlife habitats with each other within the city and the region to achieve a continuous network. Wildlife

corridors include, but are not limited to, parklands usable by wildlife, protected or reserved (Native Growth Protection Easements) open space, utility rights-of-way, riparian corridors, wetland buffers, and protected sensitive areas.

- NE-101** Consider impacts City projects have on wildlife corridors and connectivity.

Many species of fish and wildlife are quite mobile and move from jurisdiction to jurisdiction during their life or with the seasons. This mobility requires a regional approach to their management.

- NE-102** Coordinate land use planning and management of fish and wildlife resources with other local governments within the region, affected state and federal agencies, and ~~Native American Nations and Tribes~~ affected Indian tribes.

It is important to monitor and manage urban wildlife habitats to maintain their integrity to numerous outside influences and managed landscapes surrounding them. A management strategy is needed for the maintenance of wildlife habitat.

- NE-103** Develop a wildlife habitat management strategy and well-defined goals to monitor and maintain wildlife habitat, with mechanisms for City and volunteer support.

Pesticides can kill birds, cause cancer, and decimate prey populations of several City Priority Species. Usage of these substances to maintain City-owned rights-of-way, parklands, and public spaces should be reduced to the maximum extent practical. Alternatives to using pesticides and fertilizers, such as employing compost-amended soils or compost tea during development and redevelopment, could minimize use of these synthetic and harmful products.

NE-104 Encourage conservation and sustainability throughout the city by minimizing impacts to wildlife and water quality through practices, such as limiting the use of toxic pesticides and fertilizers, incorporating alternative pest management methods, and providing public education about such practices.

Weeds can be a problem because they are detrimental to wildlife by replacing native plant species and providing little to no value in terms of forage, cover, or nest sites for the wildlife community. These weeds spread quickly from one area to another. Noxious weeds already adversely affect most habitat areas. Currently, the most prevalent problem weeds for wildlife in the city include blackberry species, Scotch broom, reed canarygrass, English ivy, and holly.

NE-105 Use native vegetation on City capital projects, prevent the continued spread of invasive and noxious weeds to habitat areas, maintain a long-term management strategy to prevent noxious weeds, and manage these weeds where they are present on City-owned properties.

NE-106 Use a majority of native vegetation that is supportive of wildlife instead of nonnative plant species and eliminate the use of invasive species when landscaping for new developments adjacent to wildlife habitats.

NE-107 Ensure management of noxious weeds and invasive species are an integral part of landscape plans for new development. Work with King County and Washington State to target the management of noxious weeds.

Non-regulatory measures are a key component of a comprehensive wildlife habitat management strategy. Several organizations have urban or backyard wildlife

certification programs, including the National Wildlife Federation, the National Institute for Urban Wildlife, and the Washington Department of Fish and Wildlife. The National Institute for Urban Wildlife will certify city parks as urban wildlife sanctuaries when certain criteria are met. The National Wildlife Federation can certify a city as a Community Wildlife Habitat.

NE-108 Promote public education and outreach on wildlife habitat in the city and provide information to residents on how they can participate in the Backyard Wildlife Sanctuary Program.

City certification as a Community Wildlife Habitat involves the entire community. This designation may include certified backyard sites, certified school sites, a public demonstration garden, participation by the business community, and related projects, such as wildlife surveys, sensitive areas mapping, and creation of wildlife corridors.

NE-109 Support urban wildlife habitat management through education, City actions, and demonstration projects.

Education is a key non-regulatory component towards embracing wildlife habitat management. Wildlife habitat restoration and demonstration projects show residents how habitat can be created or improved in their own backyard. Restoration projects need not be limited to plant installations. Other features important to wildlife can be added to the habitat area depending upon site conditions. These features can include nest boxes, bat boxes, snags, brush piles, ponds, reptile and amphibian mounds, and other constructed and natural features. Habitat enhancement efforts need not be expensive. Limiting mowing to heavily used areas and allowing grassy meadows to grow along forest edges and in other low intensity use areas can provide additional habitat for numerous wildlife species. Rotational mowing can increase habitat value for some species.

NE-110 Employ wildlife habitat-friendly practices in designing and maintaining city parks.

King County has a Native Plant Salvage Program. County staff and volunteers salvage native understory plants on sites where development plans have been approved. The plant material is kept at a holding facility. Plants are typically used on county volunteer projects.

NE-111 Coordinate with King County’s Native Plant Salvage Program to facilitate the identification of potential sites for plant salvage.

C. Tree Preservation and Landscape Enhancement

The Tree Preservation and Landscape Enhancement policies address the value of protecting trees and enhancing the placement of trees within the city. Trees aid in stabilizing the environment’s ecological balance by helping to purify the air, generating oxygen, slowing and absorbing stormwater runoff, stabilizing slopes, reducing erosion, masking noise, containing glare, and conserving energy. They enhance the community’s appearance, identity, and natural beauty. Trees also provide habitat for birds and animals.

NE-112 Preserve the natural environment and Redmond’s forested appearance.



Planting trees at a City of Redmond Arbor Day event

NE-113 Maintain no net loss of significant trees within the city over the long term.

NE-114 Maximize tree retention and a treed appearance when development occurs through the following:

- Require the retention of viable tree clusters, forested slopes, treed gullies, and specimen trees that are of species that are long-lived, not dangerous, well-shaped to shield wind, and located so that they can survive within a development without other nearby trees.
- Design and construct developments to retain these trees.
- Identify and protect these trees during land divisions and site development.
- Allow removal of nonsignificant trees to provide for project construction.
- Plant replacement trees on appropriate areas of the site or off-site locations to replace significant trees removed during construction.
- Encourage appropriate tree pruning, avoiding topping.

NE-115 Design City capital improvement projects to preserve trees to the maximum extent possible.

Some areas, such as gullies and steep slopes, are poorly suited for development because of their natural limitations and potential hazards. They typically are also expensive to serve with public facilities. These areas often include significant numbers of trees. If these areas are designated for low intensity uses by the Comprehensive Plan, potential negative impacts on the community from developing these hazardous areas can be prevented and trees retained. This can help the property owners as well. By matching the Comprehensive Plan designation to the suitability of the land, expensive measures that try to compensate for these natural limitations and try to serve intense uses with the needed infrastructure are avoided. These areas retain their character and are sensitively developed, making them valuable sites for appropriate uses.

NE-116 Implement Comprehensive Plan designations and zoning for forested slopes and treed gullies consistent with the goal of retaining tree cover in these areas.

Trees along waterways, wetlands and lakes provide many important functions. Along streams and rivers, trees shade the water, which reduces temperatures in the summer and helps salmon, steelhead, and other fish to survive. Trees in gullies and along streams help slow stormwater and reduce erosion. The root systems of trees can also help stabilize streams, reducing erosion and stream migration. Leaves and insects falling from trees into streams, wetlands, and lakes provide important food sources for fish and other aquatic creatures. The trees also provide habitats for birds and animals.

NE-117 Preserve trees within stream, wetlands, and their associated buffers, and lake building setbacks.

NE-118 Plant suitable native trees and native vegetation within degraded stream, wetlands, and lake buffers. Encourage planting suitable native trees and native vegetation within steep slopes.

Street trees provide an important visual amenity to the community. They provide a unifying look within diverse areas of the city and integrate buildings with each other and the landscape. Street trees help to develop a sense of place. Many streets are remembered because of their trees. Street trees also shade streets and parking areas in summer, reducing temperatures and building cooling loads conserving energy.

NE-119 Require street trees along all arterial streets and along local streets designated in neighborhood policies. Where street trees are not practical, consider designating areas through neighborhood policies where trees will be required to be planted on developable lots.

NE-120 Plant street trees in planter strips or tree wells located between the curb and any sidewalk where feasible. Select tree species and planting techniques to create a unified image for the street, provide an effective canopy, avoid sidewalk and utility damage, and minimize water consumption. Require deciduous shade trees that are well suited to the climate and to planting along streets and sidewalks.

Another method of encouraging trees in the city is to make it easy for property owners to plant trees on their property or in planting strips adjacent to their property. Over the years, these voluntary efforts can result in many trees in the community. Maintaining lists of suitable trees, telling Redmond residents how to find good locations for trees, and informing Redmond residents how to have underground utilities located so they will not be damaged during tree planting can help encourage community members to plant trees on their own.

NE-121 Provide information to community residents and property owners to encourage them to plant trees on their properties.

Ensuring that Redmond remains a city with many trees requires that they be managed and maintained. The City maintains street trees in many areas. Property owners also must properly maintain trees to provide for their future.

NE-122 Maintain and enhance a street tree maintenance program on arterial streets and City-owned trees.

NE-123 Establish private maintenance provisions for trees that will be retained within developments.

D. Climate Change

Leading atmospheric scientists predict that climate change will have serious environmental, economic, and public health consequences in the coming decades. Naturally occurring levels of greenhouse gases are necessary to life because they keep the earth's temperature stable and the surface warmer than it otherwise would be. However, the burning of fossil fuels and increasing rates of deforestation and development have produced growing amounts of carbon dioxide, methane, and other heat-trapping gases. These gases trap the sun's energy and thereby heat the earth's atmosphere. The Environmental Protection Agency (EPA) states that for over the past 200 years, the burning of fossil fuels, such as coal and oil, and deforestation have caused concentrations of heat-trapping greenhouse gases to increase significantly in our atmosphere. These gases prevent heat from escaping to space.

According to the EPA, careful measurements have confirmed that greenhouse gas emissions are increasing and that human activities are the primary cause. Most scientists believe that:

- Human activities are changing the composition of the earth's atmosphere. Increasing levels of greenhouse gases like carbon dioxide in the atmosphere since preindustrial times are well documented and understood.
- The atmospheric buildup of carbon dioxide and other greenhouse gases is largely the result of human activities such as the burning of fossil fuels.
- The major greenhouse gases emitted by human activities remain in the atmosphere for periods ranging from decades to centuries. It is therefore virtually certain that atmospheric concentrations of greenhouse gases will continue to rise over the next few decades.
- Increasing greenhouse gas concentrations tend to warm the planet.

As a local government, Redmond is in a position to affect change locally, regionally, and nationally by preparing for climate change and identifying actions that would help lessen its impact in the production of greenhouse gases.

NE-124 Develop a Climate Action Plan, which includes greenhouse gas emissions reductions targets for the city.

NE-125 Achieve greenhouse gas emissions reductions in both municipal operations and the community at large, with attention given to social equity.

NE-126 Include analysis of climate change impacts when conducting environmental review under the State Environmental Policy Act (SEPA).

NE-127 Promote the reduction of greenhouse gases by expanding the use of conservation and alternative energy sources and by reducing vehicles miles traveled by increasing alternatives to driving alone.

NE-128 Take positive actions such as increasing the number of trees in the city, to reduce carbons.

NE-129 Identify and address the impacts of climate change on the city's hydrological systems.

E. Air Quality

Clean outdoor air quality is healthy for all segments of the human population and for the natural environment. It contributes to the quality of life. Clean air is healthful and helps to keep the mountains, Lake Sammamish, Sammamish River and other areas visible from many areas in Redmond. These are views that the community values. Continued federal funding for transportation improvements is dependent on complying with federal air quality standards.

While other agencies regulate air quality, Redmond and other cities have an important role to play in maintaining high air quality. This includes

transportation planning to reduce emissions and land use planning to internalize trips and reduce emissions.

NE-130 Promote compliance with federal and state air pollution control laws and improvements to regional air quality in cooperation with the Puget Sound Air Pollution Control Agency and the Puget Sound Regional Council.

NE-131 Achieve criteria air pollutant reductions in both municipal operations and the community at large, with attention given to social equity.

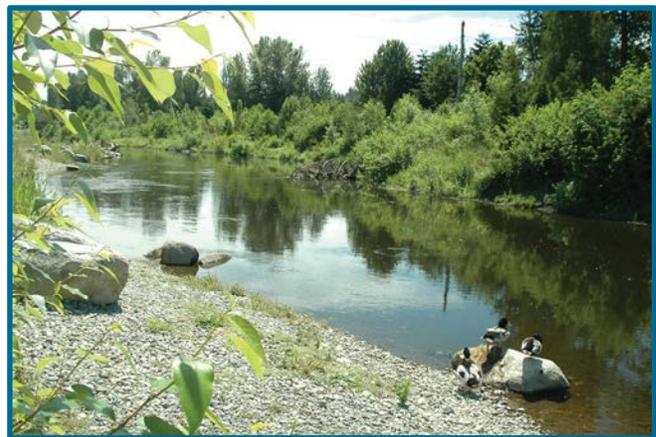
NE-132 Maintain high air quality through land use and transportation planning and management.

NE-133 Continue implementing and enforcing commute trip reduction programs as a means to limit or reduce vehicle trips as a key strategy for reducing vehicle-related air pollution.

NE-134 Reduce the amount of airborne particulates through a street sweeping program, dust abatement on construction sites, covered loads of hauled materials, and other methods to reduce the dust sources.



Neighborhood replanting project



Ducks sunning on the banks of the Sammamish River

F. Noise

Noise is a pollutant that can have significant negative impacts on human health. Excessive noise also makes neighborhoods less desirable places to live and can contribute to deterioration of those areas. The Washington State Department of Ecology has adopted noise standards, but does not enforce them; therefore the City should continue to enforce noise regulations.

NE-135 Maintain noise regulations to limit noise to levels that protect the public health and that allow residential, commercial and manufacturing areas to be used for their intended purposes. Provide flexibility in the regulations to allow construction at night when necessary to protect worker safety while maintaining the tranquility of the city.

NE-136 Provide noise reduction and mitigation measures to reduce the noise and visual impacts of freeways and arterials on residential areas. Ensure the Washington State Department of Transportation provides appropriate levels of noise suppression when expanding or improving state highways.

NE-137 Require buffering or other noise reduction and mitigation measures to reduce noise impacts from Commercial and Industrial zones on residential areas.

NE-138 Assure that mixed-use developments are designed and operated to minimize noise impacts. Measures may include provisions controlling uses, design and construction measures, and timing requirements.

can interfere with the feeding and spawning activities of salmon and trout. Night lighting is an important safety feature and should be allowed, but lighting should be designed and directed to minimize glare.

NE-139 Minimize and manage ambient light levels to protect the integrity of ecological systems and public health without compromising public safety and cultural expression.

NE-140 Design and construct night lighting to minimize excessive glare and to avoid spillover onto nearby properties.

NE-141 Minimize overhead lighting that would shine on the water surface of the city’s various streams. Encourage the use of pedestrian level or shaded lighting when providing lighting along the Sammamish River Trail.

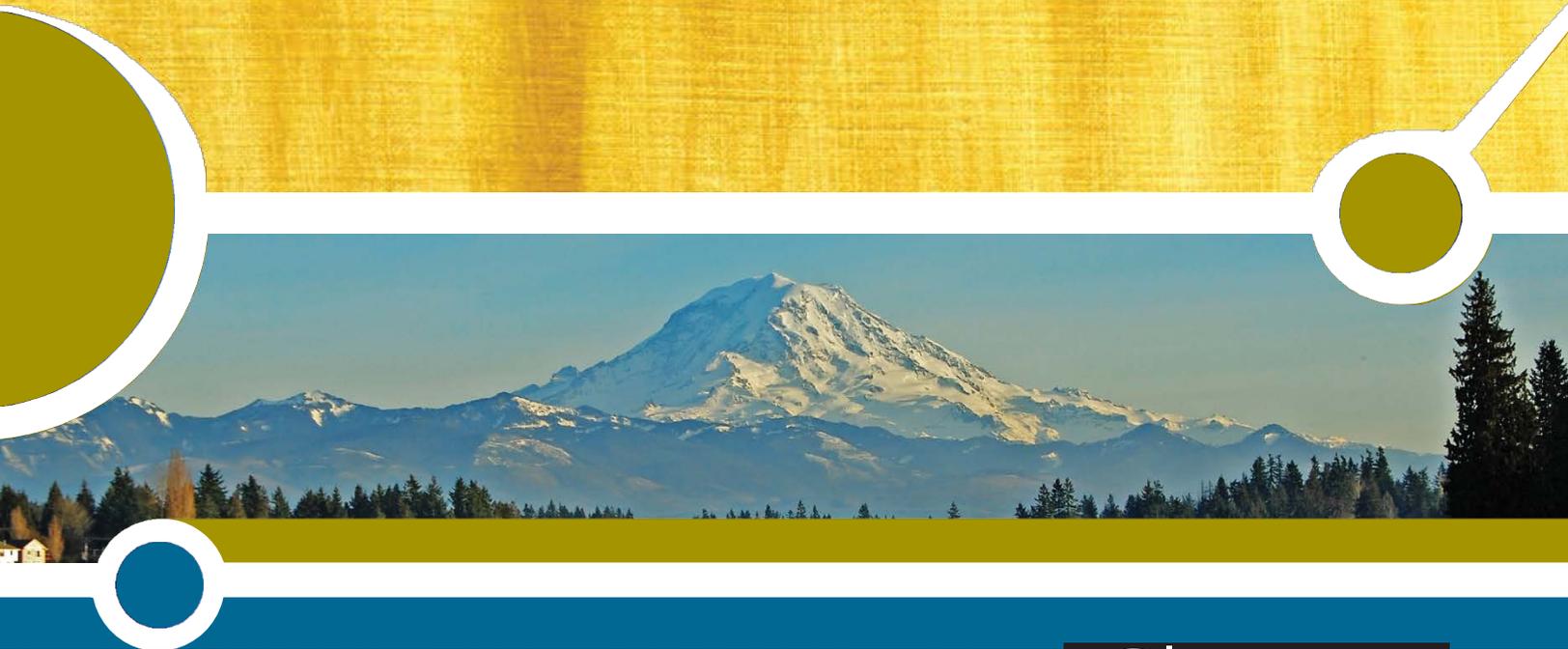
The “dark skies” policy seeks to reduce glare and maintain views of stars and planets. Redmond recognizes that night lighting is needed, but seeks to maintain dark skies in the residential areas of the community.

NE-142 Encourage dark night skies in Redmond’s residential neighborhoods, in the Sammamish Valley, in the Bear Creek Valley, and over Lake Sammamish in development regulations, design standards, and development review.

G. Light Pollution

Light Pollution policies address the protection of the community from excessive glare and promote the concept of “dark skies.”

Glare is strong, steady light that shines away from the area that is meant to be illuminated. Glare interferes with views and, in extreme cases, may interfere with the normal use of nearby properties. Inappropriate overhead lighting along the city’s river and streams



Glossary





DIVIDER PHOTO:VIEW OF MOUNT RAINIER FROM THE NORTH

for other days
and dreamers, town builders,
creators, with artists' ways.

A Regional Coalition for Housing (ARCH) A partnership of King County and 15 East King County cities that works together to help preserve existing affordable housing and develop new housing opportunities for low- and moderate-income families in the region. ARCH assists member governments in developing housing policies, strategies, programs, and development regulations; coordinates the cities' financial support to groups creating affordable housing for low/moderate income households; and assists people looking for affordable rental and ownership housing.

Accessory Dwelling -Unit (ADU)

A habitable living unit that provides basic requirements for living, sleeping, eating, cooking, and sanitation. An ADU is accessory to the primary unit on a lot and may be added to, created within, or detached from the primary single-family dwelling unit.

Adaptive Reuse

A variety of repairs or alterations to an existing, structurally sound building that allow it to serve contemporary uses while preserving features of the past.

Affordability Requirements

The provisions specified in Redmond Zoning Code 21.20, Affordable Housing, that at least 10 percent of the units in new housing developments of 10 units or greater in specified neighborhoods within the city must be affordable housing units. The requirements apply to new residential and mixed use developments within the Downtown, Overlake, Bear Creek, Willows/Rose Hill, Grass Lawn, North Redmond, and Education Hill neighborhoods, as well as new senior housing developments and congregate care dwelling units, not including nursing homes.

Affordable Housing -Unit

Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 80 percent of median income, adjusted for household size, and no more than 30 percent of whose monthly household income is paid for housing expenses. (Housing expenses for ownership housing include mortgage insurance, property taxes, property insurance, and homeowner dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

Air Space Condominium

Air rights are a type of development right in real estate, referring to the empty space above a property. Owning land or a building may allow the right to use and develop the air rights, up to the limits prescribed in the Zoning Code.

Allowed -Use

A permitted or conditionally permitted use.

Americans with Disabilities Act (ADA)

A wide-ranging civil rights law that prohibits, under certain circumstances, discrimination based on disability. Title II of the Act prohibits discrimination by all public entities at the local (i.e., school district, municipal, city, county) and state level, including access to programs and services offered by the entity, as well as physical access described in the ADA Standards for Accessible Design.

Amortization

A period of time given to owners of land with nonconforming uses to recoup their investment before the use must be discontinued.

Anadromous Fish

Fish that spawn and rear in freshwater and mature in the marine environment.

Annexation

The act of adding an area into legal jurisdiction of a city.

Aquifer

A body of soil or rock that contains sufficient saturated material to conduct groundwater and yield usable quantities of groundwater to springs and wells.

Archaeological Resources

Any material remains or physical evidence of past human life or activities which are of archeological interest, including the record of the effects of human activities on the environment. Archaeological object or resource is an object that comprises the physical evidence of an indigenous and subsequent culture including material remains of past human life including monuments, symbols, tools, facilities, and technological by-products. Indian or aboriginal burials, campsites, dwellings, and habitation sites, including rock shelters and caves, their artifacts and implements of culture such as projectile points, arrowheads, skeletal remains, grave goods, basketry, pestles, mauls and grinding stones, knives, scrapers, rock carvings and

paintings, and other implements and artifacts of any material that are located in, on, or under the surface of any lands or waters owned by or under the possession, custody, or control of the state of Washington or any county, city, or political subdivision of the state are defined as archaeological resources.

e

Arterial

A right-of-way that serves as a distributor of traffic.

Arterials are delineated as principal, minor, and collector depending upon intensity of use. Principal arterials, for example, connect major activity areas and move traffic from community to community.

(SMP)

Area of Potential Effects (APE)

The geographic area or areas within which an undertaking may directly or indirectly cause change in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of any undertaking and may be different for different types of effects caused by the undertaking (36 CFR 800.16(d) Protection of Historic Properties).

Arterial, Collector

An arterial street which collects and distributes traffic from higher use arterials (principal and minor) to local streets or directly to traffic destinations. Collector arterials also serve trips which both start and end within a neighborhood.

Arterial, Minor

An arterial street which serves as a distributor of traffic from a principal arterial to collector arterials and local streets, directly to secondary traffic generators such as community shopping areas and high schools, and serves trips between neighborhoods within a community. Minor streets are more intensive than collectors, but less intensive than principal arterials.

Arterial, Principal

An arterial street which connects regional arterials to major activity areas and directly to traffic destinations. Principal arterials are the most intensive arterial classification, serving major traffic generators such as large shopping and commercial areas, and move traffic from community to community.

Artifact

[Any object made or modified by human activity and having cultural significance.](#)

Attached Dwelling Units

Two to four dwelling units with common or party walls on one or two sides but with separate front and/or rear access.

Backyard Home (Small Lot Short Plat) A single-family home built on a small lot that is subdivided from an existing single-family lot. Backyard homes are limited to 1,000 square feet in size excluding garages or 1,500 square feet including garages. Backyard homes must be affordable to an individual or family that has an annual income that is 120 percent or less of the annual median income.

Best Available Science

Current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925.

Best Management Practices (BMPs)

The physical, structural, and/or managerial practices that have been approved by the City of Redmond, and that when used singly or in combination provide the most effective means of preventing or reducing pollution of water or other undesirable effects.

Bicycle Facility

An improvement designed to facilitate accessibility by bicycles, including bicycle trails, bicycle lanes, storage facilities, etc.

Bikeable Neighborhood or Community

A complete network of bicycle facilities of various types that allow safe, comfortable, and convenient access to all parts of the community.

Bioretention Swales and/or Rain Gardens

Improvements supporting bioretention, an integrated stormwater management practice that uses the chemical, biological, and physical properties of plants, microbes, and soils to remove or retain pollutants from stormwater. These facilities are vegetated conveyance or retention depressions that use soils and plants to improve water quality, reduce the runoff volume, and attenuate the peak runoff rate, and includes applications such as shallow, landscaped depressions in residential areas; landscaped areas around buildings; or in more urbanized settings, rooftop rain gardens, parking lot islands, and green street applications.

Biostabilization

The process of stabilizing a slope or stream bank with soil and vegetation.

Bioswale

A constructed, linear depression lined with vegetation, designed to filter pollutants from stormwater runoff prior to discharge to a catch basin or receiving waters.

Budgeting by Priorities (BP)

The City of Redmond's outcome-based biennial budgeting model, which was launched in 2008. BP is based on a bottom-up approach where all City services are considered through the prism of what services the citizens value most. (SMP)

Budgeting by Priorities Strategy (also 10-Year BP Strategy)

The City of Redmond's long-term strategic financial plan. It outlines long-term solutions toward accomplishing service and financial objectives.

Buildable Land

An assessment of the amount of land needed for commercial, industrial, and housing development, as required by the Growth Management Act (RCW 36.70.215). Buildable lands programs are to determine whether a county and its cities are achieving urban densities within the urban growth area by comparing adopted provisions with actual growth.

Bus Rapid Transit (BRT)

A term applied to a variety of bus transportation systems using buses to provide faster, more efficient service than an ordinary bus line. Often this is achieved by making improvements to existing infrastructure, vehicles, and scheduling; e.g., more frequent service and less passenger waiting time, as well as fewer stops allowing better travel times.

Capital Facilities (also Capital Projects)

Public facilities costing \$25,000 or more with a useful life of five or more years. Examples include public facilities for Fire and Emergency Medical Response; Police; Parks and Recreation; Public Education; Water, Sewer, Stormwater, and Surface Water; Transportation; and General Government.

Capital Facilities Program

A collection of planning and budget policies and documents working in concert to ensure capital projects are identified and prioritized in a manner that meets the needs of a growing population and promotes a safe and healthy community.

Capital Improvement Program (CIP)

A six-year plan for future capital expenditures which identifies capital projects packaging, timelines, and funding. The CIP is updated and adopted biennially, along with the City's two-year operating budget.

Capital Improvements

Projects to create, expand, or modify a capital facility. The project may involve design, permitting, environmental analysis, land acquisition, construction, landscaping, site improvements, initial furnishings, and equipment.

Capital Investment Strategy (CIS)

A hybrid planning and budgeting document summarizing known capital investment needs over the full duration of the Comprehensive Plan's time horizon. The CIS includes capital projects and programs from a city's functional areas and is intended to bridge near-term financial considerations, as represented in the six-year Capital Improvement Program (CIP), with the City's 2030 land use vision as described in Redmond's Comprehensive Plan.

Carpool

Two or more people sharing the use of a vehicle between fixed points on a regular basis.

Certified -Local Government (CLG)

A nationwide program of financial and technical assistance established by the National Historic Preservation Act to help local governments preserve historic and cultural resources as assets for the future. In Washington it is implemented and administered by the Department of Archaeology and Historic Preservation (DAHP). Responsibilities of a CLG include maintaining a historic preservation commission, surveying local historic properties, enforcing state or local preservation laws, reviewing National Register Nominations, and providing for public participation in historic preservation activities.

Clean Air Act

Federal legislation requiring air quality goals for urbanized areas and State Implementation Plans to ensure that urbanized areas are working toward achieving those goals.

Clustering

A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, or preservation of environmentally sensitive areas.

Collectors

A system of pipes which collect wastewater via downhill flow from on-site plumbing to the public sewer.

Cohousing

A type of intentional community composed of private homes supplemented by shared facilities. The community is planned, owned, and managed by the residents, who also share activities which may include cooking, dining, child care, gardening, and governance of the community. Common facilities may include a kitchen, dining room, laundry, and child care.

Collocation

The practice of installing and operating antennas for multiple wireless carriers, service providers, and/or radio common carrier licensees on the same antenna support structure or attached wireless communication facility, using different and separate antenna, feed lines, and radio frequency generating equipment.

Commercial Use

The use of a building, land, or other structure primarily for nonresidential and nonpersonal use involving retail sales, wholesale sales, office uses, entertainment uses, or similar uses.

Community Garden

A place where neighbors and residents can gather to cultivate plants, vegetables and fruits, and depending on local laws, keep bees and raise chickens or other livestock and poultry.

Community Indicators Report

An annual report published by the City of Redmond to assess the effectiveness of City policies in helping to achieve the community's long-term goals, as well as monitor Comprehensive Plan implementation.

Community Redevelopment Financing

Generally refers to financing tools for the purpose of rebuilding or redeveloping buildings or larger defined areas in an urban setting. Examples include the use of Community Development Block Grants, Tax Increment Financing, and urban renewal.

Commute Trip

A trip made from an employee's residence to a worksite for a regularly scheduled work day.

Commute Trip Reduction (CTR)

A requirement of the Washington State Clean Air Act that major employers develop and implement programs that will reduce the number of times their employees drive alone to work.

Complete -Streets

Streets which are designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.

Comprehensive Plan

The long-range plan used as a guide for the physical, economic, and social development of Redmond.

Concurrency, Transportation

A requirement of the 1990 Growth Management Act (RCW 36.70A.070(6)) that the City must enforce an ordinance precluding development approval if a development would cause the transportation level of service (LOS) to fall below the City's adopted LOS standard, unless revenues are secured to complete mitigating transportation improvements or strategies within six years. If a development fails to meet the concurrency test, supplemental mitigation in the form of transportation improvements or strategies will be required to accommodate the impacts of the development and allow it to achieve concurrency. Maintaining transportation concurrency means implementing transportation improvements in proportion to the level of new development as required by the Concurrency and Level of Service section of Redmond's Comprehensive Plan Transportation Element and regulations in RZC 21.52, Transportation Standards.

Conditional Use/Conditionally Reviewed Use/Conditionally Approved Use

A use that may be desired within the community, but which is not allowed as a matter of right, and requires approval through the Conditional Use Permit (CUP) process. The CUP process includes a hearing before the Hearing Examiner and decision by the City Council.

Congestion

A condition under which the number of vehicles using a facility is great enough to cause reduced speeds and increased travel times.

Consistency

A measure of whether any feature of the Comprehensive Plan or a regulation is incompatible with any other feature or a plan or a regulation. The Growth Management Act (GMA) requires that the Comprehensive Plan be both internally and externally consistent.

Consultation

[A discussion, conference, or forum in which advice or information is sought or given, or information or ideas are exchanged, and where feasible, participants strive to reach agreement regarding matters arising in the process. Consultation generally takes place on an informal basis and formal consultation requirements for compliance with section 106 of NHPA are published in 36 CFR Part 800. Consultation with recognized tribes is done on a government-to-government basis.](#)

Context -Sensitive Design

Architectural and/or engineering design that is compatible with its surroundings; e.g., new development in an historic area may contain architectural features such as cornices or window treatments that blend with existing structures.

Cottage

A small, detached dwelling unit, not greater than 1,000 square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot.

Countywide Planning -Policies

A series of policies intended to guide the development of city and county comprehensive plans. The policies were adopted by the King County Council and ratified by member cities as required by the Growth Management Act.

Crime Prevention Through -Environmental Design (CPTED)

A multidisciplinary approach to deterring criminal behavior through design of the built environment.

Critical Aquifer Recharge Areas

Areas, defined under the provisions of the Growth Management Act (RCW Chapter 36.70A) where an aquifer that is a source of drinking water is both highly susceptible and vulnerable to contamination. Areas with a high susceptibility to groundwater contamination occur where an aquifer is used as a drinking water source and a combination of the following occur(s): permeable soils, permeable surficial geology, and/or groundwater close to the ground surface.

Critical Areas

Critical areas include any of the following areas or ecosystems: fish and wildlife habitat conservation areas, wetlands, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas, as defined in RCW Chapter 36.70A and RZC 21.64, Critical Areas Regulations.

Critical Wildlife Habitats

Those habitats which meet any of the following criteria:

- (a) The documented presence of an endangered, threatened, sensitive, candidate, or other priority species as designed by Washington State or federal agencies;
- (b) Type I wetlands as defined by Redmond's critical areas regulations; or
- (c) Class I streams as defined by Redmond's critical areas regulations.

Cultural Resource

An aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. A cultural resource may be a tangible entity or a cultural practice. Tangible cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places.

Culvert

A drain, ditch, or conduit, not incorporated in a closed system that carries drainage water under a driveway, roadway, railroad, pedestrian walk, or public way.

Current Use Taxation

Designations which provide landowners a reduction in taxes when their land use meets the criteria for farm/agricultural, timber land, open space, and forest land. Current use lands are taxed according to the value of the "current use" instead of the market value for development, such as residential, commercial, or industrial use. The development value is often called a land's "highest and best use" which means its highest economic value if sold. Current Use Taxation programs only defer taxes while the land remains in the designated current use.

Decibel (dB)

A unit of sound pressure used to express noise level and measure the relative intensity of sounds. The

acceptable level of noise without causing pain to the human ear is about 130 dB.

Density

The number of families, persons, housing units, jobs, or buildings per unit of land, usually expressed as "per acre."

Density Bonuses - Housing

Incentives provided to a developer in order to encourage the construction of affordable housing units. The developer is allowed to build more units on a site if a certain number of affordable housing units are provided.

Detached Dwelling Units

Single-family residential structures that do not share any common or party walls.

Detention

The process of collecting and holding back stormwater for delayed release to receiving waters.

Determination of Eligibility

An action through which the eligibility of a property for local, state, or national register listing is decided but the property is not actually listed.

Development

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, grading, landfill, drainage, removal of vegetation, or disturbance of land or water; and use of land or water or the intensification or extension of the use of land or water.

Development Regulations

Any controls placed on the development or land use activities by a city, including but not limited to, zoning ordinances, official controls, subdivision ordinances, and binding site plan ordinances. Redmond's development regulations are in the Redmond Zoning Code.

Development Rights

One of a series of rights inherent in fee simple ownership of land. It represents the potential for the improvement of a parcel of property measured in residential dwelling units or square footage of commercial, light industrial, or office space based on the zoning classification of the parcel.

Development Standards

In respect to any development, fixed requirements, or standards imposed by regulation or ordinance. For example, a setback is a development standard.

Distribution

The act or process of delivering electric energy, water, natural gas, etc., from convenient points on the transmission system to the customers. Also, a functional classification describing that portion of the utility facilities or plan used for the purpose of delivery.

Docket (or Comprehensive Plan Docket)

The package of Comprehensive Plan amendments to be considered by the community, Planning Commission, and City Council over the following year as provided for in the Growth Management Act (GMA). The City or any individual, organization, business, or other group may propose an amendment to the Comprehensive Plan and associated Zoning Code.

Drainage Basin

An area which is drained by a creek or river system.

Drainage Facilities

See Stormwater Facilities.

Duplex

A single structure containing two dwelling units, either side by side or above one another.

Dwelling Unit

A single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A mobile home, manufactured home, modular home, apartment, condominium, townhouse, single-family attached or detached house, or accessory dwelling unit is considered to be a dwelling unit.

Environmental Impact Statement (EIS)

A document intended to provide impartial discussion of significant environmental impacts which may result from a proposed development project or problematic action. If the responsible official determines that a project or action may have a significant adverse effect upon the quality of the environment, the State Environmental Policy Act (SEPA) requires that an EIS be prepared. The purpose of the EIS document is to provide the government decision makers with information to be considered prior to determining a project's acceptability. The Draft EIS, which is circulated for review and comment, describes the action, analyzes the impacts of the action, and proposes alternatives and mitigating measures. Comments on and revisions to the Draft EIS are included in the Final EIS, the findings of which are appealable.

Essential Public Facility

A facility, conveyance, or site owned or operated by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. Essential public facilities include but are not limited to airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, inpatient facilities (including substance abuse facilities, mental health facilities, and group homes), secure community transition facilities, and such other state facilities as are listed by the Office of Financial Management as essential public facilities likely to be built within the next six years pursuant to RCW 36.70A.210.

Feature, for Historic Purposes

[Elements that give a building its visual character and that are taken into account in the context of surveying and evaluating, designating, preserving, restoring, rehabilitating, or replacing them per the Secretary of the Interior's Standards for Treatment of Historic Properties.](#)

Fixed-Route Service

Transportation service operated over a set route or network of routes, generally on a regular schedule.

Floodplain (or 100-year Floodplain) The

land susceptible to inundation with a one percent chance of being equaled or exceeded in any given year. The limit of this area shall be based upon flood ordinance regulations maps or a reasonable method which meets the objectives of the Shoreline Management Act. (SMP)

Floodway

The channel of the stream and that portion of the adjoining flood plain which is necessary to contain and discharge the base flood flow to certain levels. Redmond administers two types of floodways: zero-rise, which does not increase the base flood elevation; and one-foot-rise, which limits increase to no more than one foot (12 inches).

Flood Fringe

That portion of the floodplain outside of the floodway which is generally covered by floodwaters during the base flood; it is generally associated with standing water rather than rapidly flowing water.

Floor Area Ratio (FAR)

The gross floor area of all buildings or structures (less any area devoted to parking or vehicle circulation) on a lot divided by the gross land area.

Forecasted Traffic Volume

Travel forecasting model output; the number of vehicles forecast to travel on all or part of the future year street and highway network over a given period of time for a future year. Estimated volume also refers to modeled traffic, but for the current year or a previous year.

Functional Plan

Detailed, professional assessments of existing conditions, current and future facility needs, service targets, and projected funding to implement the Comprehensive Plan. These plans are adopted by City Council and incorporated into the Comprehensive Plan's Capital Facilities Element by reference. Other local jurisdictions, such as the Lake Washington School district, also prepare functional plans.

General Sewer Plan

A document which identifies capital improvements and defines long-term system planning goals and service criteria consistent with local and regional land use and wastewater planning issues. The Plan is updated as regulations and conditions change, and is used to maintain, operate, and expand the sewer system to meet the needs of existing and future customers.

Green Building (also known as Green Construction or Sustainable Building)

A structure and use process that is environmentally responsible and resource efficient throughout a building's life cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by efficiently using energy, water, and other resources; protecting occupant health and improving employee productivity; and reducing waste, pollution, and environmental degradation.

Green Roof

A bioretention strategy of storing, evaporating, and transpiring stormwater as part of a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers, such as a root barrier and drainage and irrigation systems.

Greenhouse Gas (GHG)

A gas is an atmosphere that absorbs and emits radiation within the thermal infrared range and affects the temperature of the earth. Primary greenhouse gases in the earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone. At present, the two primary sources of carbon dioxide emissions are from burning coal used for electricity generation and petroleum used for motor transport.

Greywater

Wastewater generated from domestic activities, such as bathing, laundry, and dishwashing, which can be recycled on site for uses such as landscape irrigation. It is not water that has come in contact with human waste.

Gross Floor Area (GFA)

The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, elevator shafts, stairwells, courts, second story atriums, and lobbies.

Gross Site Area

Gross site area is that area within the boundaries of a given lot. Gross site area does not include the area of any abutting streets or access ways.

Ground Disturbance/Disturbing Activities

Any activity that disturbs the soil included but not limited to excavation with heavy equipment, tree removal, and geotechnical analysis.

Growth Management Act (GMA)

A Washington State law requiring urban counties and the cities within them to develop comprehensive plans to address growth and the impacts of growth over a 20-year planning horizon. The GMA was enacted in 1990, amended in succeeding years, and is codified at RCW 36.70A and other chapters.

Growth Management Planning Council (GMPC)

The body of comprised city and county representatives and created through an interlocal agreement by most of the cities in King County and the County to undertake interjurisdictional planning under the Growth Management Act or its successor.

High Occupancy Vehicle (HOV)

Generally, a vehicle carrying more than one person, including a carpool, vanpool, or bus.

High Resource Value

Environmental designation to indicate Type I, II or III wetlands; Class I, II and III streams; land or water that supports a priority species or habitat; land or water that is needed to maintain the functioning of an important environmental or ecological function, or land that is primarily made up of Class II and III agricultural soils.

Historic Landmark

A physical property that has been formally designated and listed on a register of historic places by an agency of government in a process defined by the laws, policies, and procedures adopted by a particular governmental agency, including local, regional, state, and federal agencies. A landmark can be a building, a structure, a site (including an archaeological site), a district with a number of buildings, or an object such as a ship or a railway locomotive.

Historic Period

Resources that date from the period when Euro-Americans first visited or settled the area -- generally considered to be at mid-18th century.

- For purposes of federal and state regulation including SEPA, the historic period measures to 50 years in the

Additional consideration of definition underway by the WA DAHP, 9/25/19

past.

- However, it is recommended for SEPA application, to begin measuring at 45 years in the past.
- King County, including the City's interlocal agreement for historic preservation services, begins considering historic resources at 40 years in the past.

Historic Property/Resource

~~Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on the local, regional, state or national register.~~
precontact or historic district, site, building, structure, or object included in, or eligible for inclusion in the National Register of Historic Places, Washington Heritage Register, King County Landmarks Register, or Redmond's Heritage Resources Register.

The term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian Tribe that meets the criteria of the National Historic Preservation Act of 1966, as amended, Title II, section 301 (16 U.S.C. 470w(5)).

Holocene

The most recent life period ca 10,000 years ago to the present.

Household

An individual, or two or more persons related by blood or marriage, or a group of not more than eight persons who need not be related by blood or marriage living together in a dwelling unit.

Housing Strategy Plan

Strategies to consider and prioritize in order to address a wide range of housing issues to implement housing policies, as directed by Policy HO-8 in the Housing Element of the Comprehensive Plan.

Housing Trust Fund

The City's Housing Trust Fund (HTF) provides for improved affordable housing choices for a diverse population, including seniors, those with special housing needs (developmentally disabled persons, women at risk, youth, etc.), and low-income families. As a member of A Regional Coalition for Housing (ARCH), the City participates in funding affordable housing developments in Redmond and other East King County cities.

Housing Type

Classification of residences based on the number of dwelling units in a single structure. Examples are single-family detached; ground-related duplexes, triplexes and townhouses; and multifamily low-rise, mid-rise, and high-rise apartments.

Housing Unit

A dwelling unit.

Human Services

A variety of delivery systems such as social welfare services, housing, education, and mental health services. Human services professionals may provide services directly to clients or help clients access services.

Impact Fee A payment of money required as a condition of development approval to pay for capital improvements needed to serve new growth and development and is: reasonably related to the new development that creates additional demand and need for capital improvements; a proportionate share of the cost of the public improvements; and used for improvements that reasonably benefit the new development.

Impervious Surface

Any material or ground treatment that prevents or substantially reduces absorption of stormwater into the ground (i.e., concrete, asphalt, sidewalks, buildings, etc.).

Impervious Surface Area

The land area of that portion of a lot covered by impervious surface.

Inclusionary Housing

An affordable housing production program which requires a specified number of affordable and/or low-income units within new housing developments. Inclusionary units are generally provided through density bonus incentives, requirements for cash contributions to a pool, or minimum percentages of affordable units, or combinations of requirements and incentives. See also Affordability Requirements.

Infill Development

Development consisting of either (1) construction on one or more lots in an area which is mostly developed or (2) new construction between two existing structures.

Infrastructure

Facilities and services needed to sustain industry, residential, commercial, and all other land use activities, including water, sewer lines, and other utilities, streets and roads, communications, and public facilities, such as fire stations, parks, schools, etc.

Innovative Housing

A term generally used to describe housing forms that are different from standard-sized single-family homes on detached lots. Examples of innovative housing include cottages, size-limited homes and duplexes, and may be attached or detached structures.

Innovative Housing Program

A demonstration program chartered through 2013 which provides for a limited number of residential projects, such as cottages, small-lot single-family homes, and duplexes, for example. In return for the ability to build at higher densities and have some flexibility in setback and lot coverage regulations, homebuilders are required to provide exemplary residential design compatible with the existing neighborhood, may utilize green development solutions, and are strongly encouraged to provide an affordability component.

Inventory

[One of the products of a field survey of cultural resources. The inventory includes an organized compilation of information on identified resources and a preliminary proposed evaluation of their cultural significance.](#)

Knowledge-Based Business

Businesses that are dependent upon knowledge resources, such as education, expertise, and innovation.

Land Use

The term used to indicate the use of any piece of land, such as agricultural or residential.

Landmark Tree

A healthy tree over thirty inches in diameter.

Leadership in Energy and Environmental Design (LEED)

A rating system developed by the U.S. Green Building Council that is used to identify and implement green building design and construction, as well as operations and maintenance solutions.

Level of Service (LOS) (or Service Standards)

Measure of a public facility's or service's operational characteristics used to gauge its performance.

Level of Service (LOS), Transportation

A measure that:

- (a) Is used to define the implementation rate for building, funding, operating, or regulating transportation improvements; or
- (b) Defines the performance of these transportation improvements that are necessary to provide mobility for those who live and work in Redmond.

Comprehensive Plan Transportation Policy TR-28 establishes the City's transportation LOS standard. RZC 21.52, Transportation Standards, regulates compliance with the LOS standard using the concept of a mobility unit (MU). To determine compliance with the transportation LOS standard, the City annually measures the MU demand from new development and the MU supply available from the City's six-year program and the TFP. The transportation LOS standard is met when the MU demand is equal to the MU supply.

Light Rail

A form of urban rail public transportation that generally has more flexibility in capacity and design speed than heavy rail and metro systems, and higher capacity and speed than traditional street-running tram or bus systems. Light rail systems usually use electric rail cars operating either above, below, and at grade in the right-of-way, separated from other traffic but sometimes mixed with other traffic in city streets.

Local Improvement District

A financing mechanism whereby specially benefitted properties are assessed the costs of constructing public improvements.

Local Street

A street which provides for localized traffic circulation, access to nearby arterials, and access to neighborhood land uses.

Low-Cost Affordable Housing Unit Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 50 percent of median income, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership includes mortgage and mortgage insurance, property taxes, property insurance, and homeowners' dues. Housing expenses for rental housing includes rent and appropriate utility allowance.)

Low-Impact Development (LID)

A term used to describe a land planning and engineering design approach to managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small-scale hydrologic controls to replicate predevelopment conditions through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source. LID is similar to "Onsite Stormwater Management," a term used by the Washington State Department of Ecology.

Low-Income and Moderate-Income Housing

Housing affordable under federal standards to households with annual incomes at or below 80 percent of the county median income.

Manufactured Home

A factory-built structure transportable in one or more sections which is built on a permanent chassis and designed to be a dwelling with or without a permanent foundation when connected to required utilities. A manufactured home shall be built to comply with the National Manufactured Home Construction and Safety Standard Act of 1974 (regulations effective June 15, 1976).

Manufactured Home Park or Mobile Home Park

An area of land designed for the placement of manufactured homes or mobile homes with two or more improved pads or spaces for manufactured homes or mobile homes providing connections for, but not limited to, water, sewer, and electricity service.

May

A term used to express opportunity or permission. If a policy contains "may," the decision maker can undertake the action contemplated by the policy if, after reviewing the evidence, the decision maker decides it is useful or desirable, and in keeping with this plan. "May" does not, however, confer any obligation on the decision maker to undertake or allow the action. See also "should" and "shall."

Median Income (or Median Household Income)

The household income level at which a population can be divided into two equal segments, with the first half of households earning less than the median household income and the other half earning more. Commonly used to generate data about geographic areas.

Minimum Density

A zoning method requiring that a certain percentage of the maximum density be provided on a subdivision or building site.

Mitigate/Mitigation

To reasonably reduce or eliminate the impact of development. See "Mitigation" for the definition of mitigation which applies to the critical areas regulations of the Zoning Code.

Mitigate/Mitigation - Cultural Resources

An action taken in response to an effect on a cultural resource. Mitigation may include a variety of actions agreed upon with the Washington Department of Archaeology and Historic Preservation and affected Indian tribes. Minimization of alteration, creation of specialized photography or education programs, and data recovery are the methods most frequently employed.

Mixed Use

A land use where more than one classification of land use (for example, residential, commercial, and recreational) permitted within a zoning district is combined on a lot or within a structure.

Mixed Use Development

A project which combines more than one use, either in the same structure or in different structures located on the same site.

Mixed Use Residential Structure

A structure with at least one residential unit built above one or more nonresidential uses.

Mixed Use Structure

A project which combines more than one use in the same structure; such as a building occupied by retail uses on the ground floor and housing on the floors above.

Mode

A type of transportation, such as pedestrian (walking), bicycle, automobile, or transit (bus).

Mode Choice/Mode Split

The statistical breakdown of travel by alternate modes, usually expressed as a percentage of travel by single occupant automobile, carpool, transit, etc. Mode choice goals are used to help people in the public and private sectors make appropriate land use and transportation decisions.

Moderate-Income Housing

Housing affordable to households with incomes between 50 percent and 80 percent of area median income.

Modular Housing

Factory-built housing conforming to the standards of the State of Washington building and energy codes (also known as “gold seal” manufactured housing).

Monitor - Cultural Resources

A person with knowledge of local ethnohistory and areas of tribal significance used to conduct monitoring during construction or other ground disturbing activities.

Multicounty Planning Policies

A region wide framework for countywide and local planning under the Growth Management Act. Guides various regional planning programs for growth management, economic development, and transportation projects, and possible funding. In the central Puget Sound region, the Puget Sound Regional Council administers the multicounty policies consistent with VISION 2040.

Multifamily Structure

A structure that includes multiple primary dwelling units, or a series of five or more dwelling units with common or party walls on one or two sides but with separate front and/or rear access.

Multimodal

A term referring to accessibility by a variety of travel modes, typically pedestrian, bicycle, transit, and automobile modes, but may also include water and air transport modes.

Multiplex

A structure that is a two-unit, three-unit or four-unit attached dwelling, and may also be known as a duplex, triplex or fourplex. Multiplex units may be side by side or on top of one another.

Municipal Code

A collection of all of the regulatory and penal ordinances and certain administrative ordinances of the City of Redmond, codified pursuant to RCW 35.21.500 through 35.21.570.

Native Growth Protection Areas (NGPA)

An area where native vegetation is preserved for the purpose of preventing harm to property and the environment, including but not limited to providing open space, maintaining wildlife corridors, maintaining slope stability, controlling runoff and erosion, and/or any other purpose designated by approval.

Neighborhood Plan

Policies applicable to specific neighborhoods, adopted by the City Council and incorporated into the Neighborhoods Element of the Comprehensive Plan.

Neighborhood Character

The various elements of a neighborhood that give it a distinct “personality,” including but not limited to land uses (e.g., residential/commercial mix and population), urban design (e.g., bulk, scale, form), visual resources (e.g., public view corridors and vistas), historic resources (e.g., historic landmarks), natural features (e.g., streams and steep slopes), and physical features (e.g., streets and public places).

Nonpoint Source Pollution

Contaminants that enter water from dispersed and uncontrolled sources (such as surface runoff) rather than through pipes.

On-Site Retention

Permanent impounding of stormwater in artificial lakes and ponds; often required for developments.

Open Space

Any land area, the preservation of which in its present use would (1) conserve and enhance natural or scenic resources; or (2) protect streams or water supply; or (3) promote conservation of soils, wetlands, beaches, or tidal marshes; or (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries; or (5) enhance recreation or gathering opportunities. Open space can consist of active or passive open space.

Open Space, Active

Open space which may be improved and set aside, dedicated, designated, or reserved for recreational or gathering facilities, such as swimming pools, play equipment for children, ball fields, court games, picnic tables, plazas, etc.

Open Space, Passive

Open space which is essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or for the use and enjoyment of owners and occupants.

Open Space Corridor. A connected system of urban forested areas, fish and wildlife habitat, and unique recreational opportunities that have limited impact on these resources. The Growth Management Act requires local governments to designate and preserve open space corridors. The City of Redmond manages these corridors through critical areas regulations.

Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan

The functional plan to implement the goals and policies related to parks, recreation, and arts in the Comprehensive Plan. Provides an inventory of the parks system and identifies and prioritizes future park system improvements.

Park and Ride

A parking lot where transit or rideshare riders can leave their cars and ride a carpool, vanpool, bus, or train to another location.

Peak Hour

The consecutive 60-minute period during a 24-hour period which experiences the highest sum of traffic volumes as determined by the City on a roadway segment, passing through a roadway intersection, or entering or leaving a development. The peak hour typically takes place between 4 p.m. and 6 p.m. on a workday.

Peak Hour, a.m.

The consecutive 60-minute period during the a.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Peak Hour, p.m.

The consecutive 60-minute period during the p.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Pedestrian Amenities

Features of the built environment that improve the quality of foot or wheelchair travel, including ground floor retail uses in adjacent buildings, landscaped walkways, limited interference from automobiles, street furniture, etc.

Pedestrian Facility

An improvement designed to facilitate accessibility by foot or wheelchair, including sidewalks, curb ramps, crosswalks, overpasses, and undercrossings, etc.

Pedestrian Orientation

An area where the location and access to buildings, types of uses permitted on the street level, streetscape, and storefront design are based on the needs of the customers on foot.

Permaculture

A practice of producing food or energy, etc., using ways that do not deplete the earth's natural resources and relying on renewable resources.

Permitted Use

A use that is allowed outright by the Redmond Zoning Code.

Plan-Based Approach

The City of Redmond's transportation concurrency system, in which transportation programs, projects, and services identified in the Transportation Facility Plan are implemented in proportion to the needs of the city and the pace of growth, and support the City's preferred land use pattern and vision.

Pleistocene

[Pleistocene is 2.8 million to 10,000 years before present \(BP\). The late Pleistocene is usually defined as 300,000-10,000 years BP.](#)

Point Source Pollution

A source of pollutants from a single point of conveyance such as a pipe. For example, the discharge pipe from a sewage treatment plant is a point source.

Pollutants

Contaminants that adversely alter the physical, chemical, or biological properties of the environment. Pollutants can include solid waste, sewage, garbage, sewage sludge, and municipal waste discharged into water.

Potential Annexation Area (PAA)

An area outside the current city limits for which the City of Redmond plans and in which development is likely to impact the city. The Potential Annexation Area is considered the area that may logically annex to and become part of the city in the future and is mapped in the Annexation and Regional Planning element of the Comprehensive Plan.

Potential to Yield Information

[Likelihood of a property to provide information about an important aspect of history or prehistory through its physical composition and remains.](#)

Precautionary Principle

An approach that states if an action or policy has a suspected risk of causing harm, in absence of scientific consensus, that action is harmful.

Preservation (Historic)

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

Primary Industries

Industries which have a high economic impact and provide high wage jobs. These industries typically export their goods or services outside the region, thereby supporting local industries, such as retail, housing construction, and personal services, through payroll and local purchases.

Procedural Criteria. Documents maintained by the Department of Commerce which assist counties and cities in adopting comprehensive plans and development regulations that meet the goals and requirements of the Growth Management Act (GMA). The criteria lists requirements set forth in GMA, as well as recommendations for meeting those requirements.

Professional Archaeologist

[An individual who meets the U.S. Department of the Interior \(1997\) Preservation Professional Qualification Standards for Prehistoric Archaeologist or Historical Archaeologist.](#)

Public Facility

Any use of land or physical structures, whether publicly or privately owned, for transportation, utilities, communication, or for the benefit of the general public, including streets, schools, libraries, fire and police stations, municipal and county buildings, powerhouses, recreational centers, parks, and cemeteries.

Public and Semipublic Uses

A use that is owned and operated by a public agency and characteristically operated by such an agency, or a use that is privately owned but has a character similar to a public use or which is traditionally considered to be a semipublic use. For example, a public school is a public use and a private school is a semipublic use.

Public Service

A variety of services, such as fire protection and suppression, law enforcement, public health, recreation, environmental protection, etc., available to the public and provided by government, substantially funded by government, contracted for or by government, or provided by private entities subject to public service obligation.

Puget Sound Clean Air Agency

The lead agency for developing air quality standards for the Central Puget Sound Region in compliance with federal laws.

Puget Sound Regional Council (PSRC)

(Formerly the Puget Sound Council of Governments)

A regional planning and decision making body for growth and transportation issues in King, Kitsap, Pierce, and Snohomish Counties. Under federal transportation law, the Council is the Metropolitan Planning Organization (MPO) responsible for regional transportation planning and programming of federal transportation funds in the four counties. It is also the designated Regional Transportation Planning Organization (RTPO) for the four counties. PSRC manages the adopted regional growth strategy, Vision 2040, and the regional transportation plan Transportation 2040.

Redmond Central Connector

A park/multiuse trail in downtown Redmond designed to connect the city's historic downtown and Town Center areas. The City acquired the vacated 1.1-mile railroad right-of-way in 2010 and, through a public process, created a Master Plan for the corridor, which was adopted in 2011.

Regional Utilities

Facilities and infrastructure provided by a public agency, utility, or franchise which convey essential services throughout the area beyond but including Redmond. These facilities include but are not limited to regional water storage tanks, reservoirs and booster stations, wastewater interceptors, pump stations and treatment facilities, electrical transmission substations and lines 115 kV or greater, regional natural gas pipelines and gate stations, and regional telecommunications facilities.

Residential Use

A land use term which includes living areas; common areas used to access living areas; offices for the renting, leasing, or selling of housing units in the development; and recreational areas used exclusively by residents and their guests.

Response Time

The amount of time it takes fire and rescue officers or law enforcement officers to respond to calls for assistance.

Restoration (Historic)

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Riprap

A facing layer or protective mound of broken stones placed to prevent erosion or sloughing of a structure or embankment.

Runoff

Water originating from rainfall and/or other precipitation that flows from a site during or immediately after a storm. (SMP)

SEPA Rules

WAC Chapter 197-11 adopted by the Department of Ecology, addressing requirements for environmental review of pending policies and developments. See also State Environmental Policy Act.

Secretary of the Interior (U.S. Department of the Interior, National Park Service, Technical Preservation Services)

A federal office which provides historic preservation policy and guidance on preserving and rehabilitating historic buildings, administers the Federal Historic Preservation Tax Incentive Program for rehabilitating historic buildings, and sets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Service Standards (see Level of Service)**Shall**

A term which means "obliged to." "Shall" is mandatory. If a policy contains "shall," it is required that the decision maker follow the policy where it applies. See also "may" and "should." (SMP)

Shoreline Master Program (SMP) Redmond's plan that implements the State of Washington Shoreline Management Act of 1971. The Shoreline Master Program provides for coordinated planning to protect the public interest associated with the shorelines of the state while recognizing and protecting private property rights.

Should

A term which means "ought to." If a policy contains "should", the decision maker is to follow the policy where it applies unless the decision maker finds a compelling reason against following the policy. See also "may" and "shall." (SMP)

Significant Tree

Any healthy tree six inches in diameter at breast height (d.b.h.) or any tree four inches in diameter at breast height (d.b.h.) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant. (SMP) This term also applies citywide.

[Significance/Significant - Cultural Resources Consistent with the National Historic Preservation Act, the quality of significance in history, architecture, archaeology.](#)

engineering, and culture present in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and a) that is associated with events that have made a significant contribution to the broad patterns of history; or b) that is associated with the lives of significant persons in the past; or c) that embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or that has yielded or may be likely to yield information important in history or prehistory.

Single Occupant Vehicle (SOV)

A vehicle carrying only one person.

Single Room Occupancy Units (SROs)

A structure containing single room living units with small cooking units (independent or common) and other amenities not ordinarily associated with a hotel.

Site - Cultural Resources

Location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Site Plan Entitlement

Site Plan Entitlement is the approval required for any public, semipublic, or private proposal for new construction or exterior modification to a building or site, including multifamily, commercial, industrial, utility construction, expansion, or exterior remodeling of structures, parking, or landscaping, where the proposed use is shown as permitted in the applicable permitted use chart.

Size-Limited Dwelling A single-family detached unit that does not exceed 1,900 square feet. The determination of total square footage includes attached and detached garages. A size-limited dwelling will be so identified and legally binding on the title of the home, enlarging the home will not be permitted above the maximum size limit.

Smart Grid (Technology)

An electrical grid that uses information and communications technology to gather and act on data, such as the behaviors of suppliers and consumers, to improve the efficiency, reliability, economics, and sustainability of the production and distribution of electricity.

Social Sustainability

A concept or theory associated with sustainable development which encompasses human rights, labor rights, and corporate governance. In common with environmental sustainability, social sustainability is the idea that future generations should have the same or greater access to social resources as the current generation, while there should also be equal access to social resources within the current generation. Social resources include ideas as broad as other cultures and basic human rights.

Special Needs Housing

Housing that is provided for persons and their dependents who, by virtue of disability or other personal factors, face serious impediments to independent living and who require special assistance and services in their residence. Special needs housing may be on a permanent, long-term, or transitional basis.

State Environmental Policy Act (SEPA)

Contained in RCW Chapter 43.21C, this Washington State law is intended to minimize environmental damage. SEPA requires that state agencies and local governments consider environmental factors when making decisions on activities, such as development proposals over a certain size and comprehensive plans. As part of this process, environmental checklists are prepared to disclose impacts and propose mitigation. This process also provides an opportunity for public comment.

Storm Drain

A system of gutters, pipes, or ditches used to carry stormwater from surrounding lands to streams, lakes, or rivers.

Stormwater

Water that is generated by rainfall and is often routed into drain systems in order to prevent flooding.

Stormwater Facilities

Constructed or natural systems that are designed to provide stormwater management.

Stormwater Management

The collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, and diverting, treating, or filtering of surface water, ground water, and/or runoff together with applicable managerial (nonstructural) measures.

Strategic Plan for Economic Development

A policy document which contains certain objectives and recommended actions to encourage Redmond's long-term economic success.

Strategic Plan for Human Services

A plan that defines the City's roles with regard to human services in the community, identifies needs, and recommends strategies and actions to ensure resilient and thriving residents.

Streetscape

The visual elements of a street, including the roadway, sidewalks, adjoining buildings, street furniture, trees, and open spaces that combine to form the street's character.

Structure

That which is constructed and placed permanently on or under the ground or over the water, or attached to something having a permanent location on or under the ground or over the water, excluding residential fences less than six feet in height; retaining walls, rockeries, patios, and decks less than 30 inches in height; and similar improvements of a minor character. For the purpose of administering the Shoreline Master Program, structure shall have the meaning given in WAC 173-27-030(15).

Structure, Detached

A structure which has no common or party wall with another structure.

Subdivision

The division of a parcel of land into two or more parcels. Subdivisions are classified into short subdivisions, also referred to as short plats, and long subdivisions, also referred to as long plats, based on the number of lots created. Redmond's subdivision regulations are included in the Redmond Zoning Code.

Substantial Impacts

Effects or consequences of actions of such a nature or intensity that they will create an undesirable condition for uses or activities likely to take place in the area.

Sustainability Principles

A statement of values regarding what sustainability means for the City of Redmond, created during a public process in 2010 and incorporated as part of the 2010-2011 Comprehensive Plan Update.

Substantial Improvement

Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if damaged, the value of the structure to be restored prior to being damaged.

Sustainable/Sustainability

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Survey - Cultural Resources

[The physical search for and recording of to identify and gather data on a community or areas' cultural resources. It may be limited to background research and presentation of existing data or include field survey, presentation of data from the field survey, development of inventories, and preparation of recommendations for National Register of Historic Places eligibility, effects, and mitigation.](#)

Target Industry Clusters

As identified in the Redmond Comprehensive Plan Economic Vitality Element, these are highly integrated groups of businesses with strong linkages, including the suppliers and customers in a region, which have the potential for significant economic impact through the creation of high wage jobs and other benefits. As clusters grow, additional supplier firms are attracted to the region, eventually creating a well-diversified "critical mass" of production, labor, and information.

Technical Committee

See RMC Chapter 4.5: Technical Committee.

Telecommuting

The transportation of information using telecommunication technology, such as teleconferencing, satellite television, facsimiles, cellular telephones, and computer networking.

Townhouse

A form of ground-related housing where individual dwelling units are attached along at least one common wall to at least one other dwelling unit. Each dwelling unit occupies space from the ground to the roof and has direct access to private open space.

Traditional Cultural Property/Place

[A National Register of Historic Places-eligible or listed district, site, building, structure or object whose significance is derived from the role the property plays in a community's historically rooted beliefs, customs, and practices. For example, a location associated with the traditional beliefs of a Native American group about its origins, its cultural historic or the nature of the world \(National Register Bulletin 38: Guidelines for Evaluating and Documenting Traditional Cultural Properties\). Traditional cultural properties may include gathering or fishing areas.](#)

Traffic Calming

Engineering and other measures put in place on streets to slow down or reduce motor vehicle traffic, in order to improve the living conditions for residents living along the street, as well as to improve safety for pedestrians and cyclists.

Transfer of Development Rights

The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from property in one zoning district to property in another zoning district where such transfer is permitted.

Transferable Development Right

A right to develop or build that is severed from other property rights and can be redeemed in certain parts of Redmond in accordance with RZC 21.48, Transfer of Development Rights (TDR) Program.

Transit

Public transportation: referring in this document to public bus, trolley, and light rail, but not vanpools.

Transit Oriented Development (TOD)

A mixed use residential or commercial area designed to maximize access to public transport and encourage transit ridership. TODs generally are located within a radius of up to one-half mile from a transit stop (train station, metro station, tram stop, or bus stop) and are surrounded by relatively high-density development.

Transitional Housing

Programs which provide housing and support services to move individuals and families from homelessness to self-reliance and permanent housing. Transitional housing is provided for a specified period, typically six months to two years.

Transportation 2040

The action plan for transportation in the central Puget Sound region for the next 30 years. Outlines a long-term template for how the region should invest in transportation and is consistent with the region's adopted Regional Growth Strategy, VISION 2040.

Transportation Demand Management (TDM)

Public and/or private programs designed to reduce travel demand and that are ongoing substitutes for additional motor vehicle traffic lanes and traffic signals. These programs include but are not limited to transit, bicycling and ridesharing incentives, flexible working hours, parking management, and supporting pedestrian enhancements to decrease single occupancy vehicle trips.

Transportation Facility Plan (TFP) The long-range plan identifying transportation facilities, programs, projects, and services that are necessary to provide for the mobility of people and goods from new development allowed by the Redmond Comprehensive Plan and the Redmond Zoning Code. The planning horizon of the TFP typically ranges between 12 to 20 years.

Transportation Improvement Program (TIP)

A six-year program of transportation capital facilities, programs, projects, and services intended to serve the current and future needs of those who live and work in Redmond.

Transportation Master Plan (TMP)

The functional plan to implement the transportation-related goals and policies in the Comprehensive Plan. Provides an inventory of the transportation system and identifies and prioritizes future transportation improvements.

Transportation Systems Management (TSM)

A program created to make better use of the existing transportation system by using short-term, low-capital transportation improvements designed to improve the flow and/or safety of traffic operations.

Undergrounding

The construction or relocation of electrical wires, telephone wires, and similar facilities underground.

Urban Center

Defined in the Countywide Planning Policies as an area for focusing growth and aligning a high capacity transit system. To be designated an urban center, an area must have a land area up to 1.5 square miles and must be able to support a minimum of 15,000 jobs at a minimum density of 50 jobs per gross acre and a minimum residential density of 15 households per acre.

Urban Growth Area

The area designated in the King County Comprehensive Plan for urban development and to be served with urban services, in addition to greenbelts, open space, and other appropriate areas.

Urban Services/Urban Governmental Services

Utilities and services which are historically and typically delivered by cities, such as storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

Vanpool

An organized ridesharing arrangement in which a number of people (typically six to 15 people) travel together between fixed points on a regular basis in a van. Expenses are shared, and there is usually a regular volunteer driver.

Vehicle Miles Traveled (VMT)

A measurement of forecasted travel demand; equivalent to one car, bus, or truck traveling one mile.

Vision 2040

The adopted regional growth strategy for a four-county area including King, Pierce, Snohomish, and Kitsap Counties in Washington State. The Vision 2040 plan describes linking high-density residential and employment centers throughout the region by high capacity transit, and promoting a multimodal transportation system. Vision 2040 was adopted in 2008 by the Puget Sound Regional Council (PSRC).

Walkable Neighborhood or Community

An area where the goods and services that a neighborhood resident or employee needs on a regular basis, such as stores, businesses, schools, libraries, and transportation, are located within a short and safe walk.

Watershed

The geographic region within which water drains into a particular river, stream, or other body of water. A watershed includes hills, lowlands, and the body of water into which the land drains.

Wetland or Wetlands

Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands.

Wet Vault

A tank, usually underground, which has a designed volume of water storage. The vault allows sediment to settle out and oils to float to the surface, and then clean water from the middle flows out.

Woonerf (Dutch plural: woonerven) A street that is designed for shared space for pedestrians, cyclists, and vehicles, characterized by low speed limits.

Work Trip

A trip that either starts or ends at the traveler's place of employment.

ǰobal

Lushootseed place name for the area that now includes downtown Redmond. Lushootseed is the traditional, native language spoken by the Snoqualmie Indian Tribe and tribes throughout most of western Puget Sound.

Zero Lot Line Development

A development pattern of single-family houses constructed immediately adjacent to one side lot line (i.e., no sideyard setback) coupled with an easement on the adjacent lot in order to maintain 10-foot separation between structures. This helps to preserve privacy and usable yard space, especially in small lot areas.

Zone or Zoning District

A specifically delineated area or district in a municipality within which generally uniform

regulations or requirements govern the use, size, and development of land and buildings.

Zoning

A type of development regulation that manages the use and development of land. Redmond's zoning regulations are included in the Redmond Zoning Code.

Zoning Code (Redmond Zoning Code or RZC)

The Redmond Zoning Code provides the basis for designating land use zones, applying development and shoreline requirements, and regulating development in all areas of the city, and provides pre-annexation zoning for areas presently outside the city but that may be annexed to the city in the future. The RZC is Title 21 of the Redmond Municipal Code enacted under the authority granted to the City of Redmond by the Constitution of the State of Washington, the Optional Municipal Code (RCW Title 35A), and other sections of the Revised Code of Washington.

Zoning Map

A visual layout of land use classifications within the city.

Proposed Amendment Redmond Zoning Code

CRMP

- Exhibit C1: RZC 21.30 Historic and Archaeological Resources ([link](#))
- Exhibit C2: RZC 21.78 Definitions ([link](#))
- Exhibit C3: RZC Appendix 9, Cultural Resources Management Procedures ([link](#))

ARTICLE II CITYWIDE REGULATIONS

RZC 21.30 HISTORIC AND ARCHAEOLOGICAL RESOURCES

21.30.010 Purpose

This chapter is established for the following purposes:

- A. To fulfill the goals of the Growth Management Act by preserving cultural resources including sites, objects, structures, artifacts, implements, and locations ~~lands, sites, and structures~~ that have historical or archaeological significance (RCW 27.53.040).
- B. To preserve, maintain, and enhance sites, objects, structures, artifacts, implements, and locations of prehistorical or archaeological interest, whether previously recorded or still unrecognized, ~~sites, buildings, objects, and structures~~ that serve as visible reminders of Redmond's social, architectural, geographic, ethnic, cultural, engineering, and economic history in a manner consistent with RCW 27.53 Archaeological Sites and Resources and with the National Park Service's Secretary of Interior's Standards for Treatment of Historic Properties.
- C. To protect Redmond's unique community identity and character.
- D. To ensure the feasibility of economic use and continued utilization of historic buildings.
- E. To contribute to the economic vitality of the Downtown by encouraging maintenance and rehabilitation of existing properties of historic significance.
- F. To provide guidance for land use decisions affecting historic properties and properties with archaeological significance.
- G. To provide guidance for historic landmark designation.

Effective on: 4/16/2011

21.30.020 Scope and Authority

This chapter applies to:

- A. Designated historic landmarks;
- B. Properties that are eligible for historic landmark designation; and
- C. Properties considered having a high probability of including archaeological resources or known to include an Archaeological site(s).

Effective on: 4/16/2011

21.30.030 Redmond Heritage Resource Register

- A. The City of Redmond shall maintain a list of historic landmarks called the Redmond Heritage Resource Register.
- B. Once a site, property, or geographic area is designated as a historic landmark, any alteration, addition, relocation, or demolition shall comply with RZC 21.30.050, *Certificate of Appropriateness*, of this chapter.
- C. Properties adjacent to a historic landmark shall comply with RZC 21.60.020, *Context, Circulation, and Connections*.

Effective on: 4/16/2011

21.30.040 Historic Landmark Designation

- A. **Purpose.** The purpose of this section is to provide for the nomination and removal of property from the Redmond Heritage Resource Register.
- B. **Scope.** This section applies to any property with potential for listing or properties on the current Redmond Heritage Resource Register that have either suffered a substantial loss of their significant features or have been destroyed in compliance with the King County Interlocal Agreement for historic preservation.
- C. **Nomination Procedure.** The City of Redmond, any person, group, owner, or member of the Landmark Commission may nominate a structure, object, or site to be a historic landmark. Except for properties listed in the RZC Appendix 5, Redmond Heritage Resource Register, as key historic landmarks, the owner must sign the application for nomination. The applicant shall file an application for designation as a historic landmark with the Administrator. The application submittal requirements and the procedure to be followed are set forth in King County Code Chapter 20.62, as the same now exists or as hereafter amended.
- D. **Historic Landmark Designation Criteria.** Historic landmark designation criteria are set forth in King County Code Chapter 20.62, as the same now exists or as hereafter amended.
- E. **Procedure for Removal of Historic Landmark Designation.** Any site, structure, or geographic area may be removed from designation if it has either suffered a substantial loss of significant features or has been destroyed. Removal of designation shall follow the procedures established in King County Code Chapter 20.62.
- F. **Criteria for Removal of Historic Landmark Designation.**
 - 1. The significant features of the landmark have suffered irreparable loss due to circumstances other than neglect such that the landmark no longer complies with the designation criteria in section (D), Historic Landmark Designation Criteria, above; or
 - 2. The landmark was destroyed by accident or natural disaster; or
 - 3. The owner of the landmark obtains a Certificate of Appropriateness for demolition due to reasons of economic impact, and subsequently demolishes the structure.

G. Waiver or Modification of Codes Allowed.

1. Once a structure is designated a historic landmark, the following authorities or their successors may waive the code that falls under their authority where enforcement of the code is not technically feasible or would threaten or destroy the historic significance of the structure. The designated authority shall decide the code that may be waived and the extent of the waiver.
 - a. The Building Official may waive a building code adopted in RMC Title 15 to the extent allowed by RCW 19.27.120 and the provisions of the International Building Code regarding historic buildings, as adopted by the City.
 - b. The Fire Marshal may waive a fire code adopted in RMC Title 15 to the extent allowed by RCW 19.27.120 and the International Building Code regarding historic buildings, as adopted by the City.
 - c. The Administrator may waive the development standards in the RZC.
2. The owner of a historic landmark or a person authorized by the owner must apply for a code waiver in writing. The application shall include any information required by the authorities listed in subsections 1.a through c of this section.
3. The designated authority shall either rely on the historic landmark designation report as it relates to the waiver being requested or shall rely on the expertise of a King County historic preservation officer, or other person similarly trained in historic preservation.

H. **Transfer of Development Rights.** Properties designated as historic landmarks except for public parks or cemeteries shall be eligible for transfer of development rights provided for in [RZC 21.48](#), *Transfer of Development Rights (TDR) Program*.

I. **Care Standards.** Properties designated as historic landmarks shall use the care standards provided for in RZC Appendix 4, *Historic Landmarks Care and Restoration*.

Effective on: 4/16/2011

21.30.050 Certificate of Appropriateness

A. **Purpose.** The purpose of a Certificate of Appropriateness is to ensure against the loss of a designated historic landmark of historic significance. Further, it ensures that prior to consideration of a demolition that alternatives have been explored and that mitigation, if appropriate, is required.

B. **Scope.**

1. Unless exempted by subsection (C) of this section, Exceptions, a Certificate of Appropriateness shall be required prior to any of the following taking place: any alteration that would affect a significant feature of a designated historic landmark, any addition to a designated historic landmark, moving a designated historic landmark, or demolition of a designated historic landmark.

2. Where a recognized religious group owns a site or structure and uses that site or structure for worship or religious education, the decision on a Certificate of Appropriateness shall be advisory.

C. **Exceptions.** A Certificate of Appropriateness shall not be required for the following:

1. Ordinary repairs and maintenance to designated historic landmarks that do not alter the appearance of a significant feature as defined under King County Code Chapter 20.62 and does not use substitute materials. Ordinary repair shall include painting to match the original color or a color consistent with the integrity of the historic landmark and applied in a manner that protects significant features.
2. Emergency repair work necessary to prevent destruction or dilapidation to real property or parts of a structure that are immediately threatened or damaged by fire, flood, earthquake, or other disaster.
3. Excavations of graves in a cemetery.
4. Interior improvements or alterations made in order to accommodate the needs of a tenant or different use that:
 - a. Do not affect a significant feature;
 - b. Do not alter or obscure from view a significant feature;
 - c. During the course of construction, remove, catalog, and restore the original feature in the original location; and
 - d. Do not use substitute materials.

D. **Procedure.** The following procedures shall be established for the actions listed in subsection B. The level of review shall depend upon the action requested. The levels have been established based on the potential of the action to affect the historic landmark.

1. Level I Certificate of Appropriateness shall apply to restorations and repairs that utilize identical materials except repair exempted by subsection C, Exceptions, for new or replacement signs, and for minor utility system changes. Level I Certificate of Appropriateness shall follow the procedures established in RZC 21.76.050.F, *Type I Review*.
2. Level II Certificate of Appropriateness shall apply to additions, for replacement of historic materials with alternate materials, or for painting or covering historic materials or surfaces except painting exempted by section C.1, above, Exceptions. Should the Landmark Commission and the applicant agree in writing to a proposal for this work, a certificate may be issued following a Type II Review. If such an agreement cannot be reached, a hearing shall be held under a Type III Review.
3. Level III Certificate of Appropriateness shall apply to demolitions, in whole or in part, or for filling, grading, or excavation on or to an archaeological site, paving or building in or over an archaeological site, or moving a structure (See RZC 21.30.070, *Archaeological Sites*, of this

chapter). Level III Certificate of Appropriateness shall follow the procedures established in RZC 21.76.050.H, *Type III Review*.

4. Evaluation of Economic Impact for Demolitions. At the time of application, the property owner, or a person authorized by the owner, may request consideration of evidence pertaining to the economic impact on the owner or a denial or a partial denial of a Certificate of Appropriateness. The application submitted shall include documentation as set by the Administrator. In no case shall a certificate be denied, in whole or in part, when it is established that the denial or partial denial will deprive the owner of a reasonable economic use of the landmark given the following:
 - a. There is no viable and reasonable alternative that would have less impact on the features of significance; and
 - b. Moving the resource has been evaluated as an alternative; and
 - c. That the economic analysis showed that the use of all available incentives would not change the economic impact to the owner.
- E. **Decision Criteria.** The Administrator or the Landmark Commission shall use the Secretary of the Interior's Standards for the Treatment of Historic Properties together with generally accepted preservation practices as guidance in making decisions concerning a Certificate of Appropriateness.

Effective on: 4/16/2011

21.30.060 Effect of Historic Landmark Designation by Other Governments

- A. Sites, properties, or geographic areas listed on the following registers shall be deemed to be City of Redmond historic landmarks;
 1. United States National Register of Historic Places.
 2. The King County Landmarks Register.
 3. The Washington Heritage Register.
- B. **Timing.**
 1. A site, structure, or geographic area within the City of Redmond shall become a historic landmark on the date it is listed on any of the historic registers in section A above.
 2. Upon the date of annexation to Redmond of any property listed on the historic registers in section A above, that property shall be listed on the Redmond Heritage Resource Register.
- C. **Effect.** The sites, properties, or geographic areas listed as described in section A above shall be treated the same as any other property listed through the local process as a historic landmark. A site, structure, or geographic area shall remain a Redmond historic landmark unless removed by the process in RZC 21.30.040.F, *Procedure for Removal of Historic Landmark Designation* of this chapter.

Effective on: 4/16/2011

21.30.070 Archaeological Sites and Resources

A. **Purpose.** The purpose of this section is to:

1. Provide for the investigation of known archaeological sites and properties with a high probability of containing archaeological resources in order to identify recommended ~~excavation and~~ preservation and management techniques ~~procedures~~, appropriate mitigation or other appropriate treatment ~~procedures~~, and further needs for evaluation.
2. Records, maps, or other information identifying the location of archaeological sites are exempt from disclosure under this chapter in order to avoid the looting or ~~degradation~~ degradation of such sites in accordance with RCW 42.56.300.

B. **Scope.**

1. This section applies to any person proposing to do any of the following on known archaeological sites, and ~~all sites~~ properties with that have a high probability of containing archaeological ~~artifacts~~ resources:
 - a. Filling, grading, compacting, blasting, boring, tunneling, or any form of earthwork or disturbance; or
 - b. Excavating or mining; or
 - c. Excavation of artifacts; or
 - d. Paving or otherwise covering of the earth surface with such materials as concrete; or
 - e. Planting or farming; or
 - f. Erecting a structure; or
 - g. Any other activity that may harm or disturb ~~an~~ archaeological ~~site~~ resources.

C. **Procedures, Known Archaeological Sites, or Properties with a High Probability of Containing Archaeological Sites Resources.**

- ~~1.—If the Administrator has or is presented with reliable and credible information that the site is a known archeological site or that it has a high probability of containing archeological artifacts, no land use actions or activities as described in the above section B, Scope, shall occur unless approval is granted under this section.~~
- ~~2.—The Administrator shall set forth the submittal requirements necessary for an application for Review of Impacts to Archeological sites. The application shall be processed concurrently with any other required permit of approval.~~
- ~~3.—The applicant shall have a qualified archeologist, as approved by the Administrator, prepare a site study to determine the effect that any proposed action may have on the archeological site and recommend necessary treatment and mitigation measures.~~
- ~~4.—The investigation and written report by the approved archeologist shall include information about the probable significance of the site, the probable effect of the land use action or activity on the integrity of the site, and a set of recommendations for any necessary treatment or~~

mitigation measures. This investigation and report shall include but not be limited to the following:

- ~~7. The boundaries of the archeological site. If the boundaries of the archeological site are found to be outside the areas of the proposed project activities (e.g., in critical areas proposed for buffers), the investigation and report shall be deemed complete with this information together with information in subsections A through D of this subsection~~
- ~~8. A description of the archeological features and of the depth and characteristics of any artifacts unearthed during the course of investigation.~~
- ~~9. The impacts that the proposed construction or use are likely to have on the site.~~
- ~~10. Recommendations for measures to interpret and protect the site as appropriate to standard archeological practice.~~
- ~~11. If based on the analysis construction is conditionally recommended, a description of any areas to be monitored during construction.~~

~~10. The Administrator shall make a determination based on the investigation whether the work can proceed, and, if so, under what conditions.~~

~~11. If the living relatives or related cultural groups are known or discovered during the course of investigation, they shall be notified within 15 days of the time of application or within 15 days of the time that the Administrator is notified of the discovery.~~

1. Properties preliminarily identified by the City of Redmond, the Washington Department of Archaeology and Historic Preservation, or by affected Indian tribes to have a high probability of containing archaeological resources shall investigate the project site in adherence with RCW 27.53 Archaeological Sites and Resources for the protection and appropriate management procedures of archaeological resources.

a. The applicant shall investigate the archaeological probability for the respective project site in advance of ground disturbing activities, as defined in section B. Scope of this chapter. Procedures for investigating the archaeological probability of a site are provided in RZC Appendix 9. Cultural Resources Management Procedures.

2. For properties containing an archaeological site(s) or confirmed to have a high probability of containing archaeological resources, the applicant shall provide to the City of Redmond an archaeological report completed by a professional archaeologist, per WAC 25-48-020(4).

a. The archaeological report shall meet the standards published by the Washington Department of Archaeology and Historic Preservation for the current year, provided in RZC Appendix 9. Cultural Resources Management Procedures.

b. The archaeological report shall be the result of archaeological monitoring contracted to coincide with geotechnical studies. Otherwise, the report shall

be the result of a cultural resources site survey, per RZC Appendix 9. Cultural Resources Management Procedures.

c. The archaeological report shall be provided to the City for review and distribution. The report will be reviewed for completeness. Complete reports will be distributed to the Washington Department of Archaeology and Historic Preservation and to the affected Indian tribes for review. The standard review period is 30 calendar days. The review of archaeological reports will result in any or a combination of the following:

i. A Letter of Concurrence from the State Historic Preservation Officer or their designee will indicate site specific requirements for project related work activities.

ii. The State Historic Preservation Officer or their designee will request additional information to be provided by the applicant or the professional archaeologist.

iii. The State Historic Preservation Officer or their designee will require that the applicant through the services of a professional archaeologist obtain an Archaeological Site Alteration, Excavation, And Monitoring Permit, per RCW 27.44 and RCW 27.53.

d. The response of the State Historic Preservation Officer will be provided to the applicant as a condition to the respective permit(s) or a request for additional information.

12.3. Final Decision. Decisions under this section shall be made by the Administrator.

D. Procedures, Incidental Discovery of Archaeological Sites. If archaeological artifacts-resources or archaeological indicatorsevidence isare- unearthed or exposed in the course of a project, the following shall apply~~the find shall be reported immediately to the Administrator. The project shall be halted and a qualified archeologist shall be called in to investigate and recommend preservation, further evaluation, excavation and appropriate mitigation or other appropriate treatment of the site following the procedures in section C.3 above~~

1. The applicant and its contractors shall stop work immediately.

2. The applicant and its contractors shall implement the procedures of the Inadvertent Discovery Plan or procedures developed as a component of an archaeological report.

a. The procedures are reviewed by the WA Department of Archaeology and Historic Preservation for their appropriateness. The Agency provides a Letter of Concurrence to the City, representing its agreement with the procedures.

13. When development of an archaeological report has not been a condition of the respective permit approval, the inadvertent discovery procedures provided in RZC Appendix 9. Cultural Resources Management Procedures shall apply.

Exhibit C2: RZC 21.78 Definitions

ARTICLE VI DEFINITIONS

RZC 21.78 DEFINITIONS

A DEFINITIONS

Abandoned Sign. Any sign that advertises a business, lessor, owner, product, service, or activity that is no longer located on the premises where the sign is displayed.

Effective on: 4/16/2011

Abandonment, Nonconforming Use or Structure. All right to continue a nonconforming use is abandoned when the property owner (a) intends to abandon its right to continue the nonconforming use or structure, and (b) there is an overt act, or failure to act, on the part of the property owner which implies that the owner no longer claims or retains any interest in the right to continue the nonconforming use or structure.

Effective on: 4/16/2011

Abut. To physically touch or border upon, or to share a common property line, but not overlap.

Effective on: 4/16/2011

Access. Ingress and egress to and from premises, including ingress and egress to and from a public way and general road system.

Effective on: 4/16/2011

Access Corridor. A vehicle circulation area in private ownership, including easements, tracts and driveways in a common ownership, over which access is afforded to more than one lot or residence. Where a driveway is shared and serves garages or accessory buildings, and the lots and principal buildings front upon another street or an access corridor, the shared driveway shall not be defined as an access corridor. In this case, the side street setbacks do not apply. An access corridor shall not serve more than 10 single-family lots.

(Ord. 2803)

Effective on: 10/17/2015

Access, Primary. The principal ways or means of approach to provide most frequent vehicular or pedestrian access to a property.

Effective on: 4/16/2011

Accessory Dwelling Unit. An accessory dwelling unit (hereinafter referred to as "ADU") is a habitable living unit that provides basic requirements for living, sleeping, eating, cooking, and

sanitation. An ADU is accessory to the primary unit on a lot and may be added to, created within, or detached from the primary single-family dwelling unit.

Effective on: 4/16/2011

Accessory Structure. A detached, subordinate structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure.

Effective on: 4/16/2011

Accessory Use. A use customarily incidental to and on the same lot as the principal use of a building or operation and so necessary or commonly to be expected that it cannot be supposed that it was intended to be prohibited.

Effective on: 4/16/2011

Adaptive Management. The modification of management practices to address changing conditions and new knowledge. Adaptive management is an approach that incorporates monitoring and research to allow projects and activities, including projects designed to produce environmental benefits, to go forward in the face of some uncertainty regarding consequences. The key provision of adaptive management is the responsibility to change adaptively in response to new understanding or information after an action is initiated. (SMP)

Effective on: 4/16/2011

Administrative Services. The provision of services, such as financial planning, record keeping, personnel employment, logistics, strategic and organizational planning, support staffing, employment agencies, collection agencies, document preparation, telephone answering, telemarketing, court reporting, and steno typing. This definition also includes corporate headquarters and regional offices.

Effective on: 4/16/2011

Administrator. Unless otherwise specified, the Administrator shall be the Director of Planning and Community Development or his/her designated representative.

Effective on: 4/16/2011

Adult Arcade. A commercial establishment containing individual viewing areas or booths, where for any form of consideration, including a membership fee, one or more still or motion picture projectors, slide projectors, or other similar image-producing machines are used to show films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas.

Effective on: 4/16/2011

Adult Cabaret. A nightclub, bar, restaurant, tavern, or other similar commercial establishment, whether or not alcoholic beverages are served, that regularly features:

1. Persons who appear semi-nude or nude; or
2. Live performances which are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified anatomical areas or specified sexual activities.

Effective on: 4/16/2011

Adult Drive-In Theater. A drive-in theater used for presenting motion picture films, video cassettes, cable television, or any other such visual media distinguished or characterized by an emphasis on matters depicting, describing or simulating any specified sexual activities or any specified anatomical areas. (The term “drive-in theater” as used in the Redmond Zoning Code is distinct from and is not intended to include the term “adult drive-in theater.”)

Effective on: 4/16/2011

Adult Entertainment Facility. A commercial establishment defined herein as an adult arcade, adult cabaret, adult drive-in theater, adult motel, adult motion picture theater, adult retail store, adult sauna parlor, escort agency, nude or semi-nude model studio, or other adult entertainment facility.

Effective on: 4/16/2011

Adult Family Home. The regular family abode of a person or persons who are providing personal care, room, and board under a license issued pursuant to RCW Chapter 70.128, to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by RCW Chapter 70.128.

Effective on: 4/16/2011

Adult Motel. A hotel, motel, or similar commercial establishment which:

1. Offers sleeping accommodations to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas, and that has a sign visible from the public right-of-way that advertises the availability of this type of sexually oriented materials; or
2. Offers a sleeping room for rent for a rental fee period of time that is less than 10 hours; or
3. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours.

Effective on: 4/16/2011

Adult Motion Picture Theater. An enclosed commercial establishment where, for any form of consideration, motion pictures, films, video cassettes, slides, or other similar visual media are regularly shown that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas.

Effective on: 4/16/2011

Adult Retail Store. A commercial establishment, such as a bookstore, video store, or novelty shop, which as its principal business purpose offers for sale or rent, for any form of consideration, any one or more of the following:

1. Books, magazines, periodicals or other printed materials, or photographs, films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas; or
2. Instruments, devices, or paraphernalia designed for use in connection with any specified sexual activities. For the purpose of this definition, the term “principal business purpose” shall mean the business purpose that constitutes 50 percent or more of the stock in trade of a particular business establishment. The stock in trade of a particular business establishment shall be determined by examining either:
 - a. the retail dollar value of all sexually oriented materials compared to the retail dollar value of all nonsexually oriented materials readily available for purchase, rental, view, or use by patrons of the establishment, excluding inventory located in any portion of the premises not regularly open to patrons; or
 - b. the total volume of shelf space and display area reserved for sexually oriented materials compared to the total volume of shelf space and display area reserved for nonsexually oriented materials.

Effective on: 4/16/2011

Adult Sauna Parlor. A commercial sauna parlor which excludes any person by virtue of age from all or any portion of the premises.

Effective on: 4/16/2011

Advanced Technology. *See Professional Services.*

Effective on: 4/16/2011

Advertise. To give information about the type, product line, quality, or price of goods or services offered.

Effective on: 4/16/2011

Advertising Copy. Any words, numbers, letters, figures, symbols, logos, trademarks, graphics, and/or written copy that promotes or identifies the sign user or any product or service that provides information about the sign user, the building or the products or services available.

Effective on: 4/16/2011

Affordable Housing Unit. Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed eighty percent of median income, adjusted for household size, and no more than thirty percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowner dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

Effective on: 4/16/2011

Air Transportation. The provision of scheduled and nonscheduled air transportation for passengers or freight.

Effective on: 4/16/2011

Alley. A vehicular passageway through the middle of a block providing access to the rear of lots or buildings.

Effective on: 4/16/2011

Alphanumeric Building Identification Signage. Letters or numerals or a combination of both that provide building identification and contain no advertising copy (for example, an address or suite number).

Effective on: 4/16/2011

Alter/Alteration. Any construction or remodeling which modifies all or part of the original site, object, or structure either in appearance or by substitution of original materials with new material. This shall include both exterior and interior construction or change to properties. Alteration includes but is not limited to changing paint color or topographic features; removal or substitution of fences, railings, landscaping, or ornamentations; or additions or substitutions of windows, window frames, doors, doorframes, and signs.

Effective on: 4/16/2011

Alteration, Nonconforming Structure. Any change or rearrangement in the foundation or supporting members of an existing nonconforming structure, such as bearing walls, columns, beams, or girders, as well as any change in the means of ingress or egress (except to accommodate persons with disabilities).

Effective on: 4/16/2011

Alteration, Sign. Any change of copy, sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign.

Effective on: 4/16/2011

Amateur Radio Tower. A tower with antenna(s) which transmit and receive noncommercial communication signals, and is defined as an amateur radio tower by the Federal Communications

Commission. Guy wires for amateur radio antenna(s) are considered part of the structure for the purposes of meeting development standards.

Effective on: 4/16/2011

Ambulatory or Outpatient Services. The furnishing of health care services directly to patients without providing inpatient services. Establishments providing ambulatory or outpatient services include, but are not limited to, clinics (e.g., physician offices, dentists, chiropractors, optometrists, etc.), family planning and outpatient care centers, medical and diagnostic laboratories, medical diagnostic and short-term treatment facilities where treatment lasts less than 24 hours are permitted, and blood and organ banks.

Effective on: 4/16/2011

Amended Soils. Amended soils are an integrated stormwater management practice that improves the hydrologic function of soils by amending native soils with organic matter during the development process. For technical information regarding the design and engineering of amended soils, applicants may refer to the Department of Ecology Stormwater Manual Sections 10.5.5.3 and 10.5.5. This term is also commonly known as compost-amended soils.

Effective on: 4/16/2011

Amusement or Theme Park Establishment. An establishment that operates attractions, such as mechanical rides, water rides, games, shows, theme exhibits, refreshment stands, and picnic grounds.

Effective on: 4/16/2011

Amusement, Sports, or Recreation Establishment. An establishment that operates facilities offering activities (i.e., sports, recreation, or amusement) and that provides services, such as facilitating amusement in places operated by others or operating recreational sports groups. This definition includes games arcades, miniature golf establishments, marinas or yacht clubs, fitness and athletic clubs, bowling alleys, billiard rooms, skating rinks, and other similar facilities. This definition does not include golf courses and amusement or theme park establishments, which are separately defined in this Code.

Effective on: 4/16/2011

Anadromous Fish. Fish that spawn and rear in freshwater and mature in the marine environment.

Effective on: 4/16/2011

Animal Kennel/Shelter. A kennel or shelter shall be any outdoor or indoor facility, which houses four or more small domestic animals (that number not including one unweaned litter) for periods longer than 24 hours as a commercial venture, as a nonprofit organization, or for a governmental purpose. The facility may either be a separate business or an accessory use.

Effective on: 4/16/2011

Animal Production. The day-to-day management, housing, raising, boarding, training, or showing of livestock, dairy, or fowl for commercial purposes. Feedlots and slaughterhouses are specifically excluded from this definition. (Ord. 2639)

Effective on: 12/17/2011

Animated Sign. Any sign with scrolling copy or illustrations, flashing or blinking lights, any showing of motion or the illusion of motion, or that revolves, rotates, or turns.

Effective on: 4/16/2011

Antenna(s). Any system of electromagnetically tuned wires, poles, rods, reflecting discs or similar devices used to transmit or receive electromagnetic waves between terrestrial and/or orbital based points; includes, but is not limited to, radio antenna(s), television antenna(s), satellite dish antenna(s), and cellular antenna(s). Types of antenna(s) include:

1. Omnidirectional (or “whip”) antenna(s) transmits and receives radio frequency signals in a 360-degree radial pattern. For the purpose of this document, an omnidirectional antenna(s) is up to 15 feet in height and up to six inches in diameter.
2. Directional (or “panel”) antenna(s) transmits and receives radio frequency signals in a specific directional pattern of less than 360 degrees.
3. Parabolic antenna(s) (or “dish”) antenna(s) is a bowl-shaped device for the reception and/or transmission of communications signals in a specific directional pattern.

Effective on: 4/16/2011

Antenna Array. A single or group of antenna elements and associated mounting hardware, feed lines, or other appurtenances that may share a common attachment device such as a mounting frame or mounting support structure for the sole purpose of transmitting or receiving electromagnetic waves.

Effective on: 4/16/2011

Antenna Support Structure. A vertical projection composed of metal or other material with or without a foundation that is designed for the express purpose of accommodating antennas at a desired height. Antenna support structures do not include any device used to attach antennas to an existing building, unless the antenna and device extend above the highest point of the building by more than fifteen (15) feet. Types of support structures include the following:

1. Guyed antenna support structure - a style of antenna support structure consisting of a single truss assembly composed of sections with bracing incorporated. The sections are attached to each other and the assembly is attached to a foundation and supported by a series of wires that are connected to anchors placed in the ground or on a building.
2. Lattice antenna support structure - a tapered style of antenna support structure that consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.

3. Monopole antenna support structure - a style of antenna support structure consisting of a single shaft usually composed of two or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on a building's roof.

Effective on: 4/16/2011

Applicant. The person, party, firm, corporation, or other entity that proposes any activity that could affect a critical area.

Effective on: 4/16/2011

Appurtenance. For the purposes of the Shoreline Master Program, uses typically associated with single-family residences, such as a garage, deck, driveway, utilities, fences, installation of a septic tank and drain field, and grading which does not exceed 250 cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark. An appurtenance is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. (SMP)

Effective on: 4/16/2011

Aquaculture. The cultivation of fish, shellfish, and/or other aquatic animals or plants, including the incidental preparation of these products for human use. (SMP)

Effective on: 4/16/2011

Aquatic. Those areas waterward of the ordinary high water mark. (SMP)

Effective on: 4/16/2011

Aquifer. A body of soil or rock that contains sufficient saturated material to conduct groundwater and yield useable quantities of groundwater to springs and wells.

Effective on: 4/16/2011

Aquifer Recharge Area. Areas where water infiltrates into the subsurface and travels downward through the soil to a ground water aquifer.

Effective on: 4/16/2011

Archeological Feature. A human modification of the landscape or a concentration of artifacts that reflects human use or activity that is at least 50 years old.

Effective on: 4/16/2011

Archeological Resource. Any material remains or physical evidence of past human life or activities which are of archeological interest, including the record of the effects of human activities on the environment. Archaeological object or resource is an object that comprises the physical evidence of an indigenous and subsequent culture including material remains of past human life including monuments, symbols, tools, facilities, and technological by-products. Indian or aboriginal

burials, campsites, dwellings, and habitation sites, including rock shelters and caves, their artifacts and implements of culture such as projectile points, arrowheads, skeletal remains, grave goods, basketry, pestles, mauls and grinding stones, knives, scrapers, rock carvings and paintings, and other implements and artifacts of any material that are located in, on, or under the surface of any lands or waters owned by or under the possession, custody, or control of the state of Washington or any county, city, or political subdivision of the state are defined as archaeological resources.

~~Any material remains of human life or activities which are at least 50 years old and which have potential to provide new information in the fields of history and archeology. This shall include all sites, objects, structures, artifacts, implements, and locations of prehistoric or archeological interest. This shall include, but not be limited to, burial grounds, campsites, dwellings, and implements, such as projectile points, basketry, grinding stones or pestles, carvings, and paintings. This shall include material remains of human life or activities from historic periods that are located at least partially below the ground surface necessitating the use of archeological methods for study or recovery.~~

Effective on: ~~4/16/2011~~MM/DD/YYYY

Area, Waterfront Lot. The area landward of the line of ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; or the area landward of the ordinary high water mark along streams.

Effective on: 4/16/2011

Area of Potential Effects (APE). The geographic area or areas within which an undertaking may directly or indirectly cause change in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of any undertaking and may be different for different types of effects caused by the undertaking (36 CFR 800.16(d) Protection of Historic Properties).

Effective on: MM/DD/YYYY

Arterial. A right-of-way that serves as a distributor of traffic. Arterials are delineated as principal and minor depending upon intensity of use. Principal arterials, for example, connect major activity areas and move traffic from community to community. (SMP)

Effective on: 4/16/2011

Articulation. 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.

Artifact. Any object made or modified by human activity, having cultural significance.

Effective on: MM/DD/YYYY

Effective on: 4/16/2011

Artificially Created Wetland. Wetlands created from non-wetland sites through purposeful, legally authorized human action, such as irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities.

Effective on: 4/16/2011

Arts, Entertainment, and Recreation. An establishment that provides facilities or services for cultural, recreational, and entertainment uses, including but not limited to, performing arts establishments, theaters, museums, arcades, and marinas, but specifically excluding adult entertainment facilities.

Effective on: 4/16/2011

Associations, Nonprofit Organizations, Etc. Civic, professional, social, trade, and other similar organizations. This definition includes labor organizations, political organizations, business associations, and professional membership organizations, and civic, social, and fraternal organizations.

Effective on: 4/16/2011

Athletic Club or Fitness Center. An establishment that operates fitness and recreational sports facilities, such as weight training facilities, aerobic exercise rooms, handball and squash courts, and similar indoor facilities.

Effective on: 4/16/2011

Athletic, Sports, or Play Fields. Parks or similar recreation areas designed especially for organized sports or play, such as soccer, football, or baseball/softball fields.

(Ord. 2652)

Effective on: 4/28/2012

Attached Dwelling Units. Two to four dwelling units with common or party walls on one or two sides but with separate front and/or rear access.

Effective on: 4/16/2011

Automobile Parking Facilities. Surface lots or structures designed and built for the parking of motor vehicles.

Effective on: 4/16/2011

Automobile Sales, Rental, or Service Establishment. An establishment engaging in the retail sale, rental, or lease of new or used vehicles, or in the retail sale, rental, or lease of vehicles in combination with repair and maintenance services and the sale of replacement parts and accessories. This definition includes the sale, rental, lease, or service of cars, trucks, truck tractors, semi-trailers, buses, mobile homes, utility trailers, recreational vehicles (RVs), bicycles, motorcycles, all terrain

vehicles (ATVs), boats, personal watercraft, outboard motors, boat trailers, aircraft, railroad cars, and similar vehicles.

Effective on: 4/16/2011

Average Grade Level. The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure. In the case of structures to be built over water, average grade level shall be the elevation of the ordinary high water mark. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure. (SMP)

Effective on: 4/16/2011

Average Gross Floor Area. The gross floor area of a building divided by the number of floors.

Effective on: 4/16/2011

Awning Sign. A temporary or permanent roof-like protective covering constructed of metal or wood or other material supported by a rigid material extending from all or a portion of a building, such as a door, entrance, window, or outdoor service area, and supported entirely or in part by the exterior wall of the building. A sign on an awning shall be considered to be a wall sign.

Effective on: 4/16/2011

B DEFINITIONS

(Ord. 2652)

Banner. Any sign of lightweight fabric or similar material that is temporarily mounted to a pole or building by one or more edge. National, state or municipal flags, or the official flag of any commercial or noncommercial institution shall not be considered banners.

Effective on: 4/16/2011

Bar or Drinking Place. An establishment that primarily prepares and serves alcoholic beverages for immediate consumption and that may provide limited food service and entertainment (primarily music) services. Also known as a bar, tavern, or nightclub.

Effective on: 4/16/2011

Base Flood. A flood having a one percent chance of being equaled or exceeded in any given year, also referred to as the 100-year flood, which is based upon built-out conditions. The base flood will be determined through hydrologic modeling and will assume fully developed land use conditions in tributary basins, such as defined in the Bear Creek Community Basin Plan. If the City has not modeled the base flood, the applicant shall be responsible for doing so, consistent with the assumptions set forth in this code and the Bear Creek Community Basin Plan.

Effective on: 4/16/2011

Base Flood Elevation. The water surface elevation of the base flood. It shall be referenced to the National Geodetic Vertical Datum of 1929.

Effective on: 4/16/2011

Base Station. The wireless service provider's specific electronic equipment used to transmit and receive electromagnetic signals, usually located within and including cabinets, shelters, pedestals, or other similar enclosures used to contain electronic equipment for said purpose.

Effective on: 4/16/2011

Basin (or Watershed). The area of land drained by a particular creek or river, a geographic unit defined by the flows of rainwater and melting snow, in which all land drains to a common outlet. (SMP)

Effective on: 4/16/2011

Battery Charging Station. An electrical component assembly or cluster of equipment assemblies designed specifically to charge batteries within electric vehicles, which meets or exceeds any standards, codes and regulations set forth in RCW Chapters 19.27 and 19.28, and which is consistent with rules adopted under RCW 19.27.540 and 19.28.281.

Effective on: 4/16/2011

Battery Electric Vehicle (BEV). Any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating.

Effective on: 4/16/2011

Battery Exchange Station. A fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by RCW Chapters 19.27 and 19.28 and which is consistent with rules adopted under RCW 19.27.540 and 19.28.281.

Effective on: 4/16/2011

Bed and Breakfast Inn. An establishment providing overnight accommodations and meal service for a small number of guests and typically located in a private home or small building.

Effective on: 4/16/2011

Bedrock. The solid rock immediately underlying unconsolidated material, such as soil.

Effective on: 4/16/2011

Below-Grade Parking. See Subterranean Parking.

(Ord. 2803)

Effective on: 10/17/2015

Bench. A relatively level step-like excavation into earth material.

Effective on: 4/16/2011

Best Available Science. Current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925.

Effective on: 4/16/2011

Bicycle Parking. The space one bicycle takes up when locked to a bicycle rack. This includes both the space of the bicycle rack and the bicycle attached to the rack.

Effective on: 4/16/2011

Binding Site Plan. A drawing to a scale of no smaller than one inch equals 50 feet which:

1. Identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations;
2. Contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and
3. Contains provisions making any development be in conformity with the site plan.

Effective on: 4/16/2011

Bioretention. Engineered facilities that treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the Stormwater Management Manual for Western Washington (SWMMWW), Chapter 7 of Volume V for Bioretention BMP types and design specifications.

(Ord. 2858)

Effective on: 12/17/2016

Bioswale. A constructed, linear depression lined with vegetation, designed to filter pollutants from stormwater runoff prior to discharge to a catch basin or receiving waters. (SMP)

Effective on: 4/16/2011

Blade/Bracket Sign. A small, pedestrian-oriented sign (i.e., six square feet or less) that projects perpendicular from a structure (bracket sign) or is hung beneath a canopy or marquee (blade sign).

Effective on: 4/16/2011

Blank Walls. A blank wall is any wall or portion of a wall that is visible from any right-of-way, internal access road, pedestrian oriented space, or through block pathway, and that meets either of the following criteria (see Figure 60.29):

1. A wall or portion of a wall with a surface area of at least 400 square feet having both a length and a width of at least 10 feet without a window, door, building modulation at least one foot in depth, or other architectural feature.
2. Any wall or portion of a wall between four feet and 13 feet above ground level with a horizontal dimension longer than 15 feet without a window, door, building modulation at least one foot in depth, or other architectural feature.

Effective on: 4/16/2011

Block. A group of lots, tracts, or parcels within well-defined and fixed boundaries.

Effective on: 4/16/2011

BMPs (Best Management Practices). The physical, structural, and/or managerial practices that have been approved by City of Redmond, and that when used singly or in combination, provide the most effective means of preventing or reducing pollution of water or other undesirable effects.

Effective on: 4/16/2011

Boundary Line Adjustment. A division of land made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which does not conform to the requirements of this title.

Effective on: 4/16/2011

Buffer or Buffer Area. A zone surrounding a critical area that protects the critical area from adverse impacts to its integrity, functions, and values, or is an integral part of the resource's ecosystem. The buffer shall consist of a naturally vegetated and undisturbed, enhanced, or revegetated zone for streams, wetlands, and the top of slope for landslide hazard areas. The buffer shall be a vegetated zone (may include grass) and free of permanent structures for the toe of slope for landslide hazard areas. For the purpose of Class I and II streams, "inner buffer" refers to that portion of the buffer closest to the stream whose distance is established in RZC 21.64.020.B, Stream Buffers. This area is to be treated the same as a buffer as defined above in this definition. The outer buffer is that portion of the buffer furthest away from the stream, whose distance is established in RZC 21.64.020.B, Stream Buffers. Disturbance is permitted in the outer buffer as defined in RZC 21.64.020.B, Stream Buffers. Otherwise these areas are to remain as a naturally vegetated zone.

Effective on: 4/16/2011

Building. *See Structure.*

Effective on: 4/16/2011

Building Permit. Any building permit, any permit to construct tenant improvements, a mobile home hookup and foundation permit, a mobile home hookup permit, or any permit or approval to place or install mobile homes, mobile buildings, manufactured homes, or manufactured buildings.

Effective on: 4/16/2011

Build-out Transportation Facilities Plan (BTFP). The transportation plan that serves the build-out land use scenario and is contained in the Appendix of the Transportation Master Plan.

Effective on: 4/16/2011

Bulk Storage Facility. A facility where flammable or combustible liquids, solids, or gels are received by tank vessel, pipeline, railroad tank car or tank vehicle, and are stored or blended in bulk for the purpose of distributing such substances by tank vessel, pipeline, railroad tank car, tank vehicle, portable tank, or container.

Effective on: 4/16/2011

Bus Bulb. A bus bulb is an extension of the sidewalk to the edge of the travel lane for a bus stop; typically a bus bulb replaces roadway that would otherwise be part of a parking lane.

(Ord. 2803)

Effective on: 10/17/2015

C DEFINITIONS

Cabinet Sign (Can Sign). A sign that contains all the text and/or logo symbols within a single enclosed cabinet.

Effective on: 4/16/2011

Cafeteria or Limited Service Restaurant. An establishment that provides food services, where patrons order or select items and pay before eating, and where food and drink may be consumed on premises, taken out, or delivered to customers' location. This definition includes establishments where specialty snacks, such as ice cream, frozen yogurt, cookies, or popcorn, or nonalcoholic beverages, such as coffee, juices, or sodas, are served.

Effective on: 4/16/2011

Caliper. American Nursery and Landscape Association standard for measurement of trunk size of nursery stock.

Effective on: 4/16/2011

Candidate Species. Fish and wildlife species that the Washington State Department of Fish and Wildlife will review for possible listing as endangered, threatened, or sensitive.

Effective on: 4/16/2011

Car-Sharing Vehicle. A "car-sharing vehicle" is a vehicle maintained and owned or leased by a car-sharing organization and which is available for use by its members. A "car-sharing vehicle" shall be no more than 18 feet in length and shall bear a decal or other mark that identifies the car-sharing organization and is securely affixed to the exterior of the vehicle.

Effective on: 4/16/2011

Caretaker Residence. A detached dwelling unit occupied by a person whose responsibility it is to watch over a manufacturing or wholesale trade site in order to reduce or prevent loss of life or property.

Effective on: 4/16/2011

Caterer. An establishment that provides single event-based food services, either at off-premises sites or in banquet halls with catering staff.

Effective on: 4/16/2011

Cathodic Protection Well. A cased or uncased borehole constructed for the purpose of installing equipment or facilities for the electrical protection of metallic equipment in contact with the ground. Cathodic protection wells are also known as anode wells.

Effective on: 4/16/2011

Certificate of Concurrency. A written document prepared by the Administrator stating that a particular development meets the concurrency requirements of RZC 21.52.010, Transportation Concurrency.

Effective on: 4/16/2011

Certification. A professional, written engineering or geological opinion concerning the design, progress, or completion of the work.

Effective on: 4/16/2011

Certified Arborist. A person or firm with specialized knowledge of the horticultural requirements of trees, certified by the International Society of Arboriculture or the National Arborist Association.

Effective on: 4/16/2011

Changing Message Signs. Lighted or electronically controlled signs that contain messages, such as the date, time, temperature, or commercial messages, and change within intervals of one minute or less.

Effective on: 4/16/2011

Channel Letters. Three-dimensional, individually cut letters or figures affixed to a structure.

Effective on: 4/16/2011

Channel Migration Zone. The area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings. (SMP)

Effective on: 4/16/2011

City. The City of Redmond, Washington.

Effective on: 4/16/2011

Clearing - Critical Areas. For the purposes of administering, [RZC 21.64](#), *Critical Areas Regulations*, “clearing” is the removal of timber, brush, grass, ground cover or other vegetative matter from a site which exposes the earth’s surface of the site or any actions which disturb the existing ground surface.

Effective on: 4/16/2011

Closed Record Appeal. An administrative appeal on the record to the City Council or Hearing Examiner, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.

Effective on: 4/16/2011

Clustered Node. A cluster of up to three residential structures containing no more than five dwelling units that share vehicular access.

Effective on: 4/16/2011

Collective Garden. A facility, use, or location at which qualifying patients grow, produce, process, transport, or deliver marijuana for medical use, as described in RCW 69.51A.085.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Colleges and Universities. Establishments furnishing academic or technical courses and that grant degrees, certificates, or diplomas in associate, baccalaureate, or graduate levels. This includes accessory uses such as cafeterias and dormitories.

(Ord. 2803)

Effective on: 10/17/2015

Collocation. The practice of installing and operating antennas for multiple wireless carriers, service providers, and/or radio common carrier licensees on the same antenna support structure or attached wireless communication facility, using different and separate antenna, feed lines, and radio frequency generating equipment.

Effective on: 4/16/2011

Color. Described in terms of hue, value, and intensity. Hue refers to the identity of a color: red, blue, yellow, etc. Value is the lightness or darkness of a color, and intensity is the relative strength and purity of a color.

Effective on: 4/16/2011

Commercial Sign. A sign containing expression related to the economic interests of the advertiser and its audience or a sign proposing a commercial transaction.

Effective on: 4/16/2011

Commercial Swimming Pool. An indoor or outdoor swimming pool operated for commercial purposes.

(Ord. 2652)

Effective on: 4/28/2012

Commercial Vehicle. A motor vehicle or combination of motor vehicles used in commerce to transport passengers or property if the motor vehicle has a gross vehicle weight rating of 10,000 pounds or more; or is designed to transport sixteen or more passengers, including the driver; or is used in the transportation of hazardous materials; or is a school bus regardless of weight or size; or is a vehicle used in a business, including a home business or home occupation.

Effective on: 4/16/2011

Commercial Vessel. A vessel used primarily for commercial charter fishing.

Effective on: 4/16/2011

Communications and Information. The production or distribution of information. This definition includes the publishing of newspapers, books, magazines, and software; the production and distribution of motion pictures and sound recordings; the broadcasting of radio and television programming; the provision of wireless and wired telephone and other telecommunications service; the provision of information services, data processing, and online information service, the provision of library or archive services; and the operation of news syndicates. This definition excludes large satellite dishes, amateur radio towers/antenna(s), antenna arrays, base stations, or antenna support structures.

Effective on: 4/16/2011

Community Center. An enclosed structure open to the general public that is owned and operated by the City of Redmond or another public agency, and that is used predominantly for cultural, educational, recreational, or social purposes.

Effective on: 4/16/2011

Community Indoor Recreation. A non-commercial indoor recreation establishment operated for the benefit of a community. Examples include community clubhouses and indoor swimming pools.

(Ord. 2652)

Effective on: 4/28/2012

Compaction. The densification of earth material by mechanical means, intended or otherwise.

Effective on: 4/16/2011

Compensatory Storage. Any new, excavated storage volume equivalent to any flood storage capacity which has been or would be eliminated by filling or grading within the floodplain.

Effective on: 4/16/2011

Complex. A building or group of buildings on one or more parcels managed by a single entity or property management.

Effective on: 4/16/2011

Comprehensive Plan. The long-range plan used as a guide for the physical, economic, and social development of Redmond.

Effective on: 4/16/2011

Concomitant Agreement. An agreement recorded against the title of a parcel of land under which a property owner binds the property to certain terms and conditions in exchange for development approval.

Effective on: 4/16/2011

Concurrency, Transportation. A requirement of the 1990 Growth Management Act (RCW 36.70A.070(6)) that the City must enforce an ordinance precluding development approval if a development would cause the transportation LOS to fall below the City's adopted LOS standard, unless revenues are secured to complete mitigating transportation improvements or strategies within six years. If a development fails to meet the concurrency test, supplemental mitigation in the form of transportation improvements or strategies will be required to accommodate the impacts of the development and allow it to achieve concurrency. Transportation Demand Management (TDM) and other mobility strategies may be used.

Maintaining transportation concurrency means implementing transportation improvements in proportion to the level of new development as required by Comprehensive Plan Transportation Policy TR-3 and regulations in [RZC 21.52](#), Transportation Standards.

Effective on: 4/16/2011

Conservation Easement, TDR. A granting of a property right stipulating that lands within the transfer of development rights sending areas will be limited to the uses and intensities allowed by the transfer of development rights program to remain in a preserved state to facilitate only agriculture, recreational uses, or fish and wildlife habitats. The sending property owner is the grantor, and the City of Redmond is the grantee.

Effective on: 4/16/2011

Construction. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Construction-Related Businesses. Businesses that build or demolish buildings or structures, or that perform additions, alterations, reconstruction, installation, and repairs.

Effective on: 4/16/2011

Construction Sign. A sign on the site of a construction project that identifies the project, its character, or its purpose, and that serves to promote pedestrian and vehicular safety by notifying the public that construction is taking place on the site.

Effective on: 4/16/2011

Consultation. A discussion, conference, or forum in which advice or information is sought or given, or information or ideas are exchanged, and where feasible, participants strive to reach agreement regarding matters arising in the process. Consultation generally takes place on an informal basis and formal consultation requirements for compliance with section 106 of NHPA are published in 36 CFR Part 800. Consultation with recognized tribes is done on a government-to-government basis.

Effective on: MM/DD/YYYY

Consumer Goods, Other. The retail sale, rental, or lease of merchandise not covered by other definitions in this Code, or the retail sale of such merchandise in combination with repair and maintenance service, and the sale of replacement parts and accessories. This definition includes florists, art dealers and art supply stores, and sales of similar goods.

Effective on: 4/16/2011

Convenience Store/Use. An establishment primarily engaging in the retail sale of a limited line of goods, such as milk, bread, soda, or snacks, or in the provision of a limited number of personal services, such as dry cleaning or shoe repair.

Effective on: 4/16/2011

Core Preservation Area. Those areas that protect habitat and that are preserved through any of the regulatory mechanisms provided in this Zoning Code, including Native Growth Protection Areas, Class I streams and their buffers, Class II through IV streams, and other areas similarly protected. Core Preservation Areas may also include lands where development rights have been sold and some lands with recorded open space easements, depending on the purpose of the easement. These areas include wetlands and streams and their associated buffers as they become identified at a site-specific level.

Effective on: 4/16/2011

Corporate Headquarters and Regional Offices. Businesses whose primary headquarters are in the Seattle-metropolitan area or Northwest region, housing the administrative and management functions of a company, including administrative services, personnel and management functions. This facility acts as the central services for subregional offices, branches, retail, and distribution outlets of the company.

Effective on: 4/16/2011

Correctional Institutions. Government establishments that manage and operate jails, prisons, and other similar institutions for the confinement, correction, and rehabilitation of offenders. This

definition includes jails, prisons, and other similar institutions managed and operated by nongovernmental entities under contract with the government.

Effective on: 4/16/2011

Cottage. A cottage is a small, detached dwelling unit, not greater than 1,000 square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot.

Effective on: 4/16/2011

Cottage Housing Development. A cottage housing development is detached single-family housing in a cluster of four to 12 dwelling units around a central open space and has the following characteristics:

1. Each unit is of a size and function suitable for a single person or very small family;
2. Each unit has the construction characteristics of a single-family house;
3. Units may be located on platted lots or as units in a condominium and may share use of common facilities, such as a party room, tool shed, garden orchard, workshop or parking areas;
4. The site is designed with a coherent concept in mind, including shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping.

Effective on: 4/16/2011

Courier and Messenger Services. The provision of air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or urban centers.

Effective on: 4/16/2011

Creation of Critical Areas. The purposeful and legally authorized or accidental producing or forming of a wetland or stream from an upland (non-wetland or dry) site through artificial means. For wetlands, the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland site where a wetland did not previously exist. Establishment results in a gain in wetland acres. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

(Ord. 2803)

Effective on: 10/17/2015

Cremation Services and Cemeteries. The operation of sites or structures reserved for the interment of human or animal remains, or for cremating the dead.

Effective on: 4/16/2011

Critical Aquifer Recharge Areas. Areas, defined under the provisions of the Growth Management Act (RCW Chapter 36.70A), where an aquifer that is a source of drinking water is both

highly susceptible and vulnerable to contamination. Areas with a high susceptibility to groundwater contamination occur where an aquifer is used as a drinking water source and a combination of the following occur(s): permeable soils, permeable surficial geology, and/or groundwater close to the ground surface.

Effective on: 4/16/2011

Critical Areas. Critical areas include any of the following areas or ecosystems: fish and wildlife habitat conservation areas, wetlands, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas, as defined in RCW Chapter 36.70A and [RZC 21.64](#), Critical Areas Regulations.

Effective on: 4/16/2011

Critical Facilities. Those facilities necessary to protect the public health, safety, and general welfare which are defined in IBC Table 1604.5 (2003), Categories III and IV. These facilities include, but are not limited to, schools, hospitals, police stations, fire departments and other emergency response facilities, and nursing homes. Critical facilities also include sites of hazardous waste materials and storage.

Effective on: 4/16/2011

Crop Production. The growing and harvesting of crops, such as grains, vegetables, fruits, trees, flowers, and other ornamental horticulture. Crop production does not include marijuana production.

Effective on: 6/28/2014

Cultural Resource. An aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. A cultural resource may be a tangible entity or a cultural practice. Tangible cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places.

Effective on: MM/DD/YYYY

(Ord. 2744)

Effective on: 6/28/2014

D DEFINITIONS

Day Care Center. An agency which regularly provides temporary care for a group of children between the ages of six weeks to 12 years for periods less than 24 hours in a residence or structure other than the parent's home on a regular recurring basis for pay or other valuable consideration, including but not limited to, the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include babysitting services of a casual, nonrecurring nature.

Effective on: 4/16/2011

Day Care, Family. *See Family Day Care Provider.*

Effective on: 4/16/2011

Decibel or dBA. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Dedication. The deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Effective on: 4/16/2011

Deed of Transfer of Development Rights. A document that conveys ownership of development rights that were originally attached to property covered by a TDR easement.

Effective on: 4/16/2011

Deleterious Substances. Include, but are not limited to, chemical and microbial substances that are not classified as hazardous materials, as defined under RZC 21.78.080, whether the substances are in usable or waste condition, that have the potential to pose a significant groundwater hazard, or for which monitoring requirements or treatment-based standards are enforced under WAC Chapter 246-290.

Effective on: 4/16/2011

Demand Management Strategies. *See Transportation Demand Management.*

Effective on: 4/16/2011

Demolish. To remove more than 50 percent of the exterior walls of an existing building or structure, as measured by the linear length of the walls. Windows, doors, and/or deteriorated wall sections are all considered part of a wall.

Effective on: 4/16/2011

Detached Dwelling Units. Single-family residential structures that do not share any common or party walls.

Effective on: 4/16/2011

Determination of Eligibility. An action through which the eligibility of a property for local, state or national register listing is decided but the property is not actually listed.

Effective on: 4/16/2011

Developer. *See Fee Payer.*

Effective on: 4/16/2011

Development. The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, grading, landfill, drainage, removal of vegetation, or disturbance of land or water; and use of land or water or the intensification or extension of the use of land or water.

For the purposes of administering RMC Chapter 3.10, Impact Fees, and [RZC 21.52](#), Transportation Standards, “development” shall mean, in addition to the activities in the previous paragraph, any change in the use of a building or structure, or any changes in the use of land, where the construction, expansion, or change, when occupied or used for its intended purpose, has adverse impacts on, and may create additional demand and need for public facilities, programs, projects, or services, including fire, park, school or transportation facilities, programs, projects, or services.

For the purposes of administering RZC 21.64.040, *Frequently Flooded Areas*, development shall mean any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, storage of equipment or materials, subdivision of land, removal of substantial amounts of vegetation, or alteration of natural site characteristics.

[\(Ord. 2663\)](#)

Effective on: 4/16/2011

Development Application. A written request completed by a developer, seeking City approval for a development.

Effective on: 4/16/2011

Development Approval. Any authorization issued by the City of Redmond which approves a development.

Effective on: 4/16/2011

Development Rights. One of a series of rights inherent in fee simple ownership of land. It represents the potential for the improvement of a parcel of property measured in residential dwelling units or square footage of commercial, light industrial, or office space based on the zoning classification of the parcel.

Effective on: 4/16/2011

Diameter at Breast Height. The diameter of any tree trunk, measured at four and one-half feet above average grade. For species of trees whose normal growth habit is characterized by multiple stems (e.g., hazelnut, vine maple), diameter shall mean the average diameter of all stems of the tree, measured at a point six inches from the point where the stems digress from the main trunk. In no case shall a branch more than six inches above average grade be considered a stem. (SMP)

Effective on: 4/16/2011

Directional Sign. A permanent sign not exceeding six square feet in area, without commercial message, that guides the public to a specific place, such as an entrance, exit, parking, or service area, or a particular aspect of a business or establishment, such as a cocktail entrance.

Effective on: 4/16/2011

Directory Sign. A sign that lists the tenants of a multiple tenant building or center.

Effective on: 4/16/2011

Disturbed Soils. Soils located on a portion of a property, properties, or right-of-way that are subject to land-disturbing activities, new impervious surfaces, or replaced impervious surfaces.

Effective on: 4/16/2011

Dock. A structure that floats on the surface of the water, without piling supports, but which is attached to land. Typically used for boat moorage, swimming, public access, and other activities that require access to deep water. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Docket (or Comprehensive Plan Docket). The package of Comprehensive Plan amendments to be considered by the community, Planning Commission, and City Council over the following year as provided for in the Growth Management Act (GMA). The City or any individual, organization, business, or other group may propose an amendment to the Comprehensive Plan and associated Zoning Code.

(Ord. 2740)

Effective on: 6/14/2014

Dormitory. A rooming establishment, typically associated with an educational institution, that provides temporary accommodations and may offer housekeeping, meals, and laundry services.

(Ord. 2652)

Effective on: 4/28/2012

Double-Faced Sign. A sign constructed to display its message on the outer surfaces of two identical and opposite parallel planes.

Effective on: 4/16/2011

Drainage Facilities. *See Stormwater Facilities.*

Effective on: 4/16/2011

Dredging. The removal of earth, sand and/or gravel from the bottom of a stream, river, lake, or other water body for the purposes of deepening or constructing a navigational channel or marina, increasing or maintaining flood conveyance capacity of a channel, installing submarine pipelines, or similar purposes, or to obtain the use of the bottom materials for landfill. (SMP)

Effective on: 4/16/2011

Drip Line. An area encircling the base of a tree, the minimum extent of which is delineated by a vertical line extending from the outer limit of a tree's branch tips down to the ground.

Effective on: 4/16/2011

Drive-Up Stand. A temporary or semipermanent structure operating on private property for the purpose of vending food, drink, or retail goods, generally no larger than six feet wide by 10 feet long which allows the customer to remain in his or her vehicle while making a purchase.

Effective on: 4/16/2011

Driveway. An access which serves a lot, structure, or parking area.

Effective on: 4/16/2011

Drought-Tolerant Vegetation. Vegetation that can thrive with minimal or no supplemental watering after a period of plant establishment that typically lasts two or three years.

Effective on: 4/16/2011

Dry Cleaning Establishment. Any facility that uses a transfer machine, dry-to-dry vented unit, or dry-to-dry closed loop unit with chlorinated solvents to clean clothing or other materials.

Effective on: 4/16/2011

Durable Consumer Goods Sales, Rental, and Service. The retail sale, rental, or lease of durable consumer goods, or in the retail sale, rental, or lease of such goods in combination with repair and maintenance services and the sale of replacement parts and accessories. This definition includes apparel, appliances, home furnishings, paint, hardware, toiletries, jewelry, sporting goods, books, magazines, music, videos, computer hardware and software, toys, and similar items.

Effective on: 4/16/2011

Dwelling Unit. A single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A mobile home, manufactured home, modular home, apartment, condominium, townhouse, single-family attached or detached house, or accessory dwelling unit is considered to be a dwelling unit.

Effective on: 4/16/2011

E DEFINITIONS

Ecological Functions or Shoreline Functions. The work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem. (SMP)

Effective on: 4/16/2011

Ecologically Intact Shoreline. Those shoreline areas that retain the majority of their natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses. This term is intended to delineate those shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments which could be lost or significantly reduced by human development. (SMP)

Effective on: 4/16/2011

Ecosystem-Wide Processes. The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition, and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat that are present and the associated ecological functions. (SMP)

Effective on: 4/16/2011

Edge of Roof. On a pitched roof, the lowest portion of the fascia board covering the roof rafters, or if no fascia board exists, the lowest point of the roof rafters. On a flat roof, the top of the parapet wall or three feet above the roof deck.

Effective on: 4/16/2011

Education, Public Administration, Health Care, and Other Institutions. An establishment or institution offering services, such as education or training, government services, health and human services, religious services, or death services, or a civic, social, political, fraternal, or similar association or organization. This definition specifically excludes correctional facilities and secure community transition facilities.

Effective on: 4/16/2011

Educational Services. Establishments that offer teaching and learning activities or experiences, including preschools, grade schools, colleges and universities, and technical, trade, and other specialty schools.

(Ord. 2652)

Effective on: 4/28/2012

Electric Scooters and Motorcycles. Any two-wheel vehicle that operates exclusively on electric energy from an off-board source that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating.

Effective on: 4/16/2011

Electric Utility Facilities. Unstaffed facilities, except for the presence of security personnel, that are used for or in connection with or to facilitate the transmission, distribution, sale, or furnishing of electricity, including but not limited to electric power substations.

Effective on: 4/16/2011

Electric Vehicle (EV). Any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored onboard. Electric vehicles include battery electric vehicles and plug-in hybrid electric vehicles.

Effective on: 4/16/2011

Electric Vehicle Charging Levels. The standardized indicators of electric force, or voltage, at which an electric vehicle's battery is recharged. Levels 1, 2, and 3 are the most common EV charging levels and include the following specifications: Level 1 is considered slow charging. Level 2 is considered medium charging. Level 3 is considered fast or rapid charging.

Effective on: 4/16/2011

Electric Vehicle Charging Station. A public or private parking space located together with battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle. A restricted electric vehicle charging station is privately or publicly owned and available to the public.

Effective on: 4/16/2011

Electric Vehicle Infrastructure. Structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

Effective on: 4/16/2011

Electric Vehicle Parking Space. Any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

Effective on: 4/16/2011

Elevated Construction. A construction technique that employs posts or pilings to raise a structure so that waters can flow freely beneath the structure.

Effective on: 4/16/2011

Elevation. The architectural view of the front, side, or back surface of a structure to include doors, windows, and rooftop screening that is an extension of the façade, but excluding any roof area and rooftop equipment or structures.

Effective on: 4/16/2011

Emergency Work. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Enhancement. The improvement of an existing viable wetland, stream or habitat area or the buffers established for such areas, such as by increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, or removing nonindigenous plant or animal species. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream or habitat area or buffer. For wetlands, enhancement results in a change in some

wetland functions and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres.

(Ord. 2803)

Effective on: 10/17/2015

Entrance. Ingress and egress to and from a structure.

Effective on: 4/16/2011

Entrance, Primary. The principal entrance to a structure through which pedestrians enter.

Effective on: 4/16/2011

Environmental Designation for Noise Abatement or EDNA. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Equestrian Facility. A facility used to board, train, or exercise more than six adult horses at any one time for commercial purposes, which may be private or public and may include facilities for spectators and competitions. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Equipment Shelter. The structure associated with a cellular communication facility that is used to house electronic equipment and battery systems.

Effective on: 4/16/2011

Erosion. A process whereby wind, rain, water, and other natural agents mobilize and transport soil particles.

Effective on: 4/16/2011

Erosion Hazard Areas. Those areas containing soils which, according to the United States Soil Conservation Service Soil Classification System, may experience severe to very severe erosion.

Effective on: 4/16/2011

Escort Agency. A person or business association that furnishes, offers to furnish, or advertises to furnish escorts as its business purpose for a fee, tip, or other consideration. An escort is a person employed by an escort agency, and who, for any form of consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person. The term "escort agency" shall not include any escort service offered by a charity or nonprofit organization for medical assistance or assistance to the elderly or infirm.

Effective on: 4/16/2011

Essential Public Facility. A facility, conveyance, or site owned or operated by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from

government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. Essential public facilities include, but are not limited to: airports; facilities that provide social assistance, welfare and charitable services and include associated warehouse and office space in a single or combined facility; state education facilities; state and local correctional facilities; state or regional transportation facilities; solid waste handling facilities; in-patient facilities (including substance abuse facilities, mental health facilities, and group homes); secure community transition facilities; and such other state facilities as are listed by the Office of Financial Management as essential public facilities likely to be built within the next six years pursuant to RCW 36.70A.210.

(Ord. 2803)

Effective on: 10/17/2015

Establishment (Creation). The manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

Effective on: 4/16/2011

Excavation. The mechanical removal of earth material.

Effective on: 4/16/2011

Excessive Pruning. Pruning more than four years of branch growth, unless necessary to restore the vigor of the tree or to protect life and property.

Effective on: 4/16/2011

Existing and Ongoing Agricultural Activities. Those activities conducted on lands defined in RCW 84.34.120(2) and those activities involved in the production of crops and livestock, including but not limited to operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities, or improved areas. Activities which bring an area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is legally converted to a nonagricultural use. Idle land registered in a federal or state soils conservation program or zoned for agricultural use by the City is considered existing and ongoing. Forest practices are not included in this definition.

Effective on: 4/16/2011

Exotic. Any species of plant or animal that is foreign to the Puget Sound region.

Effective on: 4/16/2011

Expansion, Nonconforming Structure. Any enlargement or expansion of a legal nonconforming structure, whether horizontally or vertically, and any increase in the area within a structure or on a site devoted to a nonconforming use.

Effective on: 4/16/2011

Expansion, Nonconforming Use. Any expansion of a legal nonconforming use.

Effective on: 4/16/2011

External Illumination. The method of illuminating a sign where the light source is separated from and external to the sign structure by using a floodlight or by being back-lighted.

Effective on: 4/16/2011

F DEFINITIONS

Façade. The entire building frontage or street wall face, including the area from finished grade at the point of contact with the building to the top of the parapet, or eaves, and the entire width of the building elevation. Towers, cupolas, parapets, pitched roofs, trusses, poles, chimneys, and other architectural, artistic or mechanical features shall not be counted towards the facade area.

Effective on: 4/16/2011

Family. An individual or two or more persons related by blood or marriage; eight or fewer nonrelated persons living together in a single dwelling unit, unless a grant of reasonable accommodation as identified in [RZC 21.76](#), Review Procedures, allows an additional number of persons.

Effective on: 4/16/2011

Family Day Care Provider. A licensed day care provider who regularly provides day care for periods less than 24 hours for not more than 12 children in the provider's home in the family living quarters.

Effective on: 4/16/2011

Feasible. To the extent capable of being both economically and technically accomplished.

Effective on: 4/16/2011

Feature, for Historic Purposes. Elements that give a building its visual character and that are taken into account in the context of surveying and evaluating, designating, preserving, restoring, rehabilitating, or replacing them per the Secretary of the Interior's Standards for Treatment of Historic Properties.

Feed Lines. Cables used as the interconnecting media between the transmission/receiving base station and the antenna.

Effective on: 4/16/2011

FEMA (Federal Emergency Management Administration) Floodway. The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the FEMA base flood flow without increasing the FEMA base flood elevation more than one foot.

Effective on: 4/16/2011

Fill. For the purposes of the Shoreline Master Program, the addition of soil, sand, rock, gravel, sediment, earth-retaining structure, or other material to an area waterward of the ordinary high water mark, in wetland, or on shorelands in a manner that raises the elevation or creates dry land. (SMP)

Effective on: 4/16/2011

Fill/Fill Material. Earth or other solid material that is brought onto a property located within the City of Redmond for use in regrading the ground surface; stabilizing on-site soils for support of structures, pavement, and other property features; altering watercourses or wetlands; or other purposes where the material becomes a part of the property. Fill material does not include such things as topsoil, beauty bark, compost, sand, gravel, or crushed rock used as a surface treatment.

Effective on: 4/16/2011

Filling. The act of transporting or placing (by any manner or mechanism) fill material from, to, or on any soil surface, sediment surface, or other fill material.

Effective on: 4/16/2011

Final Plat. The final drawing of the subdivision and dedication prepared for filing for record with the King County Department of Records and Elections, and containing all elements and requirements set for the by the City of Redmond.

Effective on: 4/16/2011

Finance and Insurance. Financial transactions, the underwriting of insurance, annuities, and the support of employee benefit programs. This definition includes banks, credit unions, credit bureaus, investment banks, insurance brokerages, securities dealers, and other financial establishments.

Effective on: 4/16/2011

Finger Float. A finger-like floating structure typically attached perpendicular to a main walkway that provides direct pedestrian access to and from a boat and provides for secure mooring of a boat. (SMP)

Effective on: 4/16/2011

Finger Pier. A small narrow pier that projects at right angles from a larger pier perpendicular to the main pier, often parallel to the shoreline. (SMP)

Effective on: 4/16/2011

Fish and Wildlife Habitat Conservation Areas. Areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not

created as designated by WAC 365-190-080(5). These areas are further defined in RZC [21.64.020.A](#), Classification and Rating of Fish and Wildlife Habitat Conservation Areas.

Effective on: 4/16/2011

Flag. A piece of cloth or bunting often attached to a staff, with distinctive colors, patterns, or symbolic devices used as a national or state symbol.

Effective on: 4/16/2011

Fleet. Five or more vehicles operated within or from a facility.

Effective on: 4/16/2011

Float. A structure that floats on the surface of the water, which is not attached to the shore but that may be anchored to submerged land. Floats are typically used for swimming, diving, and similar recreational activities. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Float Plane Facility. A facility for storing and operating a float plane. The facility typically consists of piers, docks, and/or floats.

(Ord. 2652)

Effective on: 4/28/2012

Flood Fringe. That portion of the floodplain outside of the floodway which is generally covered by floodwaters during the base flood; it is generally associated with standing water rather than rapidly flowing water.

Effective on: 4/16/2011

Flood Insurance Rate Map. The official map on which the Federal Emergency Management Administration has delineated some areas of flood hazard.

Effective on: 4/16/2011

Flood Insurance Study. The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Maps, and the FEMA water surface elevations of the base flood.

Effective on: 4/16/2011

Flood Protection Elevation. The elevation that is one foot above the base flood elevation.

Effective on: 4/16/2011

Floodplain. Synonymous with the 100-year floodplain and means the land susceptible to inundation with a one percent chance of being equaled or exceeded in any given year. The limit of this area shall be based upon flood ordinance regulations maps or a reasonable method which meets the objectives of the Shoreline Management Act. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Floor Area Ratio. The gross floor area of all buildings or structures (less any area devoted to parking or vehicle circulation) on a lot divided by the gross land area.

Effective on: 4/16/2011

Food Garden. A garden usually outdoors set aside for the display, cultivation, and enjoyment of plants dedicated to the cultivation of food, such as herbs and vegetables. Food gardens may include individual plots for personal use or a community food garden. This term may also be known as a P-Patch or a spin garden.

Effective on: 4/16/2011

Food Service Contractor. A business that provides food services at institutional, governmental, commercial, business, or industrial locations of others based on contracts with such organizations for a specified period of time.

Effective on: 4/16/2011

Foot-candle. A unit of illumination or light intensity used to calculate lighting levels. One foot-candle is equal to one lumen per foot.

Effective on: 4/16/2011

Freestanding Sign. A pole, pylon, ground, or monument sign supported by the structures or supports that are placed on, or anchored in, the ground and that are independent from any building or structure.

Effective on: 4/16/2011

Frequently Flooded Areas. Areas and lands within the flood plain subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like.

Effective on: 4/16/2011

Frontage. That side of a lot abutting on a street; the front lot line; also, the width of a lot as it abuts a public or private street or access corridor.

Effective on: 4/16/2011

Fueling Area. An area in which petroleum fuels are dispensed in liquid form for commercial sale, public use, or for fleet vehicle operation.

Effective on: 4/16/2011

Full Service Hotel and Conference Center. A hotel with banquet and meeting facilities sufficient to accommodate groups of at least 300 people.

Effective on: 4/16/2011

Full-Service Restaurant. An establishment that provides food services to patrons who order and are served while seated (i.e., water/waitress service) and who pay after eating.

Effective on: 4/16/2011

Fully Funded Project. A project in the most recently adopted transportation portion of the transportation capital improvement program (TCIP) for the City or similar capital program of another jurisdiction which has sufficient revenues secured for construction. Unsecured revenues include those from unformed local improvement districts, insufficient developer fees or contributions, or revenues not yet programmed for expenditure by outside agencies.

Effective on: 4/16/2011

Functions and Values. The beneficial roles served by critical areas, including but not limited to water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance, and attenuation, groundwater recharge and discharge, erosion control, wave attenuation, protection from hazards, historical and archaeological and aesthetic value protection, and recreation. These beneficial roles are not listed in order of priority.

Effective on: 4/16/2011

Funeral Homes and Services. Establishments preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise).

Effective on: 4/16/2011

Furnishing Zone. A hard surface area between the sidewalk and curb in which trees, benches, trash receptacles, and other street furniture serving pedestrian needs are placed.

(Ord. 2803)

Effective on: 10/17/2015

G DEFINITIONS

Gabions. Structures composed of masses of rocks or rubble held tightly together by wire mesh (typically) so as to form upright blocks or walls. Often constructed as a series of overlapping blocks or walls. Used primarily in retaining earth, steep slopes, or embankments, to retard erosion or wave action, or as foundations for breakwaters or jetties. (SMP)

Effective on: 4/16/2011

Garbage and Recycling Enclosures. Garbage and recycling enclosures shall include the areas containing garbage and recycling receptacles served by collection equipment and may also include interim on-site storage areas.

Effective on: 1/1/1901

Gas Station. Any area of land, including the structures thereon, that is used for the sale of gasoline, biofuels, biodiesel, diesel or other motor fuels, oils, lubricants, and auto accessories (including areas for storage) and which may or may not include washing, lubricating, and other minor servicing.

(Ord. 2709)

Effective on: 10/26/2013

Gated Community. A single-family residential community characterized by a closed perimeter of walls and fences and controlled entrances, and for which all of the rights-of-way are privately owned.

Effective on: 4/16/2011

General Sales or Services. An establishment engaging in the retail sale, rental, or lease of goods or the provision of services, including but not limited to automobile sales or service; heavy consumer goods sale or service; durable consumer goods or service; the sale or service of other consumer goods, grocery, food and beverage sales; health and personal care services; finance and insurance services; real estate services; professional services; administrative services; and restaurant and food services. General sales or services does not include hotels, motels, and other accommodation services; mail order or direct sales establishments; membership wholesale/retail warehouses; and packing, crating, and convention and trade show services; and marijuana retail sales.

(Ord. 2744; Ord. 2803)

Effective on: 10/17/2015

Geologically Hazardous Areas. Areas that, because of their susceptibility to erosion, sliding, earthquake, or other geologic events, are not suited to siting commercial, residential, or industrial development consistent with public health and safety concerns.

Effective on: 4/16/2011

Geotechnical Report or Geotechnical Analysis. A scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts on the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers (or geologists) who have professional expertise about the regional and local shoreline geology and processes. (SMP)

Effective on: 4/16/2011

Glare. A bright or dazzling light that substantially interferes with the normal use of property or the operation of motor vehicles on City streets.

Effective on: 4/16/2011

Golf Course. A tract of land used for playing golf, with tees, greens, fairways, hazards, and other features customarily associated with the game of golf, such as driving ranges, club houses, and golf cart storage and maintenance facilities.

Effective on: 4/16/2011

Government Functions, Other. The provision of governmental services not specifically identified elsewhere in these definitions. This definition includes military and national security functions and space research and technology when conducted by a government agency.

Effective on: 4/16/2011

Grade. The vertical elevation of the ground surface.

Effective on: 4/16/2011

Grade, Existing. The natural elevation of the ground or site prior to any work being done or any changes being made to the ground or site.

Effective on: 4/16/2011

Grade Schools. All public, private, and specialty schools from preschool through high school.

Effective on: 4/16/2011

Grading. For the purposes of the Shoreline Master Program, the movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land. (SMP)

Effective on: 4/16/2011

Grading - Critical Areas. For the purposes of administering [RZC 21.64, Critical Areas](#), "grading" is any excavating, filling, clearing, leveling, or contouring of the ground surface by human or mechanical means.

Effective on: 4/16/2011

Green Roof. A bioretention strategy of storing, evaporating, and transpiring stormwater as part of a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers, such as a root barrier and drainage and irrigation systems.

Effective on: 4/16/2011

Grocery, Food, Beverage, and Dairy Sales. The retail sale of food and beverage merchandise for off-premises consumption. This definition includes grocery stores, supermarkets, fruit and vegetable stores, and sales of similar goods. This definition does not include convenience stores.

Effective on: 4/16/2011

Gross Acre. The entire area of a parcel of land, including undevelopable critical areas, open space, and rights-of-way.

Effective on: 4/16/2011

Gross Floor Area (GFA). The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, elevator shafts, stairwells, courts, second-story atriums, and lobbies.

Effective on: 4/16/2011

Gross Leasable Area (GLA). The total floor area that is designated for a tenant's occupancy, exclusive of common areas shared with other tenants, such as utility rooms, stairwells, and malls.

(Ord. 2803)

Effective on: 10/17/2015

Gross Site Area. Gross site area is that area within the boundaries of a given lot. Gross site area does not include the area of any abutting streets or access ways.

Effective on: 4/16/2011

Ground Disturbance/Disturbing Activities. Any activity that disturbs the soil including but not limited to excavation with heavy equipment, tree removal, and geotechnical analysis. Refer to RCW.27.53.060.

Effective on: MM/DD/YYYY

Groundwater. Water in a saturated zone or stratum beneath the surface of the land or below a surface water body.

Effective on: 4/16/2011

Growth. *See New Development.*

Effective on: 4/16/2011

Growth Management Act (GMA). The Washington State Growth Management Act enacted in 1990 and amendments in succeeding years.

Effective on: 4/16/2011

Grubbing. *See Weed Wrenching, Grubbing.*

H DEFINITIONS

Habitat Management. Management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

Effective on: 4/16/2011

Habitats of Local Importance. “Habitats of local importance” include a seasonal range or habitat element with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over time. These might include areas of high relative density or species richness, breeding habitats, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alterations, such as cliffs, talus, and wetlands.

Effective on: 4/16/2011

Hard Armoring Solutions. Structural shoreline stabilization and reinforcement measures that are solid with hard surfaces, such as concrete, pilings, rock revetments, gabions, concrete groins, retaining walls, bulkheads and the like – typically non-natural approaches to shoreline stabilization. (SMP)

Effective on: 4/16/2011

Hazardous Liquid Pipeline. As defined by RCW 81.88.040, “Hazardous Liquid” means: (a) Petroleum, petroleum products, or anhydrous ammonia as those terms are defined in 49 C.F.R. Part 195 in effect March 1, 1998; and (b) carbon dioxide. Pipeline, pipeline system, or hazardous liquid pipeline mean all parts of a pipeline facility through which a hazardous liquid moves in transportation, including but not limited to line pipe, valves, and other appurtenances connected to line pipe, pumping units, fabricated assemblies associated with pumping units, metering and delivery stations and fabricated assemblies therein, and breakout tanks. Pipeline or pipeline system does not include process or transfer pipelines.

Effective on: 4/16/2011

Hazardous Liquid Pipeline Corridor. The pipeline pathway in which the pipelines and facilities of a hazardous liquid pipeline operator are located, including public rights-of-way and easements over and through public or private property.

Effective on: 4/16/2011

Hazardous Materials. Any hazardous waste, hazardous substance, dangerous waste, or extremely hazardous waste that is a physical or health hazard as defined and classified in RCW Chapter 70.105 and WAC Chapter 173-303, whether the materials are in usable or waste condition. Hazardous materials shall also include petroleum or petroleum products that are in a liquid phase at ambient temperatures, including any waste oils or sludges.

Effective on: 4/16/2011

Hazardous Tree. A tree that is dead, or is so affected by a significant structural defect or disease, that falling or failure appears imminent, or a tree that impedes safe vision or traffic flow, or that otherwise currently poses a threat to life or property.

Effective on: 4/16/2011

Hazardous Waste. Any substance defined as a dangerous waste, a hazardous substance, or as a hazardous waste, but excluding hazardous household waste as defined in RCW 70.105.100.

Effective on: 4/16/2011

Hazardous Waste Treatment and Storage, Incidental. Storage or treatment of hazardous waste incidental to the primary use occurring on-site, such as those substances which may be necessary to manufacture or process certain materials or those substances which are the by-product of a manufacturing or repair process.

Effective on: 4/16/2011

Hazardous Waste Treatment or Storage, Primary. Use of a site where hazardous waste is stored or treated as a sole or primary use of the site. Hazardous substances are shipped from other locations to be processed or stored on that site.

Effective on: 4/16/2011

Hazardous Waste Treatment, Storage, and Disposal Facilities. Any facility regulated pursuant to WAC 173-303-280 through 173-303-670.

Effective on: 4/16/2011

Headwater Stream. A stream that is in the uppermost regions of a watershed or catchment area.

Effective on: 4/16/2011

Health and Human Services. A subset of Education, Public Administration, Health Care, and Other Institutions consisting of: Ambulatory or Outpatient Services; Nursing, Supervision, and Other Rehabilitative Services; Social Assistance, Welfare, and Charitable Services; Day Care Centers; and Family Day Care Providers.

(Ord. 2652)

Effective on: 4/28/2012

Health and Personal Care. The retail sale of health and personal care items, such as prescription and nonprescription drugs, cosmetic and beauty supplies, prescription and nonprescription eyeglasses, and other similar items.

Effective on: 4/16/2011

Heavy Construction Establishment. An establishment that engages in the construction of highways, utility pipelines, power and communication lines, cement or asphalt plants, and refineries.

Effective on: 4/16/2011

Heavy Consumer Goods Sales, Rental, or Service. The retail sale, rental, or lease of large consumer goods or a combination of the retail sale, rental, or lease of such goods with repair and maintenance service, and the sale of replacement parts and accessories. Heavy Consumer Goods Sales

or Service includes sale of items, such as furniture, hardware, lawn and garden supplies, building materials, electronics and appliances, and heating and plumbing equipment.

Effective on: 4/16/2011

Height of Building or Structure. The vertical distance measured from the average finished grade around the building to the highest point of the structure. The approved average finished grade shall be measured by taking the smallest rectangle around the building and averaging the elevations at the midpoint of each side.

Effective on: 4/16/2011

Height, Building (SMP). The height measured from average grade level to the highest point of a structure, provided that television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines, or the applicable master program specifically requires that such appurtenances be included, provided further that temporary construction equipment is excluded in this calculation. (SMP)

Effective on: 4/16/2011

Heliport. An airport or landing place for helicopters.

Effective on: 4/16/2011

High Consequence Land Use. A land use that if located in the vicinity of a hazardous liquid pipeline represents an unusually high risk in the event of a pipeline failure due to characteristics of the inhabitants or functions of the use. High consequence land uses include:

1. Land uses that involve a high-density on-site population that are more difficult to evacuate. These uses include schools (through Grade 12), hospitals, clinics, multifamily housing or other facilities exclusively for elderly or handicapped, stadiums or arenas, and day care centers, and does not extend to family day care or adult family homes.
2. Land uses that serve critical “lifeline” or emergency functions, such as fire and police facilities, utilities providing regional service, or water supplies if exposed to a significant risk that will curtail its lifeline function for a critical period of time.
3. Uses with similar characteristics as determined by the Administrator.

Effective on: 4/16/2011

High Probability (Cultural Resources). Involving a likely presence of cultural resources. Refer to 36 CFR Part 800 -- Protection of Historic Properties and RCW 27.53 Archaeological Sites and Resources.

Effective on: MM/DD/YYYY

Additional consideration of definition by the WA DAHP in progress, 9/25/19

Additional consideration of definition by the WA DAHP in progress, 9/25/19

Historic Period. ~~Resources that date from~~ The period when Euro-Americans first visited or settled the area -- generally during the mid-18th century.

- For purposes of federal and state regulation including SEPA, the historic period measures to 50 years in the past.
- However, it is recommended for SEPA application, to begin measuring at 45 years in the past.
- King County, including the City's interlocal agreement for historic preservation services, begins considering historic resources at 40 years in the past.

Effective on: MM/DD/YYYY

Historic Property/Resource. Any precontact or prehistoric (RCW. 27.53.030) site, or historic district, site, building, structure, or object included in, or eligible for inclusion in the National Register of Historic Places, Washington Heritage Register, King County Historic Register, or Redmond's Heritage Resources Register. The term includes artifacts, records, and remains that are related to and located within such properties. The term also includes properties of traditional religious and cultural importance to an Indian Tribe that meets the criteria of the National Historic Preservation Act of 1966, as amended, Title II, section 301 (16 U.S.C. 470w(5)).

Effective on: MM/DD/YYYY

Historic Landmark. A site or structure which has been designated under RZC 21.30, Historic and Archeological Resources, as a historic landmark and is listed on the Redmond Heritage Resource Register.

Effective on: 4/16/2011

Holocene. The most recent life period ca. 10,000 years ago to the present.

Home Business. A business activity which results in a product or service and is conducted in whole or in part on a residential premises and is clearly subordinate to use of the premises as a residence. Home business does not include any business activity relating to marijuana.

(Ord. 2744)

Effective on: 6/28/2014

Hospitals. Any institution, place, building or agency or distinct part thereof which qualifies or is required to qualify for a license under RCW Chapter 70.41, or as a psychiatric hospital licensed under RCW Chapter 71.12 as presently worded or hereafter amended.

Effective on: 4/16/2011

Hotel and Conference Center, Full Service. A hotel with banquet and meeting facilities with at least one banquet or meeting room that can accommodate at least 300 people.

(Ord. 2803)

Effective on: 10/17/2015

Hotels, Motels, and Other Accommodation Services. Establishments that serve lodging and short-term accommodations for travelers, such as hotels, motels, bed and breakfast inns and other similar establishments.

(Ord. 2652)

Effective on: 4/28/2012

Hotel or Motel. An establishment that provides four or more guest rooms for the lodging and short-term accommodations for travelers and that does not provide gambling. Hotels and motels typically

offer food services, recreational services, convention hosting services, laundry services, and similar services required or desired by travelers.

Effective on: 4/16/2011

Household. An individual or two or more persons related by blood or marriage or a group of not more than eight persons who need not be related by blood or marriage living together in a dwelling unit.

Effective on: 4/16/2011

Household Income. All income from all household members over the age of 18 residing in the household. Household income consists of all income that would be included as income for federal income tax purposes (e.g., wages, interest income, etc.) for household members over the age of 18. Income of dependents who reside within a household for less than three months of the year will not be counted toward household income.

Effective on: 4/16/2011

Housing Services for the Elderly. The provision of services such as housing and custodial care for those who need or desire caring for themselves, including the elderly. This definition includes retirement housing services, assisted living services, and skilled nursing services and convalescent care. This definition does not include Adult Family Homes.

Effective on: 4/16/2011

I DEFINITIONS

Impact (to Native Soil). An impact to native soil involves knowing disturbance(s) such as removing, digging into, or excavating soil. A record of previous disturbance involving both extent and depth is demonstrated by the best available documentation.

Impact Fee. A payment of money required from development as a condition of development approval to pay for capital improvements needed to serve new growth and development and is:

1. Reasonably related to the new development that creates additional demand and need for capital improvements;
2. A proportionate share of the cost of the public improvements; and
3. Is used for improvements that reasonably benefit the new development.

Effective on: 4/16/2011

Impervious Surface. A non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas,

concrete or asphalt paving , gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for the purposes of runoff modeling.

Effective on: 4/16/2011

Impervious Surface Area. The land area of that portion of a lot covered by impervious surface.

Effective on: 4/16/2011

Implementation, Transportation. The building, funding, operation, or regulation of a transportation facility, program, project and service.

Effective on: 4/16/2011

Improvement, Transportation. An enhancement that has a beneficial impact on the level of mobility for people and goods, through the operation of construction of a transportation facility, program, project, and service.

Effective on: 4/16/2011

Incidental (Use). Subordinate and minor in significance and bearing a reasonable relationship with the primary or principal use. (SMP)

Effective on: 4/16/2011

Incremental Environmental Improvement. An improvement to a system protective of groundwater at an existing facility where the improvement reduces the facility's impact on groundwater, provided the improvement is not one of the prohibited activities identified in RZC 21.64.050.C, Prohibited Activities in Wellhead Protection Zones.

Effective on: 4/16/2011

Indirectly Illuminated Sign. A sign which is lighted by a source not seen directly.

Effective on: 4/16/2011

Individual. An applicant, person, partnership, company, developer, party, firm, corporation, organization, or other human-created entity.

Effective on: 4/16/2011

Infiltration. The flow of water into soil material. It is also used to describe the process of stormwater inflow into a sanitary sewer system. (SMP)

Effective on: 4/16/2011

Inflatable Sign. Any sign and/or sign structure constructed of a canvas, rubber, or other light material capable of sustaining an inflated state for any period of time either through the use of gas or

hot/cold air, the purpose of which is to aid the establishment in promoting the sale of products, goods, services or events, or to identify a building.

Effective on: 4/16/2011

Infrastructure. Facilities and services needed to sustain industry, residential, commercial, and all other land use activities, including water, sewer lines, and other utilities, streets and roads, communications, and public facilities, such as fire stations, parks, schools, etc.

Effective on: 4/16/2011

In-Kind Mitigation. Replacement of critical areas with substitute critical areas whose characteristics closely approximate those destroyed or degraded by a regulated activity.

Effective on: 4/16/2011

Inlet. An underground structure that allows surface water to enter the storm drain system. Typically, it is a small catchless box-shaped structure with a slotted metal grate that does not contain a catch. *(See Catch Basin.)*

Effective on: 4/16/2011

Integrity (Historic). A measure of the authenticity of a property's historic identity evidenced by comparing its present state to its original unaltered state. This shall include whether the property has maintained its character by maintaining such things as original location, design, setting, materials, workmanship, or feeling and association.

Effective on: 4/16/2011

Intentionally Created Streams. Streams created through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals.

Effective on: 4/16/2011

Intermittent Stream. A stream that flows only part of the year after precipitation events and receives some water during that time from groundwater sources.

Effective on: 4/16/2011

Internally Illuminated Sign. A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or a light source which is attached to the face of the sign and is perceived as a design element of the sign.

Effective on: 4/16/2011

Intersection. Where two or more public and/or private alleys, roads, streets, or commercial, industrial, or multifamily residential driveways meet or cross.

Effective on: 4/16/2011

Inventory. One of the products of a field survey of cultural resources. The inventory includes an organized compilation of information on identified resources and a preliminary proposed evaluation of their cultural significance.

Effective on: MM/DD/YYYY

Investigation and Security Services. The provision of investigative and detection services, guard and patrol services, the picking up and delivery of money and other valuable items, or any similar service.

Effective on: 4/16/2011

In-Water Structure. A structure that is typically associated with water-dependent uses and activities or that, by its nature, requires a location waterward of the ordinary high water mark of a stream, river, wetland, or lake. Examples of in-water structures include: a marina, residential dock, fishing pier, boat house, public boardwalk, car-top boat launch, motorized boat launch, swimming float, fish weir or ladder, and culvert. (SMP)

Effective on: 4/16/2011

J DEFINITIONS

Effective on: 4/16/2011

K DEFINITIONS

Kiosk. A temporary or semipermanent structure having one or more open air sides, operating on either private property or public rights-of-way and plazas, generally no larger than six feet wide by 10 feet long, which is operated for the purpose of vending food, drink, or retail goods.

Effective on: 4/16/2011

L DEFINITIONS

Land Use Permit. Land Use Permits include all Type II, III, IV, V, and VI permits listed in RZC 21.76, Review Procedures, as well as the following Type I permits: Certificate of Appropriateness Level I, Shoreline Exemption, Wireless Communication Facility Permit I, and Temporary Use Permits.

Effective on: 4/16/2011

Landmark Tree. Any healthy tree over thirty inches in diameter.

Effective on: 4/16/2011

Landscape Architect. A person licensed by the State of Washington to engage in the practice of landscape architecture as defined by RCW 18.96.030.

Effective on: 4/16/2011

Landscape Area. All portions of a site not devoted to a building, parking, storage or accessory use are referred to as the landscape area. A landscape area may include patios, plazas, walkways, walls and fences, water features, such as fountain or pool, and planting areas. Ponds for the detention of storm water runoff are not considered part of the landscape area of a site, unless they are integrated with landscaping.

Effective on: 4/16/2011

Landscaped Roof. A garden on the roof of a building, especially one found in an urban setting designed for use by the public that often contains outdoor seating or dining facilities. It may serve several purposes for a building such as absorbing rainwater, providing insulation, creating habitat and helping to lower urban air temperatures and combat the heat island effect. A landscaped roof is distinguished from a green roof by not incorporating a bioretention facility as part of its structure.

Effective on: 4/16/2011

Landslide. Episodic downslope movement of a mass of soil or rock, including snow avalanches.

Effective on: 4/16/2011

Landslide Hazard Areas. Areas potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic features.

Effective on: 4/16/2011

Large Satellite Dish. Any satellite dish antenna(s) whose diameter is greater than one meter in the Urban Recreation, Semirural, Residential zones, or Shorelines areas of the City, or two meters within any zone. *[See Satellite Dish Antenna(s).]*

Effective on: 4/16/2011

Large Woody Debris (LWD). Trunks and branches of trees that have fallen into a stream or have been placed in a stream, stabilizing the streambed and providing for fish and aquatic insects. This definition includes any piece of wood that is at least 10 centimeters in diameter (midpoint) and is at least two meters in length. (SMP)

Effective on: 4/16/2011

Legibility. The capability of a sign being read and understood.

Effective on: 4/16/2011

Leq. See *RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Level-of-Service (LOS), Transportation. A measure that:

(1) Is used to define the implementation rate for building, funding, operating, or regulating transportation improvements; or

(2) Defines the performance of these transportation improvements that are necessary to provide mobility for those who live and work in Redmond.

Effective on: 4/16/2011

Level-of-Service Standard (LOS), Transportation. Comprehensive Plan Transportation Policy TR-4 establishes the City's transportation LOS standard. RZC 21.52, Transportation Standards, regulates compliance with the LOS standard using the concept of a mobility unit (MU). To determine compliance with the transportation LOS standard, the City annually measures the MU demand from new development and the MU supply available from the City's six-year program and the TFP. The transportation LOS standard is met when the MU demand is equal to the MU supply.

Effective on: 4/16/2011

Littoral Drift. The mud, sand, or gravel material moved parallel to the shoreline in the near-shore zone by waves and currents. (SMP)

Effective on: 4/16/2011

Littoral Zone. The zone in a body of fresh water where light penetration is sufficient for the growth of plants. (SMP)

Effective on: 4/16/2011

Live-Aboard Vessel. A vessel principally used as an overwater residence in a single location for a period exceeding two months in a calendar year. (SMP)

Effective on: 4/16/2011

Livestock Facility. A facility used for housing, raising, boarding, training or showing livestock, such as cattle, horses, llamas, goats and swine, excluding kennels and feed lots. A livestock facility may be used for agricultural, commercial, or recreation purposes. (SMP)

Effective on: 4/16/2011

Local Utilities. Facilities and infrastructure provided by a public agency, utility district or franchise which convey essential services throughout a neighborhood area or within the community. These facilities include, but are not limited to, local water and waste water lines and pump stations, electrical distribution lines and substations, natural gas distribution pipelines, local telecommunications facilities, and stormwater retention and conveyance systems.

Effective on: 4/16/2011

Long-Term Care Facility. An institution or a distinct part of an institution or use that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours to two or more patients who are not related to the governing authority by marriage, blood, or adoption. This definition includes skilled nursing facilities, convalescent centers, governmental medical institutions and facilities which provide intensive medical supervision. Long-term facilities may

provide maintenance care as well as restorative services. Long-term care facilities shall not include adult family homes or residential care facilities.

Effective on: 4/16/2011

Lot. A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels.

Effective on: 4/16/2011

Lot, Corner. A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.

Effective on: 4/16/2011

Lot Coverage. The percentage of a lot that is covered with primary and accessory structures.

Effective on: 4/16/2011

Lot, Interior. A lot other than a corner lot.

Effective on: 4/16/2011

Lot, Parent. The initial lot from which unit lots are subdivided for the exclusive use of townhouses.

Effective on: 4/16/2011

Lot, Unit. One of the individual lots created from the subdivision of a parent lot for the exclusive use of townhouses.

Effective on: 4/16/2011

Low-Cost Affordable Housing Unit. Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 50 percent of Median Income, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing includes mortgage and mortgage insurance, property taxes, property insurance, and homeowners dues. Housing expenses for rental housing includes rent and appropriate utility allowance.)

Effective on: 4/16/2011

Low-Income and Moderate-Income Housing. Housing affordable under federal standards to households with annual incomes at or below 80 percent of the county median income.

Effective on: 4/16/2011

M DEFINITIONS

Mandatory or Required Right-of-Way Dedications and/or Transportation Improvements. Such dedications and/or transportation facility improvements required of a development by the City of Redmond as a condition of development approval.

Effective on: 4/16/2011

Manhole. A cylindrical-shaped structure used to connect or access storm drain pipe where the outlet pipe is less than 12 inches above the bottom of the structure (typically the outlet pipe is at the bottom of the structure and has no catch).

Effective on: 4/16/2011

Manual. The Department of Ecology Storm Water Management Manual for the Puget Sound Basin dated February 1992 and any revisions or updates from Ecology that are approved by the City's Technical Committee.

Effective on: 4/16/2011

Manufactured Home. A factory-built structure transportable in one or more sections which is built on a permanent chassis and designed to be a dwelling with or without a permanent foundation when connected to required utilities. A manufactured home shall be built to comply with the National Manufactured Home Construction and Safety Standard Act of 1974 (regulations effective June 15, 1976).

Effective on: 4/16/2011

Manufactured Home Park or Mobile Home Park. An area of land designed for the placement of manufactured homes or mobile homes with two or more improved pads or spaces for manufactured homes or mobile homes providing connections for, but not limited to, water, sewer, and electricity service.

Effective on: 4/16/2011

Manufacturing and Wholesale Trade. An establishment that engages in the transformation of raw materials into finished products, in the sale or distribution of those products to persons, firms, or corporations for resale, in the storage of materials or products in a warehouse or similar structure, or in the assembly or fabrication of goods. A manufacturing or wholesale trade establishment does not engage in the retail sale of products to the end consumer. Manufacturing and wholesale trade does not include any activity relating to marijuana.

(Ord. 2709, Ord. 2744)

Effective on: 6/28/2014

Marijuana. All parts of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Marijuana Concentrates. Products consisting wholly or in part of the resin extracted from any part of the plant cannabis and having a THC concentration greater than 60 percent.

(Ord. 2744)

Effective on: 6/28/2014

Marijuana-Infused Products. Products that contain marijuana or marijuana extracts and are intended for human use, and have a THC concentration greater than 0.3 percent and no greater than 60 percent. The term "marijuana-infused products" does not include either usable marijuana or marijuana concentrates.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Marijuana Processing. Processing of marijuana by a marijuana processor into usable marijuana, marijuana-infused products, and marijuana concentrates, including the packaging and labeling of usable marijuana, marijuana-infused products, and marijuana concentrates for sale in retail outlets, and sale of usable marijuana, marijuana-infused products, and marijuana concentrates at wholesale to marijuana retailers.

(Ord. 2744)

Effective on: 6/28/2014

Marijuana Processor. A person licensed by the State Liquor Control Board to process marijuana into usable marijuana, marijuana-infused products, and marijuana concentrates, package and label useable marijuana, marijuana-infused products, and marijuana concentrates for sale in retail outlets, and sell usable marijuana, marijuana-infused products, and marijuana concentrates at wholesale to marijuana retailers.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Marijuana Producer. A person licensed by the State Liquor Control Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Marijuana Production. Production of marijuana by a marijuana producer to sell at wholesale to marijuana processors and other marijuana producers.

(Ord. 2744)

Effective on: 6/28/2014

Marijuana Retail Sales. The sale of usable marijuana, marijuana-infused products, and marijuana concentrates by a marijuana retailer in a retail outlet.

(Ord. 2744)

Effective on: 6/28/2014

Marijuana Retailer. A person licensed by the State Liquor Control Board to sell usable marijuana, marijuana-infused products, and marijuana concentrates in a retail outlet.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Marina, Recreational. A private or public facility for storing, servicing, fueling, berthing, and securing of more than four motorized boats or watercraft, that includes accessory facilities for providing incidental services to users of the marina, such as fuel, food services, waste collection, etc. This does not include commercial marinas, which may provide repair services, in addition to the above services, for commercial and industrial watercraft. (SMP)

Effective on: 4/16/2011

Marine Recreation. An establishment offering water-oriented recreation opportunities in or on a river or lake. Swimming areas are excluded from this definition and are included as part of Parks, Open Space, Trails and Gardens.

(Ord. 2652)

Effective on: 4/28/2012

Marquee Sign. A sign which is integrated into a marquee or canopy and does not extend beyond the limits of the marquee or canopy.

Effective on: 4/16/2011

Master Plan. A conceptual plan providing for the development and use of land that contains those elements outlined in RZC 21.76.070.P, Master Planned Development.

Effective on: 4/16/2011

Master Planned Development. A development concept for a site that is large, would benefit from long-term planning because of complex site issues, or both. A Master Plan approval is a separate approval that sets long-term conditions for development, granting both the applicant and the City a measure of certainty over the future of large and/or complex sites.

Effective on: 4/16/2011

May. Means the action is acceptable, provided it conforms to the provisions of the Shoreline Management Act. (SMP)

Effective on: 4/16/2011

Maximum Uniformity Ratio. The highest horizontal illuminance point provided by an exterior lighting fixture at grade divided by the lowest horizontal illuminance point or area.

Effective on: 4/16/2011

Median Income. The median income for the Seattle MSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended or if programs under said Section 8(f)(3) are terminated, median income determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median income figures for the Seattle MSA or King County, the City may use any other method for determining the King County median income, adjusted for household size.

Effective on: 4/16/2011

Membership Wholesale/Retail Warehouse. A warehouse-type facility of 75,000 square feet or greater, where shoppers are required to obtain membership status and must show proof of membership prior to entry and purchase of all items. Products consist of discounted or wholesale goods, such as a wide variety of food, clothing, tires, and appliances. Many items are sold in large quantities or bulk.

Effective on: 4/16/2011

Minimum Tract Area. The minimum land area required before a development application may be submitted.

Effective on: 4/16/2011

Mini-Warehouse. A warehouse facility intended for use by private parties who wish to store personal objects and whose storage units do not exceed 800 square feet.

Effective on: 4/16/2011

Mining and Extraction Establishments. Establishments that are responsible for the extraction of natural mineral solids (coal and ores), liquid minerals (crude petroleum), and gases (natural gas) through quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other methods.

Effective on: 4/16/2011

Mitigation – Cultural Resources. An action taken in response to an effect on a cultural resource. Mitigation may include a variety of actions agreed upon with the Washington Department of Archaeology and Historic Preservation and affected Indian tribes. Minimization of alteration, creation of specialized photography or education programs, and data recovery are the methods most frequently employed.

Effective on: MM/DD/YYYY

Mitigation - Transportation Management. For the purposes of administering RZC 21.52, Transportation Standards, “mitigation” shall have either of the following definitions:

A.

1. Transportation Demand Management (TDM) strategies including facilities, programs, projects and services financed, constructed, or operated by a developer and identified as part of the Transportation Facilities Plan (TFP), or the Unfunded Build-out Transportation Facilities Plan (UBTFP), contained in the Transportation Master Plan (TMP).
2. Mitigation as defined in the SEPA Rules, and found in WAC 197-11-768:
 - a. Avoiding the impact altogether by not taking a certain action or parts of an action;
 - b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
 - c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
 - e. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or
 - f. Monitoring the impact and taking appropriate corrective measures.

(Ord. 2803)

Effective on: 10/17/2015

Mixed Use. A land use where more than one classification of land use (for example, residential, commercial, and recreational) permitted within a zoning district is combined on a lot or within a structure.

Effective on: 4/16/2011

Mixed Use Residential Structure. A structure with at least one residential unit built above one or more nonresidential uses. This includes retirement residences but excludes all other housing services for the elderly.

(Ord. 2709)

Effective on: 10/26/2013

Mobile Fleet Fueling. The practice of filling fuel tanks of vehicles from tank vehicles. Mobile fleet fueling is also known as wet fueling and wet hosing. Mobile fleet fueling does not include fueling at construction sites.

Effective on: 4/16/2011

Mobile Home. Any vehicle or similar portable structure built prior to the enactment of the National Manufactured Home Construction and Safety Standards Act of 1974, designed for mounting on

wheels and intended for use as a residence, except parked and unoccupied recreational vehicles, which meets the standards of the Washington Department of Labor and Industries.

Effective on: 4/16/2011

Mobile Services. Service uses as defined in General Sales or Services that operate out of a motor vehicle and/or attached trailer and have the ability to serve multiple customers at one location. This definition excludes motorized catering.

Ord. 2850

Effective on: 10/29/2016

Mobility. The movement of people and goods. The two mobility measures that are used in the transportation concurrency system are (1) mobility units (MU) and (2) person miles of travel (PMT).

Effective on: 4/16/2011

Mobility Unit. A measurement unit that is used to express the level of travel demand on the transportation system generated by a land use(s), or the unit increase in the ability to travel on the transportation system due to the increased supply of transportation improvements, such as those on the City's six-year plan, Transportation Facilities Plan (TFP), or Unfunded Buildout Transportation Facilities Plan (UBTFP).

(Ord. 2803)

Effective on: 10/17/2015

Moderate Impact Land Use. Land uses which are likely to have a moderate impact on wetlands because of the intensity of the use and levels of human activity. Moderate impact land uses include the following: residential (one unit per acre or less), moderate-intensity open space (parks), new agriculture (moderate-intensity such as orchards and hay fields), paved trails, and building of logging roads.

Effective on: 4/16/2011

Modulation. 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 buildings.

Effective on: 4/16/2011

Monitor - Cultural Resources. A person with knowledge of local ethnohistory and areas of tribal significance used to conduct monitoring during construction or other ground disturbing activities.

Effective on: MM/DD/YYYY

Monument Sign. A freestanding sign placed on or anchored to the ground.

Effective on: 4/16/2011

Motorized Catering. The provision of food or drink from a motor vehicle and/or attached trailer. These are sometimes known as food trucks, popsicle/ice cream scooters, or lunch wagons.

(Ord. 2709)

Effective on: 10/26/2013

Motorized Watercraft. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Mounting Height. The vertical distance between the bottom of a light fixture and the nearest point on the ground surface.

Effective on: 4/16/2011

MTBE. Methyl tertiary butyl ether, a gasoline additive.

Effective on: 4/16/2011

Multifamily Structure. A structure that includes multiple primary dwelling units, or a series of five or more dwelling units with common or party walls on one or two sides but with separate front and/or rear access.

Effective on: 4/16/2011

Multiple-Building Complex. A group of structures housing at least one retail business, office, commercial venture, or independent and separate department of a business which shares the same lot, access, and/or parking facilities, or coordinated site plan.

Effective on: 4/16/2011

Multiple-Tenant Building. A single-structure housing more than one business, office, or commercial venture.

Effective on: 4/16/2011

Museums and Other Special Purpose Recreational Institutions. Establishments that preserve and exhibit objects, sites, and natural wonders of historical, cultural, or educational value, including public and private museums, historical sites, and similar establishments. This definition does not include zoos, which are separately defined and regulated.

Effective on: 4/16/2011

N DEFINITIONS

Native Growth Protection Area (NGPA). An area where native vegetation is preserved for the purpose of preventing harm to property and the environment, including but not limited to providing open space, maintaining wildlife corridors, maintaining slope stability, controlling runoff and erosion, and/or any other purpose designated by approval.

Effective on: 4/16/2011

Native Soils. Soils that are naturally occurring and native to Western Washington and that have not been disturbed or modified.

Effective on: 4/16/2011

Native Soil (Cultural Resources). Soil or dirt in which the natural stratigraphy is generally undisturbed while allowing for minor disturbances from natural and weather events, changes in natural features such as vegetation and hydrology, and from animal and prehistoric human activities.

Native Vegetation. Those plants which are indigenous to the coastal Pacific Northwest. It does not include lawns, but does include native grasses, such as bunchgrass. (Resource for identifying native plants: Pojar, Jim and MacKinnon, Andy. Plants of the Pacific Northwest Coast: Washington, Oregon, British Columbia and Alaska. Redmond, WA: Lone Pine Publishing, 1994). (SMP)

Effective on: 4/16/2011

Natural and Other Recreational Parks. Public and private park and recreation facilities that do not fall within another specific park definition in this Code.

Effective on: 4/16/2011

Neighborhood Character. The various elements of a neighborhood that give it a distinct “personality,” including but not limited to land uses (e.g., residential/commercial mix and population), urban design (e.g., bulk, scale, form), visual resources (e.g., public view corridors and vistas), historic resources (e.g., historic landmarks), natural features (e.g., streams and steep slopes), and physical features (e.g., streets and public places).

Effective on: 4/16/2011

Neon Sign. A sign with a light source supplied by a neon tube which is bent to form letters, symbols, or other shapes.

Effective on: 4/16/2011

Net Buildable Area. The area of a lot excluding any areas where building is prohibited.

Effective on: 4/16/2011

New Customers of Electrical Utility Facility. Electric service locations not already in existence as of the date that electric utility facilities are constructed pursuant to the land division exemption in RZC 21.74.010.B.2.

Effective on: 4/16/2011

Noise. See RMC Chapter 6.36, Noise Standards.

Effective on: 4/16/2011

Noise Wall. A wall typically placed around the perimeter of the property constructed of durable and decorative materials to mitigate the impact of noise exclusive of berms and limited to eight feet in height unless approved by the Technical Committee.

Effective on: 4/16/2011

Nonconforming Lot, Legal. A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Effective on: 4/16/2011

Nonconforming Sign. An advertising structure or sign which was lawfully erected and maintained prior to the adoption of the zoning ordinance, and which has subsequently come under the requirements of the zoning ordinance, but does not now completely comply.

Effective on: 4/16/2011

Nonconforming Structure, Illegal. A structure or building, the size, dimensions, or location of which was not lawfully built according to the zoning ordinance that was in effect at the time.

Effective on: 4/16/2011

Nonconforming Structure, Legal. A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Effective on: 4/16/2011

Nonconforming Use, Illegal. A use or activity which was not permitted by the zoning ordinance that was in effect at the time the use or activity began.

Effective on: 4/16/2011

Nonconforming Use, Legal. A use or activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Effective on: 4/16/2011

Nonconforming Use or Development. A shoreline use or development which was lawfully constructed or established prior to the effective date of the act or the applicable master program, or amendments thereto, but which does not conform to present regulations or standards of the program. (SMP)

Effective on: 4/16/2011

Non-Water-Oriented Use. Those uses that are not water-dependent, water-related, or water-enjoyment uses. (SMP)

Effective on: 4/16/2011

Northwest Adaptive Vegetation, Plants. A tree, shrub or groundcover plant of a species that is not native to Western Washington but is adapted to the Pacific Northwest climate and region for growing conditions and success of survivability.

Effective on: 4/16/2011

Nude or Semi-Nude Model Studio. Any place where a person, who appears nude or semi-nude, or who displays any specified anatomical areas, is provided for money or any other form of consideration, to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. The following uses are exceptions from the definition of a “nude or semi-nude model studio”:

1. A proprietary school licensed by the State of Washington;
2. A junior college, college, or university supported partly or entirely by taxation;
3. A private college or university that maintains and operates educational programs in which credits are transferable to a junior college, college, or university supported partly or entirely by taxation; or
4. A place housed in a structure:
 - a. that has no sign visible from the exterior of the structure and no other advertising that indicates a nude or semi-nude person is available for viewing; and
 - b. where, in order to participate in a class, a student must enroll at least three days in advance of the class.

Effective on: 4/16/2011

Nursery and Preschool. An establishment furnishing early learning and activities for children under grade school age.

Effective on: 4/16/2011

Nursing, Supervision, and Other Rehabilitative Services. The provision of inpatient nursing and rehabilitative services by licensed health care staff in establishments that can accommodate patients for extended care.

Effective on: 4/16/2011

O DEFINITIONS

Office. *See Administrative Services.*

Effective on: 4/16/2011

Off-Premises Sign. A sign, such as a billboard, which displays a message which is not incidental to the lawful use of the property on which it is located.

Effective on: 4/16/2011

On-Premises Sign. A sign that carries advertisements or information incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted at, services rendered, goods sold or produced on the premises, or name of the person, firm or corporation occupying the premises.

Effective on: 4/16/2011

Open Air Parking Lot. An area for parking vehicles that is not enclosed by walls or roof. Parking areas on the roofs of buildings or parking garages are considered open air parking lots.

Effective on: 4/16/2011

Open Easement. An easement for a pipeline or pipelines, cables, wires, or lines, which defines the entire tract or parcel over which the facilities cross, without specifically locating the easement. This type of easement is also commonly known as blanket or floating easement.

Effective on: 4/16/2011

Open House Sign. A sign that advertises residential property for sale, lease, or rent, the purpose of which is to direct potential buyers or lessees to the residential premises for sale or rent and where the real estate agent, property manager, or owner is physically in attendance at the premises for sale, lease, or rent.

Effective on: 4/16/2011

Open Record Hearing. A hearing that creates the City's record through testimony and submission of evidence and information under procedures prescribed by the City by ordinance or resolution. An open record hearing may be held prior to the City's decision on a project permit to be known as an "open record pre-decision hearing." An open record hearing may be held on an appeal, to be known as an "open record appeal hearing," if no open record pre-decision hearing has been held on the project permit.

Effective on: 4/16/2011

Open Space. Any land area, the preservation of which in its present use would (1) conserve and enhance natural or scenic resources; or (2) protect streams or water supply; or (3) promote conservation of soils, wetlands, beaches, or tidal marshes; or (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries; or (5) enhance recreation or gathering opportunities. Open space can consist of active or passive open space.

Effective on: 4/16/2011

Open Space, Active. Open space which may be improved and set aside, dedicated, designated or reserved for recreational or gathering facilities, such as swimming pools, play equipment for children, ball fields, court games, picnic tables, plazas, etc.

Effective on: 4/16/2011

Open Space, Passive. Open space which is essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or for the use and enjoyment of owners, occupants.

Effective on: 4/16/2011

Ordinary High Water Mark (OHWM). The mark that will be found on all lakes and streams by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation, as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department, provided that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water. (SMP)

Effective on: 4/16/2011

Other Adult Entertainment Facility. Any commercial establishment not defined herein where adult entertainment is regularly conducted or sexually oriented materials are displayed, or available in any form, for any type of consideration, provided however that a public library, and a school, university, or similar educational or scientific facility shall not be considered an adult entertainment facility. In addition, a commercial establishment that offers access to telecommunications networks as its principal business purpose shall not be considered an adult entertainment facility unless the access it provides is for the primary purpose of displaying or presenting visual images that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas.

Effective on: 4/16/2011

Outdoor Retail Display. Outdoor display of items for sale or lease, including goods that by their nature are seasonal, such as fruits, vegetables, Christmas trees, pumpkins, lawn accessories, planting materials, etc.

Effective on: 4/16/2011

Outdoor Storage. The storage of any materials not for sale or lease that are stored for a period greater than 24 hours, including but not limited to items used in business operations, production, awaiting shipment, or repair (including vehicles) that are not in an enclosed building.

Effective on: 4/16/2011

Outdoor Storage - Bulk. Outdoor storage that has a large size, mass, or volume, is not easily carried, and that requires a mechanical device to be moved.

Effective on: 4/16/2011

Outdoor Storage - Non-Bulk. Outdoor Storage that is distinguished from bulk items by being smaller in size, mass or volume; is easily carried; and does not require a mechanical device to be moved.

Effective on: 4/16/2011

Outfall. A structure used for the discharge of a stormwater or sewer system into a receiving water. (SMP)

Effective on: 4/16/2011

Out-of-Kind Mitigation. Replacement of critical areas with substitute critical areas whose characteristics do not closely approximate those destroyed or degraded by a regulated activity.

Effective on: 4/16/2011

Owner Occupancy. Occupancy by a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than nine months out of any given year.

Effective on: 4/16/2011

P DEFINITIONS

Packing, Crating, and Convention and Trade Show Services. The provision of services, such as packaging client-owned materials, possibly with package labeling or imprinting, or organizing, promoting, and managing events, such as business and trade shows, conventions, conferences, and meetings.

Effective on: 4/16/2011

Parks, Open Space, Trails and Gardens. A variety of outdoor recreation areas including wildlife refuges; wetland, stream, and wildlife mitigation areas; arboretums; pea patches; and play areas. This definition excludes: Athletic, Sports, and Play Fields; and Marine Recreation.

(Ord. 2652)

Effective on: 4/28/2012

Party of Record. In addition to the project applicant and owner(s) of property subject to an application, any person who:

- A. Submits written or verbal comments prior to the decision maker (as identified in RZC 21.76.050.B) issuing its decision, and/or;
- B. Participates in an open record, pre decision hearing, and/or;
- C. Signs in at a neighborhood meeting conducted in compliance with RZC 21.76.060.C.2), Required Neighborhood Meeting and/or;

D. Requests to be made a party of record prior to the decision maker (as identified in RZC 21.76.050.B) issuing its decision.

Any person who completes any of the above actions must also provide a complete, legible postal mailing address to be considered as a party of record.

(Ord. 2652)

Effective on: 4/28/2012

Peak Hour. The consecutive 60-minute period during a 24-hour period which experiences the highest sum of traffic volumes as determined by the City on a roadway segment, passing through a roadway intersection, or entering or leaving a development. The peak hour typically takes place between 4:00 p.m. and 6:00 p.m. on a workday.

Effective on: 4/16/2011

Peak Hour, a.m. The consecutive 60-minute period during the a.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Effective on: 4/16/2011

Peak Hour, p.m. The consecutive 60-minute period during the p.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Effective on: 4/16/2011

Peak Hour Noise. See RMC Chapter 6.36, Noise Standards.

Effective on: 4/16/2011

Peak Hour Vehicle Trips. Total vehicular trips entering and leaving a development project during the consecutive 60-minute period typically between 4:00 p.m. and 6:00 p.m. which experiences the highest sum of traffic volumes entering and leaving the development.

Effective on: 4/16/2011

Pedestrian-Oriented Uses. Includes but is not limited to retail, restaurants, cultural or entertainment uses, hotel lobbies, travel agencies, personal service uses, parcel and mail services, copy centers, the customer service portion of financial institutions, or other businesses that are intended to be pedestrian attracting or pedestrian generating in nature as determined by the Administrator.

Effective on: 4/16/2011

Pedestrian Plaza. A pedestrian plaza is an area between a building and a public street, or between buildings on a pedestrian path, that provides visual and pedestrian access onto or within the site.

Effective on: 4/16/2011

Performance Assurance. A form of financial security posted to ensure timely and proper completion of improvements, to ensure compliance with the Redmond Zoning Code, and/or to ensure compliance with land use permit approval conditions. Performance assurances include irrevocable letter of credit, cash deposit, and surety bonds, and or other forms of financial security acceptable to the Administrator. For the purposes of this title, the term performance guarantee is synonymous with performance assurance.

Effective on: 4/16/2011

Performing Arts or Supporting Establishment. An establishment that rehearses, produces or organizes and promotes live presentations, or that represents entertainers. This definition includes theaters, event promoters, agents who represent and manage performing artists, sports figures and entertainers, and independent artists, writers, and performers. This definition does not include sports team or club venues, which are separately defined and regulated.

Effective on: 4/16/2011

Permeable Pavement. Any paving material that accommodates pedestrian, bicycle, or vehicle traffic while allowing stormwater infiltration, treatment, and storage or runoff. Examples include porous asphalt or concrete, grid lattice systems, or pavers.

Effective on: 4/16/2011

Person Miles of Travel (PMT). The number of person trips generated by a land use multiplied by the average trip distance.

Effective on: 4/16/2011

Personal Communication Services (PCS). Digital wireless telephone technology, such as portable phones, pagers, faxes, and computers utilizing cellular technology for wireless communication.

Effective on: 4/16/2011

Personal Services. The provision of services, such as laundry, hair care, nail care, and similar services.

Effective on: 4/16/2011

Personal Wireless Facilities. Unstaffed facilities that are used for the transmission or reception, or both, of wireless communications services, including but not necessarily limited to antenna arrays, transmission cables, equipment shelters, and support structures.

Effective on: 4/16/2011

Personal Wireless Services. Any federally licensed personal wireless service.

Effective on: 4/16/2011

Pet and Animal Sales or Service (Except Veterinary). The retail sale of pets and other animals (except livestock) and the provision of pet or animal care services, such as grooming, training, sitting, boarding, and caretaking. This definition includes pet and pet supply stores but does not include veterinary services.

Effective on: 4/16/2011

Physical Access. The ability of the general public to reach the water's edge. (SMP)

Effective on: 4/16/2011

Pier. A structure supported by pilings that projects over and is raised above the water but is attached to land, and that is used for boat moorage, swimming, fishing, public access, float plane moorage, or similar activities requiring access to deep water. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Piling. The structural supports for piers, usually below the pier decking and anchored in the water. (SMP)

Effective on: 4/16/2011

Pipeline Transportation. The use of transmission pipelines to transport products, such as crude oil, natural gas, refined petroleum products, and slurry.

Effective on: 4/16/2011

Planting Area. Parts of a landscape area that are planted, or proposed to be planted, are referred to as the planting area.

Effective on: 4/16/2011

Plat. A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets, and alleys, or other divisions and dedications.

Effective on: 4/16/2011

Pleistocene. Pleistocene is 2.8 million to 10,000 years before present (BP). The late Pleistocene is usually defined as 300,000 – 10,000 years BP.

Effective on: ##/##/####

Plug-In Hybrid Electric Vehicle (PHEV). An electric vehicle that (1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; (2) charges its battery primarily by connecting to the grid or other off-board electric sources; (3) may additionally be able to sustain battery charge using an onboard internal combustion driven generator; and (4) has the ability to travel powered entirely by electricity.

Effective on: 4/16/2011

Political Sign. A sign which exclusively and solely advertises a candidate or candidate's public elective office, a political party, or promotes a position on a public, social, or ballot issue.

Effective on: 4/16/2011

Portable Sign. A sign which is capable of being moved easily and is not permanently affixed to the ground, a structure, or a building.

Effective on: 4/16/2011

Postal Services. The provision of one or more postal services, such as sorting, routing, and delivery on a contract basis (except bulk transportation of mail).

Effective on: 4/16/2011

Potential to Yield Information. Likelihood of a property to provide information about an important aspect of historic or prehistory through its physical composition and remains.

Effective on: MM/DD/YYYY

Pre-Development. The land use condition prior to any development (in Redmond this condition would typically be meadow, forest, and/or wetlands).

Effective on: 4/16/2011

Preferred Shoreline Use. A single-family residence or appurtenance, a water-dependent, water-related, or water-enjoyment use, and shoreline recreation. (SMP)

Effective on: 4/16/2011

Preliminary Determination of Significance (Historic). A preliminary decision made by a Landmarks and Heritage Commission in the event of a hearing continuation that a historic resource is highly likely to qualify for the designation under consideration at that hearing.

Effective on: 4/16/2011

Preliminary Plat. A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of the Zoning Code. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

Effective on: 4/16/2011

Primary Room, Secondary Room.

1. The primary room means a living room, dining room, or family room. Where an open floor area plan combines the living and dining rooms, the living/dining room shall be considered one room.
2. All rooms not defined above as a primary room shall be considered a secondary room.

Effective on: 4/16/2011

Priority Habitat/Species or Priority Wildlife Habitat/Species. Habitats and species of local importance and concern in urban areas, as identified by the Washington Department of Wildlife Priority Habitat and Species (PHS) program. "Priority species" are wildlife species of concern due to

their population status and their sensitivity to habitat alteration. "Priority habitats" are areas with one or more of the following attributes: comparatively high wildlife density, high wildlife species richness, significant wildlife breeding habitat, significant wildlife seasonal ranges, significant movement corridors for wildlife, limited availability, or high vulnerability. General types of priority habitat identified in the PHS program potentially found in Redmond include meadows, oak woodlands, old-growth/mature forests, riparian areas, snag-rich areas, urban natural open space, and wetlands.

Effective on: 4/16/2011

Processing or Handling of Hazardous Substances. The use, storage, manufacture, production, or other land use activity involving hazardous substances. It does not include individually packaged household consumer products or quantities of hazardous substances of less than five gallons in volume per container.

Effective on: 4/16/2011

Professional Archaeologist. An individual who meets the U.S. Department of Interior (1997) Preservation Professional Qualification Standards for Prehistoric Archaeologist or Historical Archaeologist.

Effective on: MM/DD/YYYY

Professional Services. The provision of services requiring a high degree of professional, scientific, or technical expertise and training. This definition includes advanced technology services; legal services; title research and abstract services; notary services; accounting, tax, bookkeeping and payroll services; architectural, engineering, and related services; graphic, industrial, and interior design services; consulting services (such as management and environmental consulting); research and development services; advertising, media, and photography services; and veterinary services.

Effective on: 4/16/2011

Projecting Sign. A sign other than a wall sign which is attached to and projects from a structure or building face at approximately a right angle. (A marquee sign is not considered a projecting sign.)

Effective on: 4/16/2011

Property Line. A line of record bounding a lot that divides one lot from another lot, or from a public or private street, or any other public space.

Effective on: 4/16/2011

Property Line, Front. The lot line separating a lot from a street right-of-way.

Effective on: 4/16/2011

Property Line, Rear. The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

Effective on: 4/16/2011

Property Line, Side. Any lot line other than a front or rear lot line.

Effective on: 4/16/2011

Pro Rata or Proportionate Share. That portion of the cost of transportation improvements that are reasonably related to the service demands and needs of new development.

Effective on: 4/16/2011

Protected Tree/Protected Vegetation. A tree or area of understory vegetation identified on an approved tree protection and replacement plan to be retained and protected during construction and/or permanently protected by easement, tract, or covenant restriction. A protected tree may be located outside or within a Native Growth Protection Area (NGPA), sensitive area or sensitive area buffer.

Effective on: 4/16/2011

Protection Measure. A practice or combination of practices (e.g., construction barriers, protective fencing, tree wells, etc.) used to control construction or development impacts to vegetation that is approved for protection in a tree removal permit.

Effective on: 4/16/2011

Public Access. The ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. (SMP) (Ord. 2486)

Effective on: 4/16/2011

Public Access Facility. A water-oriented structure, such as a trail, pier, pedestrian bridge, boat launch, viewing platform, fishing pier, that provides access for the public to or along the shoreline. (SMP)

Effective on: 4/16/2011

Public Administration. All government functions, including federal, state, and local government agencies that administer, oversee, and manage public programs or that have executive, legislative, or judicial authority. This definition includes legislative and executive offices, courts, and other government functions. This definition does not include correctional institutions, which are separately defined and regulated.

Effective on: 4/16/2011

Public Safety. The provision of fire and rescue, police, and emergency response services by a governmental entity.

Effective on: 4/16/2011

Q DEFINITIONS

Qualified Consultant. For purposes of administering the Critical Areas regulations, “qualified consultant” shall mean a person who has attained a degree in the subject matter necessary to evaluate the sensitive area in question (e.g., biology or ecology for wetlands, streams and wildlife habitat; geology and/or civil engineering for geologic hazards and aquifer recharge areas), and who is professionally trained and/or certified or licensed to practice in the scientific disciplines necessary to identify, evaluate, manage, and mitigate impacts to the sensitive area in question.

Effective on: 4/16/2011

Qualified Noise Consultant. *See RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Quality Habitat Areas. Areas that provide significant wildlife value by virtue of their characteristics. These characteristics include several parameters indicative of quality habitat, including size, community diversity, interspersion (spatial patterns), continuity, forest vegetation layers, forest age, and lack of invasive plants.

Effective on: 4/16/2011

R DEFINITIONS

Rail Transportation. The provision of passenger or freight transportation by rail and rail transportation support.

Effective on: 4/16/2011

Rain Garden A non-engineered shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

(Ord. 2858)

Effective on: 12/17/2016

Rapid Charging Station. An industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by RCW Chapters 19.27 and 19.28, and which is consistent with rules adopted under RCW 19.27.540 and 19.28.281.

Effective on: 4/16/2011

Real Estate Services. The sale, rental, or lease of real estate; the management of real property for others; self-storage establishments; and the provision of real estate appraisal and similar services.

(Ord. 2709)

Effective on: 10/26/2013

Real Estate Sign. A portable or temporary sign that advertises real property for rent, lease, or sale.

Effective on: 4/16/2011

Rebuild. To undertake construction within and/or on an existing building which has a valid construction permit with construction value greater than 50 percent of the replacement cost of the existing building being rebuilt. The permit value is valid for a 12-month period beginning on the date of permit issuance.

Effective on: 4/16/2011

Receiving Areas. Properties eligible to receive Transfer of Development Rights (TDR).

Effective on: 4/16/2011

Receiving Property. See *RMC 6.36, Noise Standards*.

Effective on: 4/16/2011

Reception Window Obstruction. A physical barrier which would block an electromagnetic signal.

Effective on: 4/16/2011

Recreational and Utility Vehicles. Travel trailers, boats, jet skis, wind surfing boards, folding tent trailers, motor homes, truck campers removed from a truck or pickup, horse trailers, boat trailers with or without boats, and utility trailers. This definition does not include pickup or light trucks, that are 10,000 pounds gross weight or less, with or without a mounted camper unit, which are primarily used by the property owner for transportation purposes.

Effective on: 4/16/2011

Recycled Water. Water that is usually run repeatedly through a closed system.

Effective on: 4/16/2011

Redmond Fire Department Standards. As published and periodically updated by the Redmond Fire Department, a compilation of written and/or illustrated policies, procedures, criteria, and guidelines designed to clarify and explicate the decisions of the Chief in regards to the application of adopted codes, ordinances, and regulations. Redmond Fire Department Standards shall constitute the Redmond Fire Department's primary reference document.

Effective on: 4/16/2011

Redmond Heritage Resource Register. A listing of designated historic and archeological resources that have been designated following the processes and standards in [RZC 21.30](#), Historic

and Archeological Resources, or its successor. The Department of Planning and Community Development or its successor maintains the Redmond Heritage Resource Register.

Effective on: 4/16/2011

Reestablishment. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former critical area. Reestablishment is a type of restoration. For wetlands, reestablishment results in a gain in wetland acres and functions. Activities could include removing fill material, plugging ditches, or breaking drain tiles.

(Ord. 2803)

Effective on: 10/17/2015

Regional Light Rail Transit System. A public rail transit line that operates at grade level, above grade level, or in a tunnel and that provides high-capacity, regional transit service owned and operated by a regional transit authority authorized under RCW Chapter 81.112. A light rail transit system may be designed to share a street right-of-way although it may also use a separate right-of-way. (SMP)

Effective on: 4/16/2011

Regional Utilities. Facilities and infrastructure provided by a public agency, utility, or franchise which convey essential services throughout the area beyond but including Redmond. These facilities include, but are not limited to, regional water storage tanks, reservoirs and booster stations, waste water interceptors, pump stations and treatment facilities, electrical transmission substations and lines 115 kV or greater, regional natural gas pipelines and gate stations, and regional telecommunications facilities.

Effective on: 4/16/2011

Regulated Activity. Activities that have a potential to significantly impact a critical area that is subject to the provisions of [RZC 21.64](#), Critical Areas Regulations. Regulated activities generally include, but are not limited to, any filling, dredging, dumping or stockpiling, draining, excavation, flooding, clearing or grading, construction or reconstruction, driving pilings, obstructing, shading, or harvesting.

Effective on: 4/16/2011

Rehabilitation. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded critical area. Rehabilitation is a type of restoration. For wetlands, rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain.

(Ord. 2803)

Effective on: 10/17/2015

Religious Institutions. Churches, temples, synagogues, monasteries, and similar establishments operated by religious organizations.

Effective on: 4/16/2011

Removal. Removal of a tree(s) or vegetation, through either direct or indirect actions, including but not limited to clearing, cutting, causing irreversible damage to roots or trunks; poisoning; destroying the structural integrity; and/or any filling, excavation, grading, or trenching in the drip line area of a tree which has the potential to cause irreversible damage to the tree, or relocation of an existing tree to a new planting location.

Effective on: 4/16/2011

Rental Room. A rental room is any leased or rented habitable room used or intended to be used for living and sleeping, but not for cooking or eating.

Effective on: 4/16/2011

Repair. Normal repair means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resources or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development, and the replacement structure or development is comparable to the original structure or development, including but not limited to its size, shape, configuration, location and external appearance, and the replacement does not cause substantial adverse effects to shoreline resources or environment. (SMP)

Effective on: 4/16/2011

Replacement. For the purposes of standards on shoreline stabilization measures, replacement means the construction of a new structure to perform a shoreline stabilization function of an existing function which can no longer adequately serve the purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures. (SMP)

Effective on: 4/16/2011

Research and Development. Research and analysis in the physical, engineering, cognitive, social, or life sciences.

(Ord. 2652)

Effective on: 4/28/2012

Residential Care Facility. A facility that provides, on a regular basis, personal care, including dressing and eating and health-related care and services for at least five, but not more than 15 functionally disabled persons and which is not licensed under RCW Chapter 70.128. A residential care facility shall not provide the degree of care and treatment that a hospital or long-term care facility provides.

Effective on: 4/16/2011

Residential Suite. A type of residence in which all living space other than a bathroom is contained within a single room and which is located in a multifamily structure in which clusters of residential suites share common amenities such as kitchens, laundry facilities, and gathering spaces.

(Ord. 2803)

Effective on: 10/17/2015

Residential Uses. Include living areas, common areas used to access living areas, offices for the renting, leasing, or selling the housing units in the development, and recreational areas used exclusively by residents and their guests.

Effective on: 4/16/2011

Restoration - Critical Areas. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former or degraded critical area.

Effective on: 4/16/2011

Restore, Restoration, or Ecological Restoration. The reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures, including but not limited to revegetation, removal of intrusive shoreline structures, and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions. (SMP)

Effective on: 4/16/2011

Retail Outlet. A location licensed by the State Liquor Control Board for the retail sale of usable marijuana, marijuana-infused products, and marijuana concentrates.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Retirement Residence. A building or group of buildings which provides residential facilities for residents 55 years of age or more, except for the spouses of such residents for whom there is no minimum age requirement. A retirement residence may provide a range of types of living units, including attached and detached housing units, and may also provide to its residents: food service, general health care supervision, medication services, housekeeping services, personal services, recreation facilities, and transportation services for its residents. Individual living units (suites) may include kitchens. A retirement residence may also include a skilled nursing facility provided that the number of nursing beds shall not exceed 25 percent of the total number of retirement residence units. Facilities with more than 25 percent of the retirement residence units having nursing beds shall be considered a long-term care facility.

Effective on: 4/16/2011

Retirement Residence Unit. A retirement residence unit shall be defined as: (1) one or more rooms, designated occupied, or intended for occupancy as a separate living quarters with sleeping facilities provided in the dwelling for one person or one household regardless of whether cooking and sanitary facilities are provided in the unit; or (2) one bed in a room or facility where each bed is designated, occupied, or intended for occupancy by a separate person, any of whom are not related by blood or marriage.

Effective on: 4/16/2011

Revetment. A shoreline-protective structure constructed on a slope and used to prevent erosion. Construction materials may be rock riprap, gabions, interlocking concrete blocks, or similar materials. (SMP)

Effective on: 4/16/2011

Right-of-Way. Land owned by a public agency and used or planned to be used as a public thoroughfare.

Effective on: 4/16/2011

Riparian Stream Corridor. Areas adjacent to stream systems that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other. The width of these areas extends to that portion of the terrestrial landscape that directly influences the aquatic ecosystem by providing shade, fine or large woody material, nutrients, organic and inorganic debris, terrestrial insects, or habitat for riparian-associated wildlife. These areas provide a myriad of functions to support a healthy stream system.

Effective on: 4/16/2011

Riparian Zone. The area of vegetation adjacent to a body of water that influences (and is influenced by) the water; an area typically used by more species of wildlife than other land areas. (SMP)

Effective on: 4/16/2011

Riprap. A facing layer or protective mound of broken stones placed to prevent erosion or sloughing of a structure or embankment.

Effective on: 4/16/2011

Road, Ground Passenger, and Transit Transportation. The provision of road, ground passenger, and transit transportation systems, such as bus and rail systems, including supporting infrastructure. This definition excludes towing operators and auto impoundment yards.

(Ord. 2709)

Effective on: 10/26/2013

Roadside Produce Stand. A small, sometimes temporary or seasonal establishment from which a farmer, gardener, or other person sells, delivers, or peddles any fruits, vegetables, flowers, berries,

butter, eggs, fish, milk, poultry, meat, or other farm produce or edibles produced or manufactured by such person in the State of Washington.

Effective on: 4/16/2011

Roof Sign. A sign erected on or above a roof or parapet of a building or structure. (Signs attached to a pseudo-mansard roof are not included.)

Effective on: 4/16/2011

Round or Rounding. The process by which fractional values used in calculations are rounded to the nearest whole number. Fractional values of five-tenths (0.5) and above are rounded up; fractional values below five tenths (0.5) are rounded down.

Effective on: 4/16/2011

Runoff. Water originating from rainfall and/or other precipitation that flows from a site during or immediately after a storm.

Effective on: 4/16/2011

S DEFINITIONS

Salmon and Steelhead Habitat. Submerged areas that provide significant habitat or critical habitat components for salmon and steelhead at various life cycle stages, including gravel-bottomed streams and rivers used for spawning; streams, rivers, lakes, wetlands and side channels used for rearing or feeding, and refuge from predators and high waters; and shallow areas along lakeshores used for rearing, feeding, and refuge. Salmon and steelhead habitat is mapped on the Stream Map in the Shoreline Master Program. (SMP)

Effective on: 4/16/2011

Salmonid. A species of the family Salmonidae: the salmons, trouts, chars, and whitefishes. (SMP)

Effective on: 4/16/2011

Satellite Dish Antenna(s). A type of antenna(s) and supporting structure consisting of a solid, open mesh, or bar configured reflective surface used to receive and/or transmit radio frequency communication signals. Such an apparatus is typically in the shape of a shallow dish or cone.

Effective on: 4/16/2011

Secondary Containment. Containment designed to hold an unauthorized release external to a primary container.

Effective on: 4/16/2011

Secondary Room. *See Primary Room, Secondary Room.*

Effective on: 4/16/2011

Secure Community Transition Facility. A residential facility for persons civilly committed and conditionally released to a less restrictive alternative under RCW Chapter 71.09. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include, but are not limited to, the facilities established pursuant to RCW 71.09.250 and any community-based facilities established under RCW Chapter 71.09, and operated by or under contract with the Washington State Department of Social and Health Services.

Effective on: 4/16/2011

Security Lighting. Lighting designed and used to discourage crime and undesirable activity.

Effective on: 4/16/2011

Security Lighting, Basic. A lighting level allowed for most developments in order to provide a reasonable level of illumination for the security of persons or property.

Effective on: 4/16/2011

Security Lighting, Enhanced. A lighting level reserved for areas where personal security is an issue, such as where an area is open to the public during all hours of the night, where special security needs exist, or where vandalism or crime is likely without the increased level of illumination.

Effective on: 4/16/2011

Sediment. Material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water.

Effective on: 4/16/2011

Sedimentation. The deposit or accumulation of sediment.

Effective on: 4/16/2011

Seismic Hazard Areas. Lands or areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, or soil liquefaction.

Effective on: 4/16/2011

Sending Areas. Properties designated to transfer their development rights.

Effective on: 4/16/2011

SEPA Rules. WAC Chapter 197-11 adopted by the Department of Ecology.

Effective on: 4/16/2011

Service Area. Any area devoted to garbage or refuse containers, incinerators, the shipping or receiving of commodities, or the parking of trucks or other large vehicles used in the operation of an enterprise.

Effective on: 4/16/2011

Services to Buildings or Dwellings. The provision of services, such as extermination and pest control, janitorial services, landscaping maintenance, and carpet and upholstery cleaning. This definition does not include packing, crating, and convention and trade show services, which are separately defined and regulated. This definition does include vending machine operators.

Effective on: 4/16/2011

Setback. The distance between a property line and the corresponding parallel setback line.

Effective on: 4/16/2011

Setback Line. A line beyond which, toward a property line, no structure greater than 30 inches above finished grade may extend or be placed except as permitted by the regulations of this title.

Effective on: 4/16/2011

Setback Zone. The setback zone is shown in RZC 21.12.150, OV (Overlake) Street Cross Sections. It is located outside of the right-of-way, ensures that objects do not encroach on useable sidewalk space, and helps to maintain sight lines at driveways. In the Overlake Village Zones, it provides space for hardscape improvements or container plants. In the OBAT Zone, it provides space for plantings. It is also described in Redmond's Transportation Master Plan - Pedestrian System Plan.

(Ord. 2803)

Effective on: 10/17/2015

Sexually Oriented Materials. Any books, magazines, periodicals or other printed materials, or any photographs, films, motion pictures, video cassettes, slides, or other visual representations, that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. The term "sexually oriented materials" includes any instruments, devices, or paraphernalia designed for use in connection with any specified sexual activities.

Effective on: 4/16/2011

Shall. Means a mandate; the action must be taken. (SMP)

Effective on: 4/16/2011

Shop or Store Building with Drive-Through Facility. A retail commercial building with a drive-through window to serve customers in motor vehicles.

Effective on: 4/16/2011

Shorelands or Shoreland Areas. Those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of the Shoreline Management Act; the same to be designated as to location by the Department of Ecology. That portion

of a 100-year floodplain may be included as long as such portion includes, as a minimum, the floodway and adjacent land extending landward 200 feet there from. (SMP)

Effective on: 4/16/2011

Shoreline Modification. Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element, such as a dike, breakwater, pier, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals. (SMP)

Effective on: 4/16/2011

Shoreline Stabilization. Means for protecting shoreline upland areas and shoreline uses from the effects of shoreline wave action, flooding or erosion. Shoreline stabilization includes structural and nonstructural methods, riprap, bulkheads, gabions, jetties, dikes and levees, flood control weirs, and bioengineered walls or embankments. (SMP)

Effective on: 4/16/2011

Shorelines. All of the water areas of the state, including reservoirs, and their associated shorelands, together with the lands underlying them; except:

1. Shorelines of statewide significance;
 2. Shorelines on segments of streams upstream of a point where the mean annual flow is 20 cubic feet per second or less and the wetlands associated with such upstream segments; and
 3. Shorelines on lakes less than 20 acres in size and wetlands associated with such small lakes.
- (SMP)

Effective on: 4/16/2011

Shorelines of Statewide Significance. Those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of 1,000 acres or more measured at the ordinary high water mark, and those natural rivers or segments thereof where the mean annual flow is measured at 1,000 cubic feet per second or more. Definition is limited to freshwater areas in Western Washington. (SMP)

Effective on: 4/16/2011

Short Plat. The map or representation of a short subdivision.

Effective on: 4/16/2011

Short Subdivision. The division or redivision of land into nine or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

Effective on: 4/16/2011

Should. Means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and the Shoreline Rules, against taking the action. (SMP)

Effective on: 4/16/2011

Side Street Setback. The side setback that is applied to that side of a lot which has a side yard facing a private or public street or access corridor.

(Ord. 2803)

Effective on: 10/17/2015

Sign. A communication device, structure, or fixture which incorporates graphics, symbols, or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premises or facility.

Effective on: 4/16/2011

Sign Area. The total area of a single face of a sign, including the framing structure surrounding the face, measured as follows:

1. **Freestanding and Projecting Signs.** If the sign is composed of three or less individual sign cabinets, the area of the sign shall be the combined area of all cabinets measured by the smallest square or rectangle that will enclose each cabinet. If the sign has more than three sign cabinets or modules, the area shall be the smallest single continuous square or rectangle that will enclose the entire perimeter of all cabinets or modules.
2. **Wall Signs.** The sign area shall be the area contained within the smallest square or rectangle that will enclose the entire advertising message or decoration or the entire sign cabinet, provided that if the advertising message is composed of individual letters that use the wall as background with no added decoration, the total sign area shall be the combined area of the smallest squares and rectangles that will enclose each letter.

Effective on: 4/16/2011

Sign, Directional. A permanent sign not exceeding six square feet in area, without commercial message, that guides pedestrian or vehicular traffic with directional messages, such as "one way," or "exit only"; guides the public to specific on-site locations, such as an entrance, exit, parking, or service area, or to a particular aspect of a business or establishment such as a cocktail entrance; or that contains noncommercial information or directions provided by a public agency, such as safety warnings or user rules and regulations. (SMP)

Effective on: 4/16/2011

Sign Height. The vertical distance from the grade below the sign to the uppermost module, cabinet, or character.

Effective on: 4/16/2011

Sign, Informational. A sign not exceeding six square feet in area commonly associated with, but not limited to, information and directions necessary or convenient for visitors coming on the

property, including signs marking entrances and exits, parking areas, circulation direction, rest rooms, and pickup and delivery areas. (SMP)

Effective on: 4/16/2011

Sign, Interpretive. A permanent sign not exceeding six square feet in area, without commercial message, located on a publicly accessible site, that provides public educational and interpretive information related to the site on which the sign is located, such as information on natural processes, habitat restoration programs, or cultural history, or that is associated with an adopt-a-stream, adopt-a-park, or similar agency-sponsored program. (SMP)

Effective on: 4/16/2011

Significance/Significant - Cultural Resources. Consistent with the National Historic Preservation Act, the quality of significance in history, architecture, archaeology, engineering, and culture present in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and a) that is associated with events that have made a significant contribution to the broad patterns of history; or b) that is associated with the lives of significant persons in the past; or c) that embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or that has yielded or may be likely to yield information important in history or prehistory.

Effective on: MM/DD/YYYY

Significant Ecological Impact. An effect or consequence of a human-caused action if any of the following apply:

1. The action degrades or changes an ecological function or ecosystem-wide process to such a degree that the ecosystem can no longer perform the function at levels within its natural range of variability or that the performance of the function falls outside the range needed to maintain the integrity of other ecological processes in shoreline areas.
2. Scientific evidence or objective analysis indicates that the action could cause degradation or change to those ecological functions or ecosystem-wide processes described above under foreseeable conditions.
3. Scientific evidence indicates that the action could contribute to degradation or change to ecological functions or ecosystem-wide processes described above as part of cumulative impacts, due to similar actions that are occurring or likely to occur. (SMP)

Effective on: 4/16/2011

Significant Feature. Any architectural detail, distinctive stylistic feature of a historic landmark structure, or distinctive feature of a historic landmark site that is identified on the designation report as contributing to its designation as a historic landmark. In the case where a designation report was

not prepared in advance of designation, the Administrator determines what features are significant based on review by experts in historic preservation.

Effective on: 4/16/2011

Significant Groundwater Hazard. A condition in which there is a reasonable probability of release of a hazardous material or deleterious substance, and the material or substance is or can be transferred to a liquid phase that is mobile in both soils and groundwater.

Effective on: 4/16/2011

Significant Tree. Any healthy tree six inches in diameter at breast height (d.b.h.), or any tree four inches in diameter at breast height (d.b.h.) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Single-Room Occupancy Units (SROs). A structure containing single-room living units with small cooking units (independent or common) and other amenities not ordinarily associated with a hotel.

Effective on: 10/17/2015

Site. Any lot or parcel or any combination of contiguous lots or parcels on which a single, integrated development is proposed.

Effective on: 4/16/2011

Site - Cultural Resources. Location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Effective on: DD/MM/YYYY

Six-Year Program. A term of reference that includes the Transportation Improvement Program (TIP) and the Capital Investment Program (CIP). The TIP and CIP are the six-year funded list of transportation improvements, including facilities, programs, projects, and services adopted by the City, which serves to implement the adopted Transportation Facilities Plan (TFP) and thus maintain the City's adopted transportation Level of Service (LOS) standard.

Effective on: 4/16/2011

Size-Limited Dwelling. A single-family detached unit that does not exceed 1,900 square feet. The determination of total square footage includes attached and detached garages. A size-limited dwelling will be so identified and legally binding on the title of the home; enlarging the home will not be permitted above the maximum size limit.

(Ord. 2709)

Effective on: 10/26/2013

Slope. A degree of deviation of a surface from the horizontal, measured as a numerical ratio, percentage, or in degrees. Expressed as a ratio, the first number is the horizontal distance (run) and the second is the vertical distance (rise), as 2:1. Expressed as a percentage, the vertical distance (rise) is divided by the horizontal distance (run) and is then multiplied by 100. A 2:1 slope is a 50 percent slope. Expressed in degrees, the slope is the angle from the horizontal plane, with a 90-degree slope being vertical and 45 degrees being a 1:1, or 100 percent slope.

Effective on: 4/16/2011

Small Lot Short Plat. The short subdivision of a lot that is not required to meet the minimum average lot size for the underlying zone and subject to the criteria in RZC 21.08.170.E.2.

(Ord. 2709)

Effective on: 10/26/2013

Small Satellite Dish. Any satellite dish antenna(s) that has a diameter less than or equal to one meter located in Urban Recreation, Semirural, Residential zones or Shoreline areas of the City or two meters within any other zone. *[See Satellite Dish Antenna(s).]*

Effective on: 4/16/2011

Snag. An upright stump or trunk of a tree that provides habitat for a broad range of wildlife, from beetle larvae (and the birds such as woodpeckers that feed upon them) to dens for raccoons. (SMP)

Effective on: 4/16/2011

Social Assistance, Welfare, and Charitable Services. The provision of social assistance services, including shelters, directly to individuals in need.

(Ord. 2709)

Effective on: 10/26/2013

Soften. To mitigate, diminish, or reduce impacts. When used in connection with softening the transition between existing and new dwellings, soften means to reduce the impacts to the existing dwelling(s) as a result of a change from the previous conditions to the new residential development.

Effective on: 4/16/2011

Soil. The natural or processed, unconsolidated mineral and organic material on the immediate surface of the earth that does or is suitable to serve as a natural medium for the growth of land plants.

Effective on: 4/16/2011

Solid Waste. All putrescible and non-putrescible solid and semisolid wastes as defined in WAC Chapter 173-304, *Minimum Functional Standards for Solid Waste Handling*.

Effective on: 4/16/2011

Solid Waste. Unwanted or discarded material, including waste material with insufficient liquid content to be free flowing. (SMP)

Effective on: 4/16/2011

Solid Waste Transfer and Recycling. The collection, treatment, sorting, or disposal of residential or commercial solid waste or recycling materials at a central facility.

(Ord. 2652)

Effective on: 4/28/2012

Sound Level. See *RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Sound Level Meter. See *RMC Chapter 6.36, Noise Standards.*

Effective on: 4/16/2011

Species of Concern. Those species listed as state endangered, state threatened, state sensitive, or state candidate, as well as species listed or proposed for listing by the U.S. Fish and Wildlife Service or the National Marine Fisheries Service.

Effective on: 4/16/2011

Species of Local Importance. Species identified by the City of Redmond, including those that possess unusual or unique habitat warranting protection because of qualitative species diversity or habitat system health indicators. It may also include species which are culturally important to the City. Species of local importance are designated through the development guide amendment process.

Effective on: 4/16/2011

Specified Anatomical Areas. Any of the following:

1. The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
2. Less than completely and opaquely covered human genitals, pubic region, anus, buttocks, or female breast below the top of the areola.

Effective on: 4/16/2011

Specified Sexual Activities. Any of the following:

1. The caressing, fondling, or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; or
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or
3. Masturbation, actual or simulated; or
4. Excretory functions as part of, or in connection with, any of the sexual activities specified in this definition.

Effective on: 4/16/2011

Sports Team or Club Venue. An arena, field, or stadium for a professional or semiprofessional sports team or club that participates in live sporting events, such as baseball, football, hockey, or soccer.

Effective on: 4/16/2011

State Environmental Policy Act (SEPA). Contained in RCW Chapter 43.21C, this Washington state law is intended to minimize environmental damage. SEPA requires that state agencies and local governments consider environmental factors when making decisions on activities, such as development proposals over a certain size and comprehensive plans. As part of this process, environmental checklists are prepared to disclose impacts and propose mitigation. This process also provides an opportunity for public comment.

Effective on: 4/16/2011

Stealth Technology. Technology that camouflages, conceals, or otherwise makes the antenna array, antenna support structure, base station, and feed lines not readily identifiable as such, and which is designed to be aesthetically similar to existing and proposed buildings, vegetation, and uses on a site. Examples of stealth technology include, but are not limited to, painting antennas, antenna support structures, feed lines, and base stations to match the color of an existing building or structure or the color of the sky or vegetation, providing a background for the facility, concealing the antenna support structure, feed lines, and base station through the use of faux windows, dormers or other architectural features that blend with an existing building or structure, or concealing antenna support structures, feeder lines, and base stations within another structure that has a secondary function, such as a church steeple, windmill, bell tower, clock tower, cupola, light standard, utility pole, flagpole, or tree.

Effective on: 4/16/2011

Steep Slopes. Slopes of 40 percent gradient or steeper.

Effective on: 4/16/2011

Storage, Shipping, or Moving Container. A reusable container that was originally constructed or was originally manufactured to be used for transport, moving and storage. These units are typically constructed or assembled of, but not limited to, canvas, corrugated and weathering steel, or aluminum, and come in varying lengths and heights. They are transported by container ships, trucks, or trains. This definition is not intended to include garbage and/or recycling containers.

Effective on: 4/16/2011

Stormwater Facilities. Constructed or natural systems that are designed to provide stormwater management.

Effective on: 4/16/2011

Stormwater Management. The collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, ground water, and/or runoff together with applicable managerial (nonstructural) measures.

Effective on: 4/16/2011

Stormwater Technical Notebook Describes the requirements for new development and redevelopment projects within the City of Redmond. Land developers and development engineers use the Notebook to help design site plans and determine stormwater infrastructure.

(Ord. 2858)

Effective on: 12/17/2016

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused underfloor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such usable or unused underfloor space shall be considered a story. For non-buildings, or for other instances where measurement in stories is insufficient, a story shall equal 12 feet.

(Ord. 2652)

Effective on: 4/28/2012

Strategy. An approach or method that, when used for transportation purposes, incorporates the use of transportation facilities, projects, programs and services to provide mobility for people and goods, and thus maintain the City's adopted transportation Level-of-Service (LOS) standard.

Effective on: 4/16/2011

Stream. Those areas where surface waters produce a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock, channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. This definition is not meant to include artificially created irrigation ditches, canals, storm, or surface water runoff devices or other entirely artificial watercourses unless they are used by salmonid or created for the purposes of stream mitigation.

Effective on: 4/16/2011

Stream Reconnaissance Report. A report prepared by an applicant's qualified consultant to describe a stream and to characterize its conditions, wildlife, habitat values, and water quality.

Effective on: 4/16/2011

Street. Any thoroughfare which affords the principal means of access to abutting properties, access corridors, or driveways, which has been dedicated or deeded to the public for public use.

Effective on: 4/16/2011

Streetscape. The visual elements of a street, including the roadway, sidewalks, adjoining buildings, street furniture, trees, and open spaces that combine to form the street's character.

Effective on: 4/16/2011

Street Frontage. The length along a public or private right-of-way upon which a structure, business, or lot directly abuts.

Effective on: 4/16/2011

Structural Diversity. The relative degree of diversity or complexity of vegetation in a wildlife habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer and tree canopy), the variety of plant species, and the spacing or pattern of vegetation.

Effective on: 4/16/2011

Structure. That which is constructed and placed permanently on or under the ground or over the water, or attached to something having a permanent location on or under the ground or over the water, excluding residential fences less than six feet in height; retaining walls, rockeries, patios, and decks less than 30 inches in height; and similar improvements of a minor character. For the purpose of administering the Shoreline Master Program, structure shall have the meaning given in WAC 173-27-030(15).

(Ord. 2652)

Effective on: 4/28/2012

Structure, Detached. A structure which has no common or party wall with another structure.

Effective on: 4/16/2011

Subdivision. The division or redivision of land into 10 or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

Effective on: 4/16/2011

Substantial Improvement. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if damaged, the value of the structure to be restored prior to being damaged.

Effective on: 4/16/2011

Substitute Material. Any material that replaces the original material. If replacement is necessitated by the deterioration of the original, any material made of a different substance than the original material or any material that does not match the original material in its appearance.

Effective on: 4/16/2011

Substrate. The soil, sediment, decomposing organic matter, or combination of those materials located on the bottom surface of the wetland.

Effective on: 4/16/2011

Subterranean Parking. Parking that exists, occurs, or is situated below the ground surface. Also, referred to as below-grade parking or underground parking. Semi-subterranean parking is when less than one-half of the parking level (one parking "floor") is situated below the ground surface.

(Ord. 2803)

Effective on: 10/17/2015

Supergraphic. An artistic graphic wall design theme.

Effective on: 4/16/2011

Supplemental Mitigation. Mitigation required by the City which is necessary for a proposed development to meet concurrency requirements of [RZC 21.52, Transportation Standards](#). "Supplemental mitigation" shall mean unfunded facilities, programs, projects and services that are in the City's Transportation Facilities Plan (TFP) or Unfunded Build-out Transportation Facilities Plan (UBTFP).

(Ord. 2803)

Effective on: 10/17/2015

Survey – Archaeology, Cultural Resources. The physical search for and recording of cultural resources on or in the ground. The process may be limited to background research and presentation of existing data or include field survey(s), presentation of data from the field survey(s), development of inventories, and preparation of recommendations for National Register of Historic Places eligibility, effects, and mitigation.

Effective on: MM/DD/YYYY

Surveyor. A person licensed by the State of Washington to engage in the practice of land surveying, as defined by RCW 18.43.020.

Effective on: 4/16/2011

Sustainability. Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Effective on: 4/16/2011

Sustained Yield. A level of harvest of a renewable resource per year (or other time period) that can be continued without jeopardizing the ability of the ecosystem to be fully renewed, and thus to continue to provide an undiminished level of harvest each year long into the future. (SMP)

Effective on: 4/16/2011

System Improvements, Transportation. For purposes of administering RZC 21.52, Transportation Standards, system improvements are those facilities, programs, projects, and services that are included in the Transportation Facilities Plan (TFP), are designed to maintain mobility, and meet the Transportation Level-of-Service (LOS) Standard established in Redmond Comprehensive Plan Transportation Policy TR-4. Costs for these facilities, programs, projects, and services may include funding for Transportation Demand Management (TDM), transportation planning, preliminary engineering, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting, and construction of all the necessary features for any transportation construction project. System improvements include, but are not limited to:

A.

1. Construction of new travel lanes, paths, sidewalks, trails, and terminal facilities for a variety of travel modes, including motor vehicles, bicycles, pedestrians, transit, and high occupancy vehicles;
2. Construction of new bridges;
3. Construction of new drainage and utility facilities as a result of new travel lanes, streets, paths, sidewalks, and trail construction;
4. Purchase and installation of traffic signalization (including new and upgraded signalization, signal interconnection, and supporting hardware and software) necessary to serve a variety of travel modes using travel lanes, paths, sidewalks, and trails;
5. Construction of curbs, medians, shoulders, and sidewalks;
6. Relocating, including undergrounding, utilities to accommodate construction of new travel lanes, streets, paths, sidewalks, and trails;
7. Other strategies, including programs and services such as TDM that reduce the demand to travel by motor vehicles;
8. Provision of transit service.

(Ord. 2803)

Effective on: 10/17/2015

System Protective of Groundwater. A system at a facility that serves to protect groundwater quality, including but not limited to stormwater systems, wheel wash systems, and secondary containment systems associated with hazardous materials.

Effective on: 4/16/2011

T DEFINITIONS

Tandem Parking. Tandem parking is two parking stalls that are arranged lengthwise, end-to-nose, where both parking stalls use the same drive-aisle to access the two spaces, not including parallel parking.

Effective on: 4/16/2011

Technical Committee. *See RMC Chapter 4.50, Technical Committee.*

(Ord. 2687)

Effective on: 5/18/2013

Technical, Trade, and Specialty Schools. Schools that offer vocational and technical training in a variety of technical subjects and trades and that may lead to job-specific certification. This definition includes beauty schools, business management schools, computer training schools, driving education schools, fine arts and performance arts schools, flight training schools, and sports and recreation schools.

Effective on: 4/16/2011

Telework Center. *See Administrative Services.*

Effective on: 4/16/2011

Temporary Encampment. A group of persons temporarily residing out of doors for other than recreational purposes with services provided by a temporary encampment sponsor and supervised by a temporary encampment managing organization.

Effective on: 4/16/2011

Temporary Encampment Managing Organization. An organization that has the capacity to organize and manage a temporary encampment. A “managing agency” may be the same entity as the temporary encampment sponsor.

Effective on: 4/16/2011

Temporary Encampment Sponsor. A local group or organization that has an agreement with the temporary encampment managing organization to provide basic services and support for the residents of a temporary encampment and liaison with the surrounding community and joins with the managing agency in an application for a temporary use permit. A “sponsor” may be the same entity as the managing organization.

Effective on: 4/16/2011

Temporary Sign. Any sign, banner, pennant, or advertising display intended to be displayed for a limited time period. Easily removed signs attached to windows are considered temporary signs.

Effective on: 4/16/2011

Temporary Use. A specific use that is allowed for a limited duration and/or frequency through the approval of a Temporary Use Permit.

Effective on: 4/16/2011

THC Concentration. The percent of delta-9 tetrahydrocannabinol content per dry weight of any part of the plant cannabis, or per volume or weight of marijuana product.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Third Party Sign. A sign identifying an enterprise and includes a sponsoring advertisement, such as Coca Cola® or 7-Up®.

Effective on: 4/16/2011

Three Tier Vegetative Plan. A landscape plan prepared or approved by a certified landscape architect, certified nurseryman, or certified landscaper that includes groundcover, understory plantings, and trees.

Effective on: 4/16/2011

Time-of-Travel Zone. The delineated area within which groundwater moves towards, and eventually reaches, a water supply well within a given period of time.

Effective on: 4/16/2011

Towing operators and auto impoundment yards. Establishments that tow or impound motor vehicles. These establishments may provide incidental services, such as storage and emergency road repair services.

(Ord. 2709)

Effective on: 10/26/2013

Traditional Cultural Property. A property associated with cultural practices, beliefs, the sense of purpose, or existence of a living community that is rooted in that community's history or is important in maintaining its cultural identity and development as an ethnically distinctive people. Traditional cultural properties are ethnographic resources eligible for listing in the National Register of Historic Places and include, for example, locations associated with the traditional beliefs of a Native American group about its origins, its cultural history, or the nature of the world (National Register Bulletin 38: Guidelines for Evaluating and Documenting Traditional Cultural Properties) and gathering or fishing areas.

Effective on: 4/16/2011

Traffic Mitigation Plan. A plan that addresses traffic control, parking management, and traffic movement to and from the arterial street system and that, when required, helps mitigate traffic impacts in residential zones.

Effective on: 4/16/2011

Transfer of Development Rights. The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from property in one zoning district to property in another zoning district where such transfer is permitted.

Effective on: 4/16/2011

Transfer of Development Rights (TDR) Extinguishment Document. A document which shows that a TDR from a property in the sending area has been used on a specific property in a receiving area that TDR is no longer available to be transferred. This could take the form of a deed of transfer or the recording of a final plat. See [RZC 21.48](#), Transfer of Development Rights (TDR) Program.

Effective on: 4/16/2011

Transferable Development Right. A right to develop or build that is severed from other property rights and can be redeemed in certain parts of Redmond in accordance with [RZC 21.48](#), Transfer of Development Rights (TDR) Program.

Effective on: 4/16/2011

Transitional Uses. Uses allowed in Overlake Village Zones 1, 2, 3, and 5 during a transitional period in which properties in the zones are expected to redevelop from their existing uses to uses that meet the vision for Overlake Village established in the Redmond Comprehensive Plan.

Effective on: 4/16/2011

Transportation. The various travel modes as discussed in the Transportation Element of the Redmond Comprehensive Plan.

Effective on: 4/16/2011

Transportation - Certificate of Concurrency Request. A form prepared by the Administrator which contains questions concerning the nature of a development, including a description, location, use, intensity, and trip generation characteristics. The questions on this form are to be answered by a development applicant and submitted to the City as part of a complete application for a development permit.

Effective on: 4/16/2011

Transportation Demand Management (TDM). Public and/or private programs designed to reduce the demand and that are ongoing substitutes for additional motor vehicle traffic lanes and traffic signals. These public and/or private programs include, but are not limited to, transit, bicycling and ridesharing incentives, flexible working hours, parking management, and supporting pedestrian enhancements to decrease single occupancy vehicle trips.

Effective on: 4/16/2011

Transportation Facilities Plan (TFP). The long-range plan identifying transportation facilities, programs, projects and services that are necessary to provide for the mobility of people and goods from new development allowed by the Redmond Comprehensive Plan and the Redmond Zoning Code. The planning horizon of the TFP typically ranges between 12 to 20 years.

(Ord. 2803)

Effective on: 10/17/2015

Transportation Impact Fee. *See Impact Fee – Transportation.*

Effective on: 4/16/2011

Transportation Improvement. *See Improvement, Transportation.*

Effective on: 4/16/2011

Transportation Improvement Program (TIP). The Transportation Improvement Program is a six-year program of transportation capital facilities, programs, projects, and services intended to serve the current and future needs of those who live and work in Redmond. The TIP is a six-year planning document that is focused exclusively on transportation revenue and expenditures from the City and from other sources for both funded and unfunded transportation improvements.

Effective on: 4/16/2011

Transportation Level-of-Service (LOS) Standard. *See Level-of-Service (LOS), Transportation.*

Effective on: 4/16/2011

Travel Arrangement and Reservation Services. The provision of services, such as promoting or selling travel, tour, or accommodation services, including but not limited to, maps and information, locating convention sites, arranging reservations, and organizing group tours.

Effective on: 4/16/2011

Travel Demand. Trips generated by a land use.

Effective on: 4/16/2011

Tree. A self-supporting woody plant characterized by one main trunk or, for certain species, multiple trunks, with a potential at maturity for a trunk diameter of two inches and potential minimum height of 10 feet.

Effective on: 4/16/2011

Tree, Stand. A group of three or more trees of any size or species, whose drip lines touch.

Effective on: 4/16/2011

Truck and Freight Transportation Services. The provision of over-the-road transportation of cargo using motor vehicles, such as trucks and tractor trailers.

Effective on: 4/16/2011

U DEFINITIONS

Unauthorized Release. Any intentional or unintentional spilling, leaking, emitting, discharging, escaping, leaching, or disposing of any hazardous material or other deleterious substance into groundwater, surface water, surface soils, or subsurface soils not permitted under federal, state, or local law.

Effective on: 4/16/2011

Under Marquee Sign. A sign which is suspended from a marquee or canopy but does not extend beyond the horizontal limits of the marquee or canopy.

Effective on: 4/16/2011

Underground Parking. See Subterranean Parking.

(Ord. 2803)

Effective on: 10/17/2015

Understory Vegetation. Small trees, shrubs, and groundcover plants, growing beneath and shaded by a significant tree, which affect and are affected by the soil and hydrology of the area surrounding the significant tree roots.

Effective on: 4/16/2011

Unfunded Build-out Transportation Facilities Plan. The unfunded portion of the transportation plan that serves the long-term build-out land use scenario and is contained in the Appendix of the Transportation Master Plan.

(Ord. 2803)

Effective on: 10/17/2015

Unit Lot Subdivision. A division or redivision of land in which one or more boundaries of the individual lots coincide with the interior walls of a structure which separate individual attached single-family dwelling units.

Effective on: 4/16/2011

Upland. Generally described as the dry land area above and landward of the ordinary high water mark. (SMP)

Effective on: 4/16/2011

Usable Marijuana. Dried marijuana flowers. The term "usable marijuana" does not include either marijuana-infused products or marijuana concentrates.

(Ord. 2682, Ord. 2744)

Effective on: 6/28/2014

Utilities. Services, facilities, and infrastructure that produce, transmit, carry, store, process, or dispose of electric power, gas, water, sewage, communications, oil, storm water, and the like. (SMP)

Effective on: 4/16/2011

Utilities, Regional. Utilities that are provided by a public agency, utility, or franchise which convey essential services throughout the area beyond but including Redmond. These facilities include, but are not limited to, regional water storage tanks and lines, reservoirs and booster stations, waste water interceptors, sewage pump stations and treatment facilities, electrical transmission substations and high-tension power lines, regional natural gas pipelines and gate stations. Regional utilities also include regional telecommunications facilities, including but not limited to cellular communications towers provided by a public or private entity. (SMP)

Effective on: 4/16/2011

V DEFINITIONS

Value, Existing Structure. The value established by the records of the King County Assessor or, where the applicant disagrees with such value, the value established by a current appraisal that is:

1. Prepared by an appraiser licensed by the State of Washington to appraise properties of the type at issue; and
2. Paid for by the applicant; and
3. Determined to be accurate and reliable by the Administrator.

Effective on: 4/16/2011

Vegetated Wall. A wall that is designed to be obscured by landscaping and/or plantings that, at maturity, will cover the wall.

Effective on: 4/16/2011

Vehicle. An operable or inoperable self-propelled device used for the transportation of people or goods over land, air, or water surfaces.

Effective on: 4/16/2011

Vehicle Use Area. An area used primarily for parking, circulation and storage of autos, trucks, delivery and service trucks, and other vehicles, including but not limited to parking lots, drive aisles, and loading bay areas. Vehicle use areas do not include fire lanes or temporary parking areas that are predominately landscaped or covered with turf or pervious grids covered by turf. (SMP)

Effective on: 4/16/2011

Vending Cart. A cart with functional wheels which is not affixed to the ground and which is operated for the purpose of vending food, drink, or retail goods. The cart is generally no larger than six feet wide by 10 feet long.

Effective on: 4/16/2011

Visual Access. The ability of the general public to view the water and the shoreline from adjacent locations. (SMP)

Effective on: 4/16/2011

W DEFINITIONS

Walkable Neighborhood or Community. An area where the goods and services that a neighborhood resident or employee needs on a regular basis, such as stores, businesses, schools, libraries, and transportation, are located within a short and safe walk.

Effective on: 4/16/2011

Wall Sign. A sign attached to a wall or facade with its face parallel to the wall plane and projecting no more than one foot. Window signs that are permanently attached or in excess of 50 square feet are considered wall signs.

Effective on: 4/16/2011

Warehousing. The use of a building primarily for the long-term storage of goods and materials.

Effective on: 4/16/2011

Warranty Assurance. A form of financial security posted to warranty the quality of materials or workmanship of improvements constructed as a condition of land use permit approval or to warranty survival of landscaping. Warranty assurances include irrevocable letter of credit, cash deposit, and surety bonds, and/or other forms of financial security acceptable to the Administrator. For the purposes of this title, the term “maintenance guarantee” is synonymous with maintenance assurance.

Effective on: 4/16/2011

Water-Dependent Use. A use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operation. (SMP)

Effective on: 4/16/2011

Water-Enjoyment Use. A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public’s ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment. (SMP). This term also applies Citywide.

Effective on: 4/16/2011

Water-Oriented Accessory Structure. A structure that is accessory to a shoreline or water-dependent use, such as a boathouse, storage and changing room, or boat lift.

(Ord. 2652)

Effective on: 4/28/2012

Water-Oriented Use. A use that is water-dependent, water-related, or water-enjoyment use, or a combination of such uses. (SMP)

Effective on: 4/16/2011

Water Quality. The physical characteristics of water within the shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. (SMP)

Effective on: 4/16/2011

Water-Related Use. A use or portion of a use which is not intrinsically dependent on a waterfront location, but whose economic viability is dependent upon a waterfront location because:

1. The use has a functional requirement for a waterfront location, such as the arrival or shipment of materials by water or the need for large quantities of water; or
2. The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient. (SMP)

Effective on: 4/16/2011

Weed, Noxious. A plant that is injurious to humans, animals, fish, wildlife, or other plants or property and that has been designated as such by the Administrator. The Administrator may utilize a list of noxious weeds set forth by the State Noxious Weed Control Board or the King County Noxious Weed Control Board. (SMP)

Effective on: 4/16/2011

Weed Wrenching, Grubbing. Removing and disposing of all unwanted vegetation matter from underground, such as sod, stumps, roots, buried logs, and other debris.

Weekday. See RMC Chapter 6.36, Noise Standards.

Effective on: 4/16/2011

Weekend. See RMC Chapter 6.36, Noise Standards.

Effective on: 4/16/2011

Well. For the purposes of administering RZC 21.64, Critical Areas, a bored, drilled or driven shaft, or dug hole whose depth is greater than the largest surface dimension that includes water wells, resource protection wells, instrumentation wells, dewatering wells, and geotechnical soil borings.

For this purpose a well does not mean an excavation made for the purpose of obtaining or prospecting for oil or natural gas, geothermal resources, minerals, or products of mining, or quarrying, or for inserting media to re-pressure oil or natural gas bearing formations, or for storing petroleum, natural gas, or other products.

Effective on: 4/16/2011

Wellhead Protection Zone. A zone designated under guidance from the Washington Department of Health Wellhead Protection Program pursuant to WAC Chapter 246-290 to protect areas with a critical recharging effect on aquifers used for potable waters.

Effective on: 4/16/2011

Wetland or Wetlands. Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands.

Effective on: 4/16/2011

Wetland Class. A hierarchy of systems, subsystems, classes, and subclasses used by the U.S. Fish and Wildlife Service wetland classification scheme to describe wetland types (refer to USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States, for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include the following examples which may be found in Redmond: forested wetland, scrub-shrub wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, and aquatic bed.

Effective on: 4/16/2011

Wetland Determination. A report prepared by a qualified consultant that identifies, characterizes, and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations.

Effective on: 4/16/2011

Wetland Delineation Manual. Guideline document used to identify and delineate wetland boundaries. This is the approved federal wetland delineation manual and applicable regional supplements.

(Ord. 2803)

Effective on: 10/17/2015

Wetland Mitigation Banking. The act of restoring, establishing, or enhancing a wetland, stream, or other aquatic resource for the purpose of providing compensation in advance for unavoidable impacts to similar aquatic resources.

(Ord. 2652)

Effective on: 4/28/2012

Wetland Subclass. Any of twenty-eight subclass names are used in the USFWS wetland classification scheme to distinguish between different types of wetland classes. Subclass names include, but are not limited to, the following: persistent, non-persistent, broad-leaved deciduous, needle-leaved deciduous, broad-leaved evergreen, and needle-leaved evergreen. The classification system is fully described in USFWS, 1979, Classification of Wetlands and Deepwater Habitats of the United States.

Effective on: 4/16/2011

Wildlife Report. A report, prepared by a qualified consultant, that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by RZC 21.64, Critical Areas Regulations.

Effective on: 4/16/2011

Wind Turbines. Electrical generators driven by wind power.

Effective on: 4/16/2011

Wireless Communications. Any personal wireless service, which includes, but is not limited to, cellular, Personal Communications Services (PCS), Specialized Mobile Radio (SMR), Enhanced Specialized Mobile Radio (ESMR), and unlicensed spectrum services utilizing devices described in Part 15 of the Federal Communications Commission rules and regulations (e.g., wireless internet services and paging).

Effective on: 4/16/2011

Wireless Communication Facility Permit. A permit required to ensure compliance with regulations in RZC 21.56, Wireless Communication Facilities, for large satellite antenna(s), amateur radio towers and other wireless communication facilities.

Effective on: 4/16/2011

Wireless Communication Facility (WCF). An unstaffed facility for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or group of antennas, feed lines, a base station, and an antenna support structure. The following construction or development activities are included within the definition of a WCF: the development of new, consolidated, or existing public or private antenna support structures; collocation of new antennas on existing antenna support structures; collocation of new antennas onto existing utility poles or electrical distribution towers; the attachment of new antennas or antenna arrays; the installation of base stations and feed lines; noncommercial amateur radio, amateur ham

radio, and citizens band antennas; satellite earth stations and antenna support structures; and antenna arrays for AM/FM/TV/HDTV broadcasting WCFs.

Effective on: 4/16/2011

X DEFINITIONS

ǰobal, Lushootseed place name for the area that now includes downtown Redmond. Lushootseed is the traditional, native language spoken by the Snoqualmie Indian Tribe and tribes throughout most of western Puget Sound.

Effective on: 4/16/2011

Y DEFINITIONS

Effective on: 4/16/2011

Z DEFINITIONS

Zero Lot Line Development. Zero lot line development allows single-family residences, sharing a common street frontage, to shift to one side of a lot. This means that the same side of each lot may have a zero or reduced setback.

Effective on: 4/16/2011

Zero-Rise Floodway. The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation. The zero-rise floodway will always include the FEMA floodway.

Effective on: 4/16/2011

Zoos, Botanical Gardens, Arboreta, Etc. An establishment that preserves and exhibits live plant and animal live displays, including those in natural areas or settings (as in the case of national parks).

Effective on: 4/16/2011

FEMA (Federal Emergency Management Administration) Floodway. The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the FEMA base flood flow without increasing the FEMA base flood elevation more than one foot.

Exhibit C3: RZC Appendix 9, Cultural Resources Management Procedures

RZC Appendix 9 Cultural Resources Management Procedures

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9.A Cultural Resources Management Map Tool Specification

Cultural Resources Management Map Tool Specification

The City shall employ a three-class model depicting areas that are known to have archaeological resources, areas having high probability, and areas having low probability. These areas shall be coordinated with tools and procedures regarding public and private development review.

Weights (generally)

1 = Known sites and their buffers, parcels shall be “locked/held” via the COR’s permit processing tool(s), permits shall be automatically conditioned:

- Per annual data sharing agreement with the DAHP.
- A weight of 1 requires a permit condition with notice to the DAHP and affected Indian tribes.
 - The condition requires the applicant to complete an archaeological survey using professional archaeological services, per RZC 21.30.070 Archaeological Sites and Resources and per WAC 25-48-020(4).
 - Permit applicants shall be advised to contact the DAHP directly to obtain a required cultural resources management plan and letter of concurrence to be submitted to the COR application project manager.

2 = High probability, the COR shall obtain the recommended cultural resources management approach from the DAHP and affected Indian tribes, permits shall be conditioned per recommendations:

- Per King County Probability Model.
- A weight of 2 requires the COR’s consultation with the DAHP and affected Indian tribes to obtain recommended cultural resources management activities.
- The recommended cultural resources management activities shall be provided as conditions to the respective permit.

3 = Low probability, Inadvertent Discovery Plan to be provided with permit approvals:

- Per King County Probability Model.
- A weight of 3 requires distribution of the COR Standard Inadvertent Discovery Plan.

9.B Laws and Regulations

Laws and Regulations

List of Federal, State, and County Laws and Regulations (as adopted and hereafter amended)

Federal

National Environmental Policy Act
National Historic Preservation Act
36 CFR Part 60 (National Register of Historic Places)
36 CFR Part 61 (Procedures for State, Tribal, and Local Government Historic Preservation Programs)
36 CFR Part 63 (Determinations of Eligibility for Inclusion in the National Register of Historic Places)
36 CFR Part 65 (National Historic Landmarks Program)
36 CFR Part 68 (The Secretary of the Interior's Standards for the Treatment of Historic Properties)
Section 106
Professional Qualification Standards
Executive Order 11593 (Protection and Enhancement of the Cultural Environment)
Executive Order 13006 (Locating federal Facilities in Historic Properties)
Archaeological Resource Protection Act of 1979
Archaeological and Historic Preservation Act of 1974
Native American Graves Protection and Repatriation Act

Washington State

State Environmental Policy Act
Shoreline Management Act
Growth Management Act
Executive Order 05-05
Advisory Council on Historic Preservation (WAC 25-12)
Abandoned and Historic Cemeteries and Historic Graves (RCW 68.60)
Washington State Historic Building Code (RCW 19.27.120)
Heritage Barn Program (RCW 27.34.400)
State Historical Societies - Historic Preservation (RCW 27.34)
Indian Graves and Records (RCW 27.44)
Archaeological Sites and Resources (RCW 27.53)
Archaeological Excavation and Removal Permit (WAC 25-48)
Abandoned and Historic Cemeteries and Historic Graves (RCW 68.60)
Registration of Historic Archaeological Resources on State-Owned Aquatic Lands (WAC 25-46)
Aquatic Lands - In General (RCW 79.90.565)
Archaeological Site Public Disclosure Exemption (RCW 42.56.300)
Discovery of Human Remains (RCW 27.44)

King County

King County Landmark Ordinance (Chapter 20.62)

Detailed Description of Laws and Regulations (as adopted and hereafter amended)

Federal

National Historic Preservation Act

Enacted in 1966, The National Historic Preservation Act (NHPA) established protections for archaeological and historic resources and created the National Register of Historic Places (NRHP). The NRHP is the federal list of archaeological, historic, and other cultural resources worthy of preservation. Resources listed in the NHRP include districts, sites, buildings, structures, and objects that are significant in American prehistory, architecture, history, archaeology, engineering, and culture. The NRHP is maintained and expanded by the NPS on behalf of the Secretary of the Interior.

In order for a particular property—a district, site, building, structure, or object—to qualify for the NRHP, it must be significant in American prehistory, history, architecture, archaeology, engineering, or culture. To guide the determination of eligibility of properties for inclusion in the National Register, the NPS has developed the NRHP Criteria for Evaluation (36 CFR Part 60.4). The criteria are standards by which every property, including archaeological sites and historical sites and structures, is evaluated for listing in the NRHP. A quality of significance in American history, architecture, archaeology, or culture is possible in districts, sites, buildings, structures, and objects that possess integrity and meet one of the following criteria:

- Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B: Are associated with the lives of persons significant in our past; or
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history.

Cultural resources less than 50 years old do not meet the NRHP criteria unless they are of exceptional importance under Criterion Consideration G, as described in the NPS Bulletin No. 22, “How to Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years” (NPS 1998).

Retaining integrity, including for the prehistorical and historic time periods, means that the property has the ability to “convey its significance” (NPS 1990:44) through its location, design, setting, materials, workmanship, feeling, and association. The NPS provides this guidance on the meaning of the elements of integrity:

- Location is the place where the historic property was constructed or the place where the historic event took place.

- Design is the composition of elements that constitute the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property that illustrates the character of the place.
- Materials are the physical elements combined in a particular pattern or configuration to form the property during a period in the past.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.
- Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Although it is itself intangible, feeling is dependent upon the property's significant physical characteristics that convey its historic qualities.
- Association is the direct link between a property and the event or person for which the property is significant. A period appearance or setting is desirable; integrity of setting, location, design, workmanship, materials, and feeling combine to convey integrity of association.

Bulletin 15 states that in order “to retain historic integrity a property will always possess several and usually most of the aspects” (NPS 1990:44). Properties important under Criteria A or B ideally should retain some features of all seven aspects of integrity. However, integrity of design and workmanship might not be as important as other aspects to demonstrate significance under these criteria and eligibility for the NRHP (NPS 1990:46). Retention of the physical features that demonstrate design, workmanship and materials and characterize its type, period, or method of construction is important to be eligible under Criterion C.

Section 106 of the NHPA requires that federal agencies take into account the effects of their undertakings on cultural resources (resources listed in or eligible for listing in the NRHP). The procedures for complying with Section 106 (36 CFR 800) are issued by the Federal Advisory Council on Historic Preservation. 36 CFR 800 requires the inventory of cultural resources, determination of NRHP eligibility, assessment of project effects, and consultation with interested parties including the State Historic Preservation Officer and affected Indian tribes. Projects within the COR that receive funding or require a permit from a federal agency will require compliance with Section 106. The COR may also be a consulting party to a project initiated by another party, such as Sound Transit, that occurs within the City limits. Whereby, the COR would review and provide comment to the agency's approach for cultural resources management.

National Environmental Policy Act

The NEPA of 1969 requires federal agencies to evaluate impacts to all cultural resources and those prehistoric and historical resources that are eligible for or listed in the NRHP before a project is approved. NEPA states that the policy of the Federal government is to preserve important historic, cultural, and natural aspects of our heritage. NEPA is implemented through regulations issued by the Council on Environmental Quality (40 CFR 1500-08). Projects in the COR that may require

compliance with NEPA including applications to the United States Army Corps of Engineers (USACE) for permits under the Clean Water Act or funding from the FHWA to improve roadways.

Washington State

Chapter 27 of the Revised Code of Washington (RCW) includes measures for protecting Native American graves and penalties for disturbing these sites (Chapter 27.44). This chapter also describes measures to study and protect archaeological resources (Chapter 27.53). The Washington Administrative Code (WAC) (Title 25) established the State Office of Archaeology and Historic Preservation, its functions, and procedures to comply with federal historic preservation program, and authorizes the office to issue archaeological excavation and removal permits.

DAHP also administers the Washington Heritage Register (WHR), an honorary designation for resources of local, state and national significance. Although there are no restrictions on resources with this designation, projects requiring review under the State Environmental Policy Act (SEPA), must give properties with this designation, and other cultural resources including NRHP listed properties, consideration for state undertakings. Many projects in the COR will require SEPA review including projects receiving assistance from a state agency and development projects requiring a City land use development permit.

Shoreline Management Act

The Shoreline Management Act and Shoreline rules (WAC 173-26-221) require all Shoreline Master Programs to incorporate provisions to protect historic, archaeological, and cultural features and qualities of shorelines. The Shoreline Master Program (SMP) Guidelines have provisions that apply to “archaeological and historic resources that are either recorded at the state historic preservation office and/or by local jurisdictions or have been inadvertently uncovered.” SMPs shall:

- Include policies and regulations to protect archaeological, cultural, and historic resources.
- Require developers and property owners to immediately stop work if resources are uncovered during excavation.
- Specify that permits issued in areas documented to contain archaeological resources require a site inspection or evaluation by a professional archaeologist.

State Environmental Policy Act

In 1971, the Washington Legislature enacted SEPA (Chapter 43.21C RCW). The act declared a “state policy which will encourage productive and enjoyable harmony between humankind and the environment; (2) to promote efforts which will prevent or eliminate damage to the environment and biosphere; (3) and [to] stimulate the health and welfare of human beings; and (4) to enrich the understanding of the ecological systems and natural resources important to the state and nation.

Among other things, the law requires all state and local governments within the state to:

“Utilize a systematic, interdisciplinary approach which will insure the integrated use of the natural and social sciences and the environmental design arts in planning and in decision making which may have an impact on man's environment;” and

Ensure that "...environmental amenities and values will be given appropriate consideration in decision making along with economic and technical considerations..." [RCW 43.21C.030(2)(a) and (2)(b)]

Under RCW 36.70B.050 all counties and cities are required to develop an integrated project review process that combines both procedural and substantive environmental review to help state and local agencies in Washington identify possible environmental impacts that could result from governmental decisions such as:

- Issuing permits for private projects such as an office building, grocery store, or apartment complex.
- Constructing public facilities like a new school, highway, or water pipeline.
- Adopting regulations, policies, or plans such as a county or city comprehensive plan, critical area ordinance, or state water quality regulation.

SEPA applies to all decisions, unless exempt, made by state and local agencies including:

- Washington state agencies;
- Cities;
- Counties;
- Ports; and
- Special districts such as school and water districts

Under SEPA, one government agency is usually identified as the lead agency for every proposal determined not to be exempt from review. The lead agency identifies and evaluates potential adverse environmental impacts of a proposal. In practice:

- For most private projects, the lead agency is typically either the city or county where the project is located.
- For public projects, the lead agency is normally the agency proposing the project.

The SEPA checklist guides agencies through the process of determining potential impacts from a project and evaluating if an Environmental Impact Statement or other review is required. Known archaeological and historic resources, methods to identify these resources, and plans to minimize or mitigate impacts to these resources are identified in question 13 of the SEPA checklist (WAC 197-11-960).

SEPA Categorical Exemptions

Some project types and agency actions have been exempted from the requirements of SEPA by the Legislature. These statutory exemptions are contained in SEPA, Chapter 43.21C of the Revised Code of Washing (RCW). Statutory exemptions contained in the SEPA statute dated November 1, 2003 are listed in Appendix 9.C Exemptions.

Governor's Executive Order 0505 (GEO 05-05)

Executive Order 0505 was signed into action in November of 2005. This order requires all state agencies with capital improvement projects to integrate DAHP, Governor's Office of Indian Affairs, and affected Indian tribes into their capital project planning process.

Growth Management Act

In 1990, the Washington Legislature passed the Growth Management Act (GMA) which established planning goals and a system of planning for cities and counties which had experienced rapid growth. RCW36.70A.070 directs counties to adopt Comprehensive Plans. As a part of the GMA, King County adopted and the cities endorsed Countywide Planning Policies (CPPs) which are a series of policies that provide a standard framework to guide each city's own comprehensive plan, which must be consistent with the overall vision for the future of King County.

The CPPs address issues that transcend city boundaries, such as setting Urban Growth Areas, accommodating housing and job demand, and addressing capital facilities that are regional in nature, as well as providing a framework to promote consistency between the plans adopted in each city. Also as part of the GMA, the Puget Sound Regional Council adopted Multicounty Planning Policies (MPPs) which are adopted as part of VISION 2040. The MPPs serve as the regional guidelines and principles used for the Regional Council's certification of policies and plans. Cities and counties are required to periodically update their plans to comply with updates in regional and state requirements, as well as changes in local conditions. The CPPs identify development patterns as a framework to focus improvements to transportation, public services, the environment, and affordable housing. Development Pattern 41 identifies King County's policy to "preserve significant historic, archaeological, cultural, artistic, and environmental features, especially where growth could place these resources at risk. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character" (King County 2012).

King County

King County cooperates with DAHP and is a participant in the Certified Local Government Program. Under the King County Historic Preservation Ordinance (20.62.150), King County will not approve any development proposal that would alter, demolish, or relocate any property listed in the King County HPI. Coordination with the King County Historic Preservation Officer would occur to establish effects to the resource. A historic property may be designated a King County Landmark if it is more than forty years old or, in the case of a landmark district, contains resources that are more than forty years old, and possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- 1) Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history; or
- 2) Is associated with the lives of persons significant in national, state or local history; or
- 3) Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant distinguishable entity whose components may lack individual distinction; or
- 4) Has yielded or may be likely to yield information important in prehistory or history; or

5) Is an outstanding work of a designer or builder who has made a substantial contribution to the art.

King County will also designate resources as a community landmark. A community landmark is a resource which has been designated but which may be altered or changed without application for or approval of a Certificate of Appropriateness (COA).

COR established an Interlocal Agreement (4672) whereby the County provides landmark designation and protection services for the City. The agreement between the COR and King County required the city to establish regulations and procedures for the designation of historic buildings, structures, objects, sites, and archaeological sites as landmarks. The agreement gives the King County Landmarks Commission (KCLC) the authority to designate and protect landmarks within the COR limits in accordance with the City ordinance. One of the requirements in the City ordinance is that the owner must approve and sign the nomination of a property or structure for proposed landmark designation. The KCLC also acts as the review board for special tax valuations and eligibility for low interest loans, grants, and other incentives administered by King County. Under the agreement the County serves an advisory role and provides consulting services in the review of COAs for City of Redmond Landmarks (CORLs). The King County Historic Preservation Officer reviews and comments on applications for permits which affect CORLs.

City of Redmond

COR established regulations and procedures for the protection and designation of archaeological sites and historic buildings, structures, objects, districts, and sites as part of the Redmond Zoning Code (RZC). The objectives of the regulations include meeting the goals of the GMA by preserving lands, site, and structures with archaeological or historical significance, providing guidance for land use decisions affecting properties with archaeological significance and designated landmarks, considering the effects on historic properties, and protecting Redmond's unique community and character.¹

The RZC Title 21 of the Redmond Municipal Code (RMC) provides standards and regulations for development including allowed uses, setback requirements and lot coverage, design standards, parking, landscaping, and other like standards. Historic Preservation is addressed in Section 21.30 *Historic and Archaeological Resources* which provides direction on what sections of RMC – Title 21 are applicable to archeological sites, designated historic landmarks, and properties that are eligible for historic landmark designation.

The RZC (21.30.070) provides for the investigation of archaeological sites to identify recommended excavation and preservation techniques, appropriate mitigation or other treatment, and further needs for evaluation. In areas with known or high probability of containing archaeological artifacts, the COR can require investigations by a qualified archaeologist to prepare a study, identify the boundaries of sites, and recommend mitigation or construction monitoring.

21.30.070.D directs the COR to stop work in the event of an inadvertent discovery and use a qualified archaeologist to investigate and recommend further measures including preservation, excavation, or other appropriate treatment. Such discoveries may occur in Redmond because some

¹ The complete list of objectives is available in Section 21.30.010.

portions of the City are relatively lightly developed and development was limited to the surface. For example, many historic-period houses did not have full basements so materials were preserved below the structure of the residence. Paving for surface parking lots or properties where only limited grading occurred may also protect subsurface layers of cultural materials.

21.030.030 established the Redmond Heritage Resource Register. There are currently 16 properties designated as CORLs under the Redmond Heritage Resource Register. One of these resources, the Redmond Trading Company is designated as a Community Landmark. Nominations to the register require property owner's consent. The owner may be eligible for incentives through local and regional grants, tax benefits, transfer of development rights, other grants, and loans.

RZC 21.20.50 *Certificate of Appropriateness* provides protection and procedures against the loss of archaeological sites and designated historic landmarks of historic significance. Prior to consideration of a demolition, alternatives will be explored and mitigation, if appropriate, may be required. Property owners wishing to make significant changes to City Landmarks must apply for a COA. There are three levels of COAs for historic landmarks. Level I COAs apply to restorations and repairs using identical materials. Level II COAs apply to additions, replacement of historic materials with alternate materials, or painting that does not match the original color. Level III COAs apply to moving or building an addition to a structure. Level III COAs are also required for filling, grading, excavation, paving or building over or in an archaeological site. The City's Landmark Commission reviews applications for these changes to ensure that the property maintains its archaeological and historical integrity. Level II and III reviews will also require review by the COR Technical Committee.

City of Redmond Comprehensive Plan

The COR's Comprehensive Plan (Plan) provides a broad statement of the community's vision for the future and contains policies that are intended to guide the built environment as well as aspects of Redmond's social and economic character. Specifically, the Plan reflects the long-term values and aspirations of the community and addresses how aspects such as land use, housing, transportation, capital facilities and services, and historic preservation work together to achieve the desired vision. Ultimately, the Plan anticipates how development should be guided over the next 20 years. The Plan is implemented through zoning regulations, functional plans, capital facility improvements, and other implementation measures such as this CRMP. Principles and policies relating to the protection of archaeological resources and other cultural resources are included in several elements of the Plan.

The policies relating to Community Character and Historic Preservation are found in Element 5, *Community Character and Historic Preservation*, supporting historic preservation of archaeological, historic, and other cultural resources. This element provides a series of goals that specifically address: Preservation, Survey and Evaluation, Landmark Nomination, Implementation Measures, and Regional and Community Involvement.

Several policies directly support protection of archaeological and other cultural resources including:

- Plan policies CC-42-43 encourages protection of significant archaeological resources from adverse impacts of development, protection of historic landmarks from demolitions, or

modification, and provides for mitigation of adverse effects to archaeological or landmark sites.

- Plan policies CC-32 and CC-33 addresses the identification of archaeological sites and historic resources as essential steps toward preservation and encourages the COR to conduct ongoing surveys and maintain an inventory to guide planning and decision making.
- Plan policies CC-46-CC-49 encourage cooperation, information sharing, and collaboration on the development of education programs and materials with affected Indian tribes, King County, DAHP, and other entities.
- Plan policies CC-40 and CC-41 encourage the maintenance and preservation of cultural resources through financial incentives, fee reductions, and flexibility within the Zoning Code.

In addition to protecting the existing character of the shoreline, where many cultural resources are located, the SMP adopted by the COR as part of the Plan provides specific requirements to identify and protect archaeological and historic sites (SF-12, SL-83, and SL-87). The protections include requirements for developers and property owners working in shorelines to:

- Identify potential development impacts to and to protect and respect, valuable archaeological and historic sites and cultural resources.
- Try to incorporate interpretation of on-site archaeological and historic resources into the design of shoreline development.
- Stop work if archaeological resources are uncovered during excavation.
- Engage a professional archaeologist to perform a site inspection or evaluation for permits issued in areas documented to contain archaeological resources.

The Natural Environment element of the Plan also addresses issues related to sustainability, low-impact development, and conservation of natural resources that are beneficial in maintaining the setting and character of cultural resources in the area.

The policies of the Plan are supported through programs such as the Heritage Grant Program implemented by the Planning Department and also enforced through the Zoning Code.

9.C Exemptions

Exemptions

Exemptions shall not apply to ground disturbing activities in known archaeological sites or to modification of sites or structures designated as historic landmarks, listed in the Redmond Heritage Resources Register (RZC Appendix 5), or listed on other local, state, or federal registers. The Administrator shall have the authority to clarify ambiguities and conflicts within this section.

- Work exempt per the following within the Redmond Municipal Code (RMC):
 - RMC 15.08 IBC/IRC
 - RMC 15.16 UPC
 - RMC 15.14 IMC
 - RMC 15.18 Energy
 - RMC 15.12 NEC
 - RMC 15.20 Ventilation and Indoor Air Quality Code
- Local undertakings presumed to have no or minimal potential to disturb native soil
 - Interior residential remodel and commercial tenant improvement permits within the foundation of the existing structure, pier, or footing.
 - New interior foundation post and footing when original construction occurred between 1950 and the present.
 - Residential and commercial exterior modifications without ground disturbing activities.
 - Commercial modular permits such as portable and job trailers.
 - Manufactured home in existing manufactured home park or mobile home park.
 - New or replacement residential decks that are within 25 feet of existing structure.
 - Tree removal limited to trees planted as landscaping in development since 1936 – visual confirmation of planting via King County Assessor’s IMap.
- Operation, maintenance, repair, modification, minor addition to, or replacement of existing structures, infrastructure improvements, utilities, public or private roads, dikes, levees, or draining systems — provided the activity does not further alter or increase impacts to native soil.
 - Operation and maintenance include vegetation management performed in accordance with best management practices; provided that such management actions are part of regular and ongoing maintenance and do not further alter or increase impacts to native soil.
 - The following activities generally create or increase impacts to native soil:
 - Encroachments within a known archaeological site; and
 - Additional encroachments into an area having high probability of cultural resources including significant addition or expansion of a structure or utility.
- Emergencies as defined within the Redmond Municipal Code.
- Statutory exemptions per Chapter 43.21C RCW – State Environmental Policy.

9.D Cultural Resources Management Recommendations and Standards

Cultural Resources Management Recommendations and Standards

Standards for Cultural Resources Management

The COR is committed to managing cultural resources in a manner that complies with the requirements of Federal and state laws while supporting economic growth and a changing population. These goals are reflected in the Comprehensive Plan, Zoning Code, and other documents. These plans and policies reflect the three main roles the COR plays in managing cultural resources.

- The COR directly manages resources on city-owned property such as the structures at Redmond City Park (Anderson Park) that are listed on the NRHP.
- The COR uses its financial resources to enhance the quality of life by developing infrastructure and investing in parks and other community resources. Many of these projects result in construction and development that have potential to impact cultural resources located on city land or in/or adjacent to roads and utility rights-of-way.
- The COR also reviews and decides on permit applications for projects and other activities by developers or property owners that have the potential to impact cultural resources such as tree removals and utility trenching.

In these roles, the COR is currently using many of the best management practices for protecting cultural resources including commissioning its own surveys, proactively designating important resources as CORLs, and requiring developers to survey properties with a high potential of containing archaeological materials.

The following standards relate to management of the cultural resources within the COR. These recommendations are based upon the COR's existing goals, code, and policies. They are regulated/authorized by the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The standards are widely used by agencies throughout the United States and are currently used by the COR in maintaining structures it owns and in approving COAs for changes to CORLs.

The standards for management vary by resource type and the most important preservation considerations for those resource types.

- The greatest potential for damaging archaeological resources comes from ground disturbance.
- The majority of the COR's historic landmarks are considered historic structures. Historic structures benefit from the retention of their original architectural features but minimizing changes to the setting from new development is also important.
- Retaining the natural setting and the spatial relationships between the landscape and structures are important for protecting cultural landscapes.

- Minimizing disturbance of the natural environment helps protect traditional cultural places by creating an atmosphere suitable for performance and observation of spiritual practices and where traditional resources (bark and wood, berries, roots, and salmon) are available.

The management standards also reflect the multiple roles the COR plays in protecting cultural resources. Although the COR can include conditions relating to identifying archaeological and historic structures in its permit applications, some of the standards will be most applicable to projects on City property or constructed using City funds.

Cultural Resources Management Standards

The COR recognizes the management standards developed at the Federal and state level. The CRMP is developed to complete the following:

- Ensure COR's compliance with state and federal laws.
- Recognize the importance of cultural resources to members of the public and Indian tribes.
- Recognize the responsibilities of Indian tribes and agencies to manage and protect cultural resources.
- Identify, preserve, and protect NRHP, WHR, and CORL resources.
- Coordinate with partner agencies.
- If preservation and protection of NRHP, WHR, and CORL resources is impossible, mitigate the adverse effects upon such resources.
- Provide for public interpretation and education regarding the cultural resources in the COR.
- Partner with other entities and members of the public in acting as a cultural resources steward.
- Provide tools and resources to assist owners and developers in protecting and managing resources located on their properties and work sites.
- Provide tools and resources for COR staff to ensure their knowledge of cultural resources protection and management techniques.

Archaeological resources¹

These are resources that document and symbolize the social and cultural patterns of prehistoric and historic societies. Archaeological resources are generally, but not necessarily, buried below the

¹ Historic period sites are afforded the same protections under NHPA and Washington State law as prehistoric sites. Decisions about the eligibility and treatment of historic archeological sites must be made by a professional archaeologist, DAHP, and the affected tribes.

surface. Examples include isolated artifacts, remnants of building foundations, and campsites. COR has many recorded archaeological resources. Consistent with state and federal laws and regulations, management standards for implementation regarding the protection and management of archaeological resources include:

- Protect resources consistent with state and federal regulations.
- Avoid disturbance to archaeological sites.
- Maintain records of archaeological sites and cultural resources surveys within the COR boundaries.
- Safeguard the confidentiality of archaeological sites.
- Protect known archaeological sites from vandalism.
- If avoidance of impacts to archaeological sites is not possible, conduct data recovery.
- Develop and require the use of an inadvertent discovery plan (IDP) for COR and private development projects.
- Provide training to COR staff and community members to identify and protect archaeological resources.
- Require surveys and/or monitoring in areas with high probability of containing archaeological resources and at known archaeological sites.
- Arrange for and/or require the curation of archaeological resources that cannot be left in-situ.

Historic Structures Including Landmarked Structures and Structures Over 50 Years of Age.

Redmond's historic preservation program recognizes historic structures that have been designated as landmarked properties in agreement with the respective property owner. The Comprehensive Plan and Zoning Code provide the policies and regulations that direct the long-term maintenance and reuse of these properties, structures, and contributing elements consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Historic Structures over 50 Years of Age and Not Landmarked

At the time of application for proposed modification or redevelopment of historic structures, the COR assesses the respective property.

- The COR consults with the DAHP to consider the effects of the proposed activities on historic structures and in some cases, also the property.
- The COR provides the modification or redevelopment proposal to the DAHP and affected Indian Tribes for review regarding site-specific requests such as the property owner's or developer's use of DAHP's non-professional EZ-forms for providing additional documentation or the need for a qualified professional in the completion of a HPI form.

For properties that have a significant amount of remaining intact integrity of workmanship or other elements that support a property possibly being eligible for listing on a national or local register, the COR works with property owners at the owner's discretion:

- To interpret the possible eligibility; and
- To inform them of opportunities such as landmark designation, property tax benefits, and other preservation support programs.

The COR also maintains a HPI in consideration of these standards and in support of the NHPA. Proactive survey of historic resources can enhance community awareness of resources and can provide predictability in addition to cost and time savings for property owners and developers in advance of proposed structural modifications and redevelopment.

Traditional Cultural Property/ Places

Traditional Cultural Properties are NRHP-eligible or listed districts, sites, buildings, structures or objects whose significance is derived from the role the property plays in a community's historically rooted beliefs, customs, and practices. For example, a location associated with the traditional beliefs of a Native American group about its origins, its cultural history, or the nature of the world.

- Coordinate and consult with the Snoqualmie Tribe, the Muckleshoot Indian Tribe, the Stillaguamish Tribe of Indians, and the Tulalip Tribes about the identification and treatment of TCPs and areas of cultural significance.
- Coordinate and consult with other Indian tribes including the Yakama, Duwamish, and Suquamish who have a traditional interest in the Redmond area about impacts from projects on places of tribal significance.
- Maintain regular communication with other affected Indian Tribes in the area to identify areas of cultural significance.
- Treatment may include identification of time periods when audible or visible impact should be restricted.
- Recognize that the natural setting, including the existing flora and fauna, contribute to the significance and integrity of many TCPs. When TCPs are identified, avoid altering natural features located within their boundaries or that are visible or audible from within the boundaries.

Cultural Landscapes

Cultural landscapes are settings humans have created in the natural world. They reflect the ties between people and the land. Examples include farmsteads, ranches, formal gardens, funerary, military sites, commerce sites, and pilgrimage routes to village squares.

- Conduct studies to identify potential cultural landscapes in the COR.
- Treatment may include retaining the spatial arrangements between natural features and designed/built features such as structures and grazing areas.

Cultural Resources Management Structure and Responsibility

The responsibility implementing the CRMP is primarily with the Executive, Parks, Planning, and Public Works departments. Staff in these departments have the responsibility of working

collaboratively to ensure the CRMP is used to comply with federal, state, and local regulations. The CRMP is maintained by the Planning department, including policies in the Comprehensive Plan and regulations and standards within the RZC, with significant guidance and participation from the other key departments.

Specific management standards:

RZC 21.30.070 Archaeological Sites, RZC Appendix 9. Cultural Resources Management Procedures, and corresponding operations procedures address specific project management standards.

- Consider potential for impacts to cultural resources early in project approval and budget process for Capital Improvement Program (CIP) projects.
- Proactively review projects for potential impacts to cultural resources.
- Implement early review of projects by the COR.
- Require cultural resources surveys, based on recommended requirements from DAHP and affected Indian tribes in areas with a moderate or high probability of containing cultural resources.
- Facilitate early review and comment on potential impacts from projects and the results of cultural resources surveys by the affected Indian tribes and DAHP.
- Implement inspections for private development and COR projects to verify monitoring and other provisions to protect resources approved by DAHP or recommended in the cultural resources report are in place and maintained as necessary for the duration of construction.
- Communicate planned maintenance work and other long-range planning actions with consulting parties.
- Notify affected Indian tribes of annual comprehensive plan docket.
- Inform consulting parties immediately of inadvertent discoveries and impacts to cultural resources.

COR Employee Training

As described in the Bear Creek Memorandum of Agreement (MOA), a five-year training schedule will be implemented to provide training on cultural resources and the CRMP to members of the planning, construction, capital planning, and maintenance and operations groups including as part of respective new hire orientation. In addition to using the training materials developed for the CRMP, the COR will arrange for staff to receive specialized training relevant to their job duties.

Specific management standards:

- Construction Division Capital Project Managers, CIP Functional Leads, and Parks and Natural Resource Division Maintenance leads will attend the state's training on cultural resources or a program with similar content.

- Key staff managing public and private projects that affect Redmond’s land will attend the Cultural Resources Protection Summit or similar training opportunity to better understand tribal concerns and best management practices relating to cultural resources.
- COR will develop and maintain a staff attendance schedule for additional training and seminars.

Cultural Resources Surveys for Private Development

The COR currently issues land use development permits for projects proposed by private property owners and developers.

- The COR Project Manager receives applications for proposed private development.
- The Project Manager, with review and recommendations for requirements from DAHP and affected Indian tribes, shall require surveys for projects based on site conditions including the probability for locating cultural resources in the project’s area of potential effects.
- The extent of the survey will depend on the anticipated level of ground disturbing activities or other work that has the potential to impact cultural resources.

Specific management standards:

- Establish on-call relationships with qualified archaeological consultants who can facilitate the process of determining if a survey is required when DAHP is overloaded, when the Project Manager is uncertain, or if the developer is questioning the need for a cultural resources survey.
- Consult with DAHP and the affected Indian tribes to establish specific survey requirements for individual projects in high probability areas.
- Develop list of activities, such as deck construction or limited paving, requiring permits where cultural resources review is not required.

Affected Indian Tribes, Agency and Community Consultation

Projects in the COR impact many individuals and groups who have a wide variety of perspectives on the best approach to cultural resources management. These groups and individuals provide input to the COR through a variety of programs and processes.

The signatories to the MOA including DAHP, USACE, KCHPP, and the Washington Department of Transportation (WSDOT) will continue to be important partners for reviewing potential impacts to cultural resources.

- The COR will continue to maintain communication with these groups as well as the Indian tribes who were signatories to the MOA including Snoqualmie Tribe, Muckleshoot Indian Tribe, Stillaguamish Tribe of Indians, and Tulalip Tribes.

- The COR will also continue to seek input from other Indian tribes who may have used the area as well as private developers, residents, and business owners on the effectiveness of the CRMP and for some, but not all, projects requiring permits or approval by the City.

The COR may also participate as a consulting party on projects where another agency is the lead. For these projects the COR will follow that agency's designated consultation process.

- For example, if Sound Transit is developing a rail station in the COR boundaries, the COR will likely be invited to participate as a consulting party under Section 106 of the NHPA. The FTA will be lead federal agency and may delegate some of its consulting responsibilities to Sound Transit. The COR will provide input and participate in processes as invited by Sound Transit/FTA.

During the private development application process, the COR shall reach out to the following for input on the cultural resources management approach including whether a survey should be required for private or COR developed project.:

- DAHP
- Snoqualmie Tribe
- Muckleshoot Indian Tribe
- Stillaguamish Tribe of Indians
- Tulalip Tribes
- Through the SEPA process additional parties including other affected Indian tribes will be contacted for their feedback on projects.

The Natural Resources Division, Transportation Planning and Engineering Division, and the Parks and Recreation Planning and Administration Division also conduct outreach to affected Indian tribes and agencies for their work.

- This outreach will be coordinated to ensure consistency of procedures and requirements.

Specific management standards:

- Continue to hold regular meetings with MOA signatories.
- Coordinate consultation and outreach.
- Develop a list of projects that are exempt from consultation.
- Provide the list of exempt work to consulting parties.

Information Management

The COR maintains a variety of information on cultural resources within its boundary including information on the designations for CORLs, historic maps and archival materials, and reports on cultural resources for COR funded and private development projects.

Cultural resources reports are considered confidential and the information in the reports will be held in secure locations with limited access. *Permissions and maintenance for confidential documents are discussed in more detail in the Secure Document Management protocol.*

- Distribution of information relating to archaeological sites contained in the cultural resources reports will be limited to cultural resources professionals meeting the appropriate qualifications, the owner of the parcel, and consulting agencies and tribes.
- Periodically the COR receives requests for information from members of the public on resources within the boundary. Under RCW 42.56.300, information on archaeological sites is exempt from public disclosure. The COR may distribute redacted copies of reports to members of the public or direct property owners to DAHP to obtain details of archaeological and cultural resources on their property.

Certain COR staff have access to the WISAARD system and are able to locate information in this system on previously recorded cultural resources.

- The COR uses GIS-based tools including software for permit review. These tools have limited information on previously recorded historic structures in the city and do not directly provide the age of existing structures on the corresponding parcel.
- Staff who are more familiar with cultural resource requirements use the King County IMAP system to determine the building's date of original construction.
- The COR also uses maps and information on streams, utilities, etc. as well as IMAP and WISAARD to locate information on areas with a high probability of containing archaeological sites.

The COR and DAHP entered into an agreement to share data relating to archaeological and other cultural resources.

- This information is used in the GIS-based Cultural Resources Management Map tool developed as part of this project.
- The COR staff will use the GIS-based Cultural Resources Management Map tool with layers for identifying areas with a high potential for archaeological and cultural resources.
- The Cultural Resources Management Map tool will be available to staff who complete the appropriate CRMP training for data security.

Specific management standards:

- Maintain and update as needed the data-sharing agreement with DAHP to obtain and provide information on cultural resources within the COR boundary.
- Maintain information related to archaeological sites and areas sensitive to the affected Indian tribes on secure servers within the COR with limited access.
- Mark correspondence relating to archaeological sites and investigations confidential.
- Redact information from cultural resources reports prior to public distribution.
- Implement training on the Cultural Resources Management Map tool.
- Make regular updates to the Cultural Resources Management Map tool
- Continue to reach out to the affected Indian tribes to share information and where appropriate, incorporate into the Cultural Resources Management Map tool.

Curation

The context and setting of a resource is important to its preservation.

- Whenever possible, cultural resources identified in the COR boundaries shall be left in-situ.
- If artifacts are identified as part of a project, curation is discussed with the appropriate affected Indian tribe and local historical societies.
- For private development projects, the developer will continue to be responsible for any required curation.

Curation of historic artifacts is a decision made during discovery and site analysis when the archaeologist, DAHP, and others can evaluate the significance of the site, the quality of the artifacts in relationship to the site, and the value of the artifacts for further study.

- Curation will be determined on a case by case basis with DAHP and the affected tribes based upon the significance of the site and the resources.
- If the site is not determined eligible for the NRHP or WHR, curation is typically not required.

Specific management standards:

- The City will enter into a curation agreement (s) with a repository or repositories, such as a Tribally-owned repository and/or the Burke Museum, which meets the standard of 36 CFR 79, for curation of materials other than human remains. The COR will discuss this issue with the signatories to the MOA and select an appropriate repository based upon their input and the availability of repositories to receive materials.
- The curation agreement should be available for all COR projects. In the event that a project will require curation of a large collection, the COR may wish to establish an agreement for that individual project.
- The City will work with local historical groups and other applicable groups to identify locations to display or store historic period artifacts that may not warrant curation at the Burke or other repositories.
- The City will include conditions on permits and special provisions in contractor specifications that, when appropriate, require the developer to follow the IDP and provide materials to a repository meeting the standard of 36 Code of Federal Regulations 79.
- The City's curation agreement and any contractor provisions should allow developers or individual property owners to curate artifacts under the COR agreement. In such cases, the costs of curation and artifact preparations will be the responsibility of the developer.

Public Education and Interpretation

The COR has an active program of education related to cultural resources.

- The website provides information on the history of the area and known cultural resources. The COR sponsors programs on Redmond's history throughout the year including events for Archaeology Month and Historic Preservation Month.
- Area parks have interpretive signs and information on historic structures and other cultural resources located in the park.

The Bear Creek discovery and resulting agreement led to a collaboration with the affected Indian tribes to incorporate artwork at the Bear Creek site and develop educational material on local cultural resources for use in the schools.

- The COR plans to continue to create and sponsor periodic public education and interpretation programs for the benefit of the community.

Specific management standards:

- Coordinate with the affected Indian tribes to plan and sponsor community and educational programs.

- Highlight the artistic traditions of the affected Indian tribes by commissioning works for display at COR properties.
- Work with Eastside Historical Society and the Redmond Historical Society to sponsor programs.
- Use COR properties with historic structures as venues for city activities to highlight Redmond's heritage.
- Collaborate with the Arts & Culture Commission, Landmark Commission, developers and COR project managers to commission works or otherwise encourage use of the 1% for Arts Program, Arts Program Activity Fund and other funds for artistic projects that incorporate themes relating to the history and heritage of the Redmond area including the art and traditions of Native culture.

9.E Cultural Resources Management Plan Review and Revisions

Cultural Resources Management Plan Review and Revisions

Review and Revision

Periodic review and amendment of the implementing protocols outlined in the CRMP and tools used to comply with them are essential to ensure all cultural resources regulations, restrictions, and policies are updated and revised as appropriate. Updates to procedural aspects (such as exempt maintenance activities) are discussed under their respective headings.

- Internal review of criteria requiring cultural resources survey, training protocols, consulting parties, Tribal contacts and other data will be conducted annually for the first three years following the adoption of the CRMP.
- After three years COR will coordinate with DAHP and the affected Indian tribes to establish the frequency of reviews for the CRMP.

CRMP Qualitative Review

The CRMP provides COR with the tools to effectively plan for and consider cultural resources in its project planning and permitting processes and is designed to be regularly updated and refined.

- Review of the CRMP and associated tools and policies is intended to assess the effectiveness and implementation of the plan, including evaluation of the utility of existing management, and the identification of management/protocol gaps.
- Qualitative review of the core cultural resources policies and procedures will be undertaken in consultation with affected Indian tribes and DAHP every three years.

This review will rely partly on changes to statutes, regulations and policies and partly on the results, comments, and reporting of protocol implementation.

- Project completion debriefing documents produced by the COR will be a primary source of data for the CRMP review.
- These documents are compiled from documentation of cultural resources consultations, planning documents, and agreements compiled over the course of each project.

Zoning Code

COR planning staff conduct periodic reviews of the Zoning Code in response to changing conditions in the City or questions resulting from code administration.

- Updates to sections of the Zoning Code pertaining to cultural resources including archaeological sites and CORLs will be reviewed internally and discussed with community members including developers, architects, property owners, and affected Indian tribes.
- As part of the CRMP review process, the COR will discuss the Zoning Code requirements related to cultural resources including common issues and questions that arose during the permitting or inspection process to identify areas where the code language should be modified to clarify procedures.

- Proposed amendments will be presented to the Planning Commission for review and recommendation and to the City Council for review and decision.

Table Appendix E-1: CRMP Update Schedule

CRMP Element	Participants	Timeframe
Review and update cultural resources sites, surveys and published reports in the Cultural Resources Management Map Tool	COR Internal	Ongoing
Update Cultural Resources Management Map Tool with new data from DAHP	COR Internal, DAHP	Annually
Review and conduct/commission surveys to update Historic Building Inventory	COR Internal	Every 10 years
Review and update list of standard consulting partners and contact info, including state and tribal authorities	COR Internal	Annually, or As Needed
Review and update COR and Tribal and Stakeholder coordination tables	COR Internal	Annually, or As Needed
Review and update list of activities that require or are excluded from cultural resources review	COR, affected Indian tribes, DAHP	Annually for 3 years *
Review criteria by which cultural resources actions are recommended for projects	COR Internal	Annually for 3 years *
Review and update training plan	COR Internal	Annually for 3 years*
Review changes to federal and state regulatory requirements, private development requirements for potential code updates	COR Internal, affected Indian tribes, DAHP, and Stakeholders	Annually
Review of Standards and Procedures	COR, affected Indian tribes, DAHP, and Stakeholders	Every Three Years

*Timeframe for future review schedule will be updated after 3 years based upon internal feedback and discussion about the process with the DAHP and affected Indian tribes

Protocol Review

The CRMP's protocols are intended to serve as living documents and will be updated through two mechanisms. A list of housekeeping type tasks will be logged and addressed annually.

- Fatal flaws can be addressed with immediacy (as needed).
- The Technical Committee (as described in Redmond Municipal Code Chapter 4.50; Technical Committee) will retain authority for both of these mechanisms following the City Council's original action to adopt the CRMP's policies and regulations.

Cultural Resources Management Map Tool Update Procedures

The cultural resources management map tool will be updated through two mechanisms:

- The COR receives cultural resources reports with the results of surveys that are not currently included in WISAARD. These will be added to a layer within the cultural resources management map tool when the final cultural resources report is received from the consultant. The update will be reflected in the cultural resource probability maps accordingly. Other layers will be updated by the COR GIS team.
- Annually, updates to the cultural resources management map tool shall be provided by the DAHP in coordination with the COR/DAHP data sharing agreement.
- The COR may also receive annual or periodic updates to the King County predictive model, an underlying mapping layer informing countywide areas of archaeological probability.

Table Appendix E-2: Data Layers and Frequency of Updates

Data Layer	Frequency	Other verification or processing
Interim Cultural Resource Survey Data	When received by the COR	COR verification cultural resources survey report is final
DAHP Data	Annually	Review/coding of archaeological survey data by qualified archaeologist
King County Assessor Data (building construction date)	Annually	
City of Redmond Boundary Layers	When updated by COR	
Historic Roads	When updated by COR	
COR Historic Structures Surveys	Every 10 years or more frequently when updated by COR	
King County Sensitivity Maps	When updated by King County	

9.F Cultural Resources Reporting Requirements

Cultural Resources Reporting Requirements

Washington State Standards for Cultural Resources Reporting

The standards for reporting regarding cultural resources are established and updated annually by the Washington State Department of Archaeology and Historic Preservation (DAHP). The outline presented in the Washington State Standards indicates the organizational format of a professional archaeological resources survey report. It contains the information needed by governmental agencies, DAHP staff, property owners, planners, Tribes, and interested parties to make informed decisions.

The report must be completed, reviewed, and approved by an individual meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology. For additional information and detailed formatting and content requirements, refer to DAHP at (360) 586-3065 or <https://dahp.wa.gov/>.

The following information is required to be submitted for sites identified as having high probability for containing cultural resources or when required as an outcome of a preliminary cultural resources assessment:

- A. **General Information** (required for all cultural resources).
 1. Name of proposal as shown on City applications.
 2. Name of applicant as shown on City applications.
 3. Name of organization and individual providing this information.
 4. Name and contact information for the professional archaeologist, per Revised Code of Washington (RCW) 27.53.030(11), providing this information.
 5. Date the information was prepared.
 6. Clearly identify the development proposal being addressed, including City file number and key project drawing references, as necessary (originator of drawings, originator's reference number if shown on the drawings, sheet numbers, revision numbers and dates for each sheet, and include reduced copies of key drawings in the report).
 7. A copy of an aerial photo with overlays displaying site boundaries and area of potential effects (APE).
 8. Additional information may be required. The Technical Committee, Washington DAHP, or affected Indian tribes may require additional information to be included when deemed necessary to the review of the proposed activity.
- B. **Cultural Resources - Archaeology Reporting Requirements.** A cultural resources report shall be prepared by a professional archaeologist who meets the requirements identified by RCW 27.53.030(11) and shall meet the requirements of a cultural resources report as defined and amended by the Washington DAHP.
 1. Cultural Resources Report Requirements (in addition to the A. General Information listed above) to be provided to the administrator as pdf of final drafts:
 - a. A Cultural Resources Cover Sheet consistent with formatting established by the Washington DAHP.
 - b. A site map showing all proposed ground disturbances including the following:
 - i. Filling, grading, compacting, blasting, boring, tunneling, or any form of earthwork or disturbance; or

- ii. Excavating or mining; or
 - iii. Excavation of artifacts; or
 - iv. Paving or otherwise covering of the earth surface with such materials as concrete; or
 - v. Planting or farming; or
 - vi. Demolishing or erecting a structure; or
 - vii. Any other activity that may harm or disturb a site.
 - c. A cultural resources survey report consistent with the Washington State Standards for Cultural Resource Reporting.
 - d. Appropriate Archaeological Site Forms.
 - e. National Register forms used for Determination of Eligibility of Archaeological sites (as needed)
 - f. Letters submitted to the following affected Indian tribes as consultation and responses thereof.
 - i. Snoqualmie Tribe.
 - ii. Muckleshoot Indian Tribe.
 - iii. Tulalip Tribes.
 - iv. Stillaguamish Tribe of Indians.
 - g. Letters submitted to the following interested Indian tribes as communication and responses thereof.
 - i. Suquamish Tribe.
 - ii. Duwamish Tribe.
 - iii. Confederated Tribes and Bands of the Yakama Nation.
 - h. Additional records demonstrating area and depth of previous ground disturbances, if available.
- C. Reconnaissance Historic Structures Reporting Requirements.** An reconnaissance historic structures report may be prepared by the applicant or a professional who meets the requirements of the Secretary of the Interior’s Professional Qualification Standards and shall meet the minimum requirements of WA State Standards for Cultural Resources Reporting – Reconnaissance Level Survey as defined and amended by the Washington DAHP.
1. Reconnaissance Historic Structures Survey Requirements (in addition to the A. General Information listed above) to be provided to the administrator as pdf of final drafts:
 - a. The historic and current use of the structure(s).
 - b. A detailed description of the structure(s) including all observable architectural features.
 - c. An evaluation of the structure’s integrity such as cladding, foundation, roof shape, architectural form/type and style based on its original construction including the following:
 - i. Identifying features and characteristics that appear to have been maintained from the original construction.

- ii. Identifying features and characteristics that appear to have been modified from the original construction.
- iii. Identifying features and characteristics that appear to have been replaced from the original construction.
- d. A concise Statement of Significance based on the knowledge of the professional, if available.
- e. An approximate date of the original construction as obtained from the best available resources.
- f. A photographic inventory of the structure(s) meeting the requirements of the E. Photographic Inventory listed below.

D. Intensive Historic Structures Reporting Requirements. An intensive historic structures report shall be prepared by a professional who meets the requirements of the Secretary of the Interior's Qualification Standards for Architectural Historian and shall meet the requirements of WA State Standards for Cultural Resources Reporting – Intensive Level Survey as defined and amended by the Washington DAHP.

1. Intensive Historic Structures Survey Requirements (in addition to the A. General Information and Reconnaissance Historic Structures Reporting Requirements listed above) to be provided to the administrator as pdf of final drafts:

- a. An accurate date of construction based on research.
- b. Historic images, if available.
- c. The name of the original architect or building, if available.
- d. A bibliography.
- e. A determination of National Register eligibility by a cultural resources professional.
- f. Ownership information including original owner or claimant of property and of structure.
- g. Historic or common name of the property.
- h. Area of Significant/Historic Context.
- i. A thorough, in-depth statement of significance based on integrity and National Register Criteria for Evaluation.

E. Photographic Inventory of Historic Structures Reporting Requirements. A photographic inventory of historic structures shall be prepared.

1. Photographic Inventory of Historic Structures Requirements (in addition to the A. General Information above) to be provided to the administrator:

- a. Photographs must be taken and provided at the highest resolution possible to ensure clarity of details.
- b. A scale device should be included in specific views to show the size of the object recorded, particularly in documentation of the main façade of a building.

- c. The direction, such as the cardinal point from which the view was taken or the direction a building is facing, should be noted in an accompanying Index to Photographs.
- d. The photographic inventory shall include the following:
 - i. General or environmental view(s) to illustrate setting, including landscaping, adjacent building(s), and roadways.
 - ii. All façades, with and without a scale device.
 - iii. Perspective view, front and one side.
 - iv. Perspective view, rear and opposing side.
 - v. Detail, front entrance and/or typical doorway.
 - vi. Typical window.
 - vii. Exterior details, such as chimney, clerestory, oriel, date stone, gingerbread ornamentation, or boot scrape, indicative of era of construction or of historic and architectural interest.
 - viii. Interior views to capture spatial relationships, structural evidence, a typical room, and any decorative elements; these include hallways, stairways, attic and basement framing, fireplaces and mantels, moldings, interior shutters, kitchen (especially if original), and mechanicals.
 - ix. If they exist, at least one view of any dependency structures, such as privies, milk or ice houses, carriage houses, sheds, detached garages, or barns. These structures need to be identified in the Index to Photographs.

Related Forms:

- Forms shall be obtained from the Washington DAHP

REVISED

11:15 am, Sep 19, 2019

9.G Acronyms and Abbreviations



List of Acronyms and Abbreviations

AD	Anno Domini
AP	Analytic Period
BP	Before Present
CIP	Capital Investment Program
COA	Certificate of Appropriateness
COR	City of Redmond
CORL	City of Redmond Landmark
CPP	Countywide Planning Policies
CRMP	Cultural Resources Management Plan
DAHP	Department of Archaeology and Historic Preservation
FHWA	Federal Highway Administration
FTA	Federal Transit Authority
GMA	Growth Management Act
HPI	Historic Property Inventory
IDP	Inadvertent Discovery Plan
KCHPP	King County Historic Preservation Program
KCLC	King County Landmarks Commission
MPP	Multicounty Planning Policies
MOA	Memorandum of Agreement
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
PREP	Pre Review Entitlement Process
RCW	Revised Code of Washington
RMC	Redmond Municipal Code
RZC	Redmond Zoning Code
SEPA	State Environmental Policy Act
SMP	Shoreline Master Plan
TCP	Traditional Cultural Property/Place
USACE	United States Army Corps of Engineers
WAC	Washington Administrative Code
WCC	Washington Conservation Corps
WHR	Washington Heritage Register
WISAARD	Washington Information System for Architectural and Archaeological Records Data
WSDOT	Washington Department of Transportation

Proposed Standards Operations, Protocols and Procedures

CRMP

The following are intended as stand-alone actions that may be employed during phases of a project's planning, design, and construction.

It is possible that not all of the following will apply during a project lifecycle.

Included are protocols for ([linked below](#)):

- Private Development Cultural Resources Review
- Determining Cultural Resources Approach
- Budgeting for Cultural Resource Services (Capital Investment Program)
- Agency and Tribal Coordination
- Consultant Selection, Scope of Work, and Cultural Resources Report Review (City Funded Projects)
- Cultural Resources Monitoring (City Funded Projects)
- Project Completion (Capital Investment Projects)

Draft Protocol for Private Development Cultural Resources Review

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Introduction:

The approach for private development applications is to begin implementation of cultural resource assessments early in the process to first determine based on proposed project location, what steps are needed and then integrate the cultural resource management steps with the permit process workflows as much as possible. Procedures described herein will take place in accordance with timelines mandated by federal, state, and local laws.

Applicants for land use, building, and demolition permits will likely need to conduct cultural resources studies if the proposed project is located in an area with high probability of containing cultural resources or the study is otherwise required by the affected Indian tribes and/or the Department of Archaeology and Historic Preservation (DAHP). The citywide Cultural Resources Management Map provides a preliminary approximation of the probability of cultural resources being present and indicates the need for assessment regarding possible archaeological resources. This will typically consist of a cultural resources survey, accompanying report evaluating the potential of the project impacting cultural resources, and recommendations for response to potential cultural resources.

Certain permits will be exempt from cultural resources review. The list of the exempt permit types is included in RZC Appendix 9.C to the CRMP and includes activities where the permit is obtained over the counter at the time of application and no staff review occurs. This protocol provides information on the responsibilities of Redmond staff members, flowcharts, and checklists.

Over the Counter Permits (Exempt projects)

Permits for routine projects requiring minimal ground disturbance on properties with existing development may be exempt* from cultural resources review. A complete list of these permits is attached to the Cultural Resources Management Plan (CRMP) in RZC Appendix 9.C. They are typically obtained online or over the counter with no review by the Planning staff. The homeowner or contractor will complete the work and arrange for a city inspector to conduct a site visit to evaluate the work.

Unless the project is located in a known archaeological site, the Development Review staff will notify the applicant of the probability of archaeological resources based on preliminary review of the Cultural Resources Management Map and direct the applicant to the Inadvertent Discovery brochure describing cultural resources and procedures to follow in the event cultural materials are found. During the site visit, the inspector will be responsible for following the Inadvertent Discovery Procedure if cultural materials are observed.

If the project is located in a known archaeological site, the Development Review staff will condition the application to work with the DAHP to determine required procedures including the possible contracting with a professional archaeologist. The archaeologist, when required, will survey the site in advance of ground disturbing activities and obtain, when necessary, the appropriate permit and letter of concurrence from the DAHP.

Permit Procedures - Non-Exempt

Development review includes optional and required review procedures such as pre-application (Pre-App), single-family existing lot feasibility study (SFEL) meeting(s), Pre-Review Entitlement Process (PREP), and formal application.

Using the Cultural Resources Management Map, the Project Manager will consider whether cultural resources concerns are present within a project site. Consideration accounts for both the extent of the project site and its anticipated ground disturbing activities. The Project Manager will provide to the applicant written comments such as in the project's issues matrix and, when part of the permit review process, in-person comments during participation in the Pre-App conference or SFEL feasibility study.

For projects located in areas of high probability, the project proposal and site conditions will be reviewed with the DAHP and affected Indian tribes. Based on their recommendations or requests, the Project Manager will condition the application to pursue a cultural resources study as part of their due diligence in preparing the development application or request specific information as identified by the DAHP or affected Indian tribes.

Applicants may elect to combine their geotechnical work with archaeological considerations to obtain a timely understanding of cultural resources probability.

Factors considered during the review include:

- Probability of encountering cultural resources (per the [Cultural Resources Management Map](#))
 - Previous use of the project site and adjacent areas
 - Existing conditions including amount of ground disturbance
 - Proposed construction methods and depth of project-related ground disturbance, if available
 - Presence of historic-period resources, and proximity to City of Redmond Landmarks and other known resources
 - Requirements for cultural resources approach from the affected Indian tribes and DAHP
-
- The planning staff will update the CR Tracking Tool and the project issues matrix and inform the applicant of any required activities related to cultural resources management. The applicant will retain a cultural resources consultant(s) meeting the standards for professional qualifications (RCW 27.53.030 and 36 CFR Part 61 f). When the results of surveys and other studies are received the Project Manager will review and provide these documents to DAHP and the affected Indian tribes for their standard 30-day review and comment.

Cultural Resources Report Review

If a cultural resources report is required, the Project Manager will store the document in the approved, confidential folder and flag EnerGov that the document has been received. The Project Manager will review the report and update the issues matrix, when necessary, with the results of their review. Factors considered in the review include:

- Project description explains project and potential impacts
- Quality of research sources
- Survey adequately covers locations of potential impacts
- Recommendations for National Register of Historic Places eligibility and effects to resources identified meet National Park Service and DAHP standards.
- Adequate supporting documentation (Maps and Photographs, Historic Property Inventory Forms, Isolate Forms, Archaeological Site Forms)

After working with the CR consultant to confirm the accuracy and completeness of the report, the Project Manager will distribute the report to DAHP and the affected Indian tribes for their standard 30-day review. Based on their review, the Project Manager will include requirements for monitoring, avoidance, or protective measures to be implemented by the project applicant during construction in the Issues Matrix. This could also include additional or changed requirements from DAHP and the affected Indian tribes for the CR consultant. The requirements will be noted in the Issues Matrix.

Once the cultural resources survey report is final, staff will update the Cultural Resources Management Map with the interim results of the survey.

Environmental Review

After an application is submitted, either at the conclusion of the PREP process or upon submittal of a Formal Application, the project will undergo environmental review. The environmental review includes the SEPA process and public comment period required for all major land use applications. When preparing the environmental review documents, the planning staff will incorporate the findings of cultural resources survey reports and other studies as the cultural resources report and companion documents will not be attached to the SEPA application due to their disclosure status under RCW 42.56.300. The SEPA determination and associated documents will be provided to DAHP and the affected Indian tribes for review. Additional studies may be requested to address comments from DAHP and the affected Indian tribes, however it is advised that many of these issues are captured during the early reviews required for Pre-App and the PREP process.

REFERENCE: Cultural Resources Survey Report Review Checklist (Completed by Project Manager)

1	Principal Investigator(s)
	<input type="checkbox"/> Meets Secretary of the Interior’s Professional Qualification Standards for appropriate disciplines (i.e. archaeology, architectural history)
	Comments:

2	Project Description
	Location
	Construction areas
	Haul routes
	Staging areas
	Depth of ground disturbance
	Timeline
	Time of year
	Hours of construction
	Equipment proposed
	Ground disturbing
	Noise producing
	Light/ Glare Producing
	Comments:

3	Regulatory Setting (Circle all that apply)
	Funding Source: Local State Federal Private
	Permit Required: Local State Federal

	Comments:
--	-----------

4	Area of Potential Effects or Study Area
	<input type="checkbox"/> USGS Map
	<input type="checkbox"/> Aerial photograph
	<input type="checkbox"/> Includes direct and indirect impacts
	Comments:

5	Methods
	Literature Review
	<input type="checkbox"/> WISAARD
	<input type="checkbox"/> Local Repositories
	<input type="checkbox"/> Tribal Sources including informal consultation (a primary resource)
	Tribal Coordination
	<input type="checkbox"/> Outreach to the tribes
	Field studies
	<input type="checkbox"/> Pedestrian
	<input type="checkbox"/> Sufficient coverage for APE/study area
	<input type="checkbox"/> Shovel Probes

5	Methods
	<ul style="list-style-type: none"> ○ Sufficient coverage for APE/study area
	<ul style="list-style-type: none"> <input type="checkbox"/> Architectural surveys include visual/auditory impacts
	Comments:

6	Literature Review
	<ul style="list-style-type: none"> <input type="checkbox"/> Appropriate to scope of the project
	<ul style="list-style-type: none"> <input type="checkbox"/> Variety of sources including primary
	<ul style="list-style-type: none"> <input type="checkbox"/> Covers prehistory, ethnography, historic context, and informal Tribal consultation
	Comments:

7	Results
	General
	<ul style="list-style-type: none"> <input type="checkbox"/> Field methods match the described methods or indicate why the deviation
	<ul style="list-style-type: none"> <input type="checkbox"/> Photographs of general vicinity and survey area
	Archaeology
	<ul style="list-style-type: none"> <input type="checkbox"/> Photographs of shovel probes
	<ul style="list-style-type: none"> <input type="checkbox"/> Tables with soil profiles
	<ul style="list-style-type: none"> <input type="checkbox"/> Photographs of context and specific conditions at sites (if applicable)
	<ul style="list-style-type: none"> <input type="checkbox"/> Photographs of artifacts (if applicable)
	Historic Structures
	<ul style="list-style-type: none"> <input type="checkbox"/> Photographs of vicinity, landscape, individual structures including outbuildings
	<ul style="list-style-type: none"> <input type="checkbox"/> Statement of significance

	<input type="checkbox"/> Relates to specific historic context of the area
	<input type="checkbox"/> Physical Description
	<input type="checkbox"/> Includes landscape and context
	Supporting Documentation
	<input type="checkbox"/> Isolate Forms
	<input type="checkbox"/> Archaeological Site Forms
	<input type="checkbox"/> Historic Property Inventory Forms
	Comments:

8	NRHP Eligibility Evaluations (both archaeology and historic structures)
	<input type="checkbox"/> Addresses all 4 criteria Criteria for Evaluation: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: <ol style="list-style-type: none"> 1. That are associated with events that have made a significant contribution to the broad patterns of our history; or 2. That are associated with the lives of significant persons in our past; or 3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or 4. That have yielded or may be likely to yield, information important in history or prehistory. <p>(Source: https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm, 2/26/2018)</p>
	<input type="checkbox"/> Includes consideration for local significance
	<input type="checkbox"/> Addresses City of Redmond Heritage Register
	Comments:

9	Effects
	<input type="checkbox"/> No Historic Properties affected
	<input type="checkbox"/> Long-term
	<input type="checkbox"/> Short-term
	<input type="checkbox"/> Visual and auditory
	<input type="checkbox"/> No Historic Properties affected
	Comments:

10	Recommendations
	Options provided for each measure are appropriate to the impact and significance of the eligible resource:
	<input type="checkbox"/> Avoidance
	<input type="checkbox"/> Minimization
	<input type="checkbox"/> Mitigation
	<input type="checkbox"/> Other (construction monitoring, use of a specialized Inadvertent Discovery Plan or Treatment Plan)
Comments:	

Tribal Consultation Checklist (Completed by Project Manager)

1	Applicant Name
	Permit Application Number
	Point of Contact
	Anticipated Construction Date
	Funding Source(s)
	Comments:

2	Regulatory Context
	<input type="checkbox"/> Executive Order 0505
	<input type="checkbox"/> SEPA
	<input type="checkbox"/> Section 106
	<input type="checkbox"/> NEPA
	<input type="checkbox"/> Redmond Code
	<input type="checkbox"/> Other
Comments:	

3	Location
	Address
	Township, Range Section
	Legal Description
	Parcel Number(s)
	Acre(s)
	Comments:

4	Project Description/ Anticipated Level of Ground Disturbance
	Comments:

5	Attachments
	<input type="checkbox"/> Aerial Imagery
	<input type="checkbox"/> Photos
	<input type="checkbox"/> Other:

6	Recommendations
	<input type="checkbox"/> No potential to cause effects (no resources present, area previously surveyed)
	<input type="checkbox"/> Low potential to cause effects (no resources present, low probability area)
	<input type="checkbox"/> Potential to cause effects (moderate probability area without previous survey)
	<input type="checkbox"/> Insufficient information to reach a recommendation (high probability area without previous survey)

7	Action Recommended
	<input type="checkbox"/> Cultural Resources Survey
	<input type="radio"/> Phase 1 (literature review)
	<input type="radio"/> Phase 2 (field survey with shovel probes)
	<input type="radio"/> Phase 3 (testing)
	<input type="checkbox"/> Construction Monitoring
	<input type="checkbox"/> Custom Treatment or Inadvertent Discovery Plan
	<input type="checkbox"/> Tribal Monitoring
<input type="checkbox"/> Other (Training for contractors, architectural monitoring)	

8	Sources reviewed (check all that apply)
	<input type="checkbox"/> Project Plans
	<input type="checkbox"/> Project description
	<input type="checkbox"/> Mapped soils
	<input type="checkbox"/> Geomorphology
	<input type="checkbox"/> Modern land use patterns
	<input type="checkbox"/> Historic Maps
	<input type="checkbox"/> Historic Aerials
	<input type="checkbox"/> DAHP WISAARD
	<input type="checkbox"/> DAHP/ Redmond Predictive Model
	<input type="checkbox"/> Tribal contacts
Redmond Historic Preservation Officer	Signature: Date:

9	For completion by the tribes		
	<input type="checkbox"/>	Please provide further information on the project	
	<input type="checkbox"/>	We have no interest in consulting on the project	
	<input type="checkbox"/>	Please include the tribe in further communications on the project	
	<input type="checkbox"/>	Comments:	
	Tribal Historic Preservation Officer	Signature:	Date:

Contacts and Resources

Name	Title	Phone	Email

Revision Record

Revision Number	Date	Approvals	Approved by (Initials)
1 (original)			

Draft Protocol for Determining Cultural Resources Approach

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Introduction:

This protocol provides the procedures and workflows for City employees to make the initial determination of what cultural resources services need to be applied to projects in the City of Redmond. The Redmond Historic Preservation Officer (RHPO) together with other staff from Planning, Public Works, Parks and other departments as applicable will then work collaboratively to establish an approach to cultural resources management for key milestones in the projects. The cultural resources approach will be implemented when following these procedures:

- Capital Investment Program Budgeting
- Capital Investment Program Survey Reports
- Private Development Review (Application Project Manager is the lead)
- Maintenance and Operations

Determining the Approach

The approach to cultural resources will be determined by the location of the project, proximity to known cultural resources, and the potential for impacts to those resources from project activities. COR staff will work collaboratively, including with the RHPO for capital investment, maintenance and operations, to review the project location, ground disturbing activities, and check the cultural resources management map tool.

Services may include a survey by qualified cultural resources professionals and/or monitoring by archaeologists during construction or geotechnical boring. The RHPO will check with the DAHP and affected Indian tribes to confirm what services are required. The affected Indian tribes may request to send a tribal member to observe ground disturbing work (cultural monitoring). The Cultural Resources Services Approach Procedure flowchart illustrates the process and considerations for developing the approach. Based upon the results of the initial services additional cultural resources management activities may be required and the approach will be confirmed as project moves through the project lifecycle.

Draft Protocol for Budgeting for Cultural Resources Services

Capital Investment Programs

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Introduction

Functional Leads for City of Redmond capital projects will consider the needs for cultural resource management at an early stage in project planning using the CIP budgeting/cost and risk assessment tools. Cultural resources services required will vary based upon the project, location(s), and probability of encountering cultural resources in the area. This protocol provides information on the responsibilities of Redmond staff members, flowcharts, and checklists.

Project Budgeting

When preparing projects for inclusion in their department's Functional Plan, Functional Leads will work with the RHPO to develop an approach to cultural resources management for each project included in the plan. Some activities such as speed bumps and other traffic calming devices will be exempt from review (RZC Appendix 9.C Exemptions). In developing the approach, the Functional Lead and RHPO will consider both cultural resources services that should be included in the budgets for individual projects as well as required consultation with affected Indian tribes. The RHPO will use the cultural resources management map tool to assess the probability of encountering cultural resources and provide a recommended approach to the Functional Lead. Other considerations for the approach to cultural resources management will include:

- Existing disturbance of the area
- Extent including depth of proposed ground disturbance
- Presence of and proximity to City of Redmond Landmarks
- Preliminary recommendations of the Department of Archaeology and Historic Preservation and the affected Indian tribes

Based on the recommended approach and anticipated cultural resources services, the Functional Lead will consult the cost table to establish the budgets for services and contingency for each project. These costs will be included in the functional cost estimate template (utilities, parks, transportation, etc.) for the project that is then included in a functional plan or other document. Services will vary based upon the project but may include a cultural resources survey report and/or geotechnical monitoring by a professional archaeologist. The cultural resources budgeting checklist is an optional resource to evaluate and document the approach to cultural resource management and for coordinating with associated CIP checklists.

When the project is proposed for the initial draft of the CIP, the Functional Lead and the Capital Project Manager will work with the RHPO to develop an updated budget for cultural resources services. This secondary review will account for new information about the project scope, new information about the conditions in the project area, and new federal, state, or local regulations pertaining to cultural resources.

In the event of changes to the project scope or elapsed time since previous review, in advance of and in preparation for construction, the Functional Lead and RHPO will confirm the cultural resources approach and budget.

Cost Estimating Table (2017)

Activity Number	Activity	Estimated Time to Complete	Estimated Cost
1	Background research on small parcel (< 5 acres) by qualified professional (Phase 1 Survey)*	5 days + 30 day agency/tribe review	\$5,000
2	Pedestrian survey and limited shovel probes by qualified professionals of a small parcel (<5 acres) that results in no finds (Phase 2 Survey)* ¹	30 days+30 day agency/tribe review	\$25,000
3	Additional shovel probes to verify the boundaries and testing to evaluate NRHP eligibility of a small site (2 testing units) (Phase 3 Survey)*	30 days+30 day agency/tribe review	\$20,000
4	Use of monitor during geotechnical boring	During ground disturbing activities	\$125 (per hour)
5	Use of monitor during construction	During ground disturbing activities	\$125 (per hour)
6	Data recovery of site requiring < 20 excavation blocks (1 x 1m)**	6 months to 1 year	\$200,000
7	Mitigation – specialized photography, interpretive plans, etc.*	6 months to 1 year	\$30,000
<p>*Includes report, required forms, and limited coordination with agencies and affected Indian tribes **Includes report, required forms, and limited coordination with agencies and affected Indian tribes, artifact preparation but not curation ¹Add an additional 10% (of \$25,000) for linear projects where access to site may not allow continuous survey and/or an additional 25% (of \$25,000) per acre surveyed for larger parcels. Costs for Data Recovery and Mitigation should be included in the contingency for any project with a finding of “A potential to cause effects (high probability area with previous survey) or Insufficient information to reach a recommendation (high probability area without previous survey or inconclusive survey)”</p>			

Project Budgeting Checklist (A Resources Accessed via CIS Checklists: Budget Estimation and Risk Assessment)

1	Project Name
	Point of Contact
	Anticipated Construction Date
	Funding Source(s) such as COR, State, Federal List all that potentially apply
	Expected Regulatory Context (NEPA, SEPA, Redmond Code, etc. List all that potentially apply)

2	Location
	Address
	Acre(s)
	Comments:

3	Project Description (attach site photos)

4	Screening Review Results (Check all known or identified in review)
	<input type="checkbox"/> Moderate or High Probability Area per cultural resources management map tool

4	Screening Review Results (Check all known or identified in review)
	<input type="checkbox"/> Areas of known significance to affected Indian tribes
	<input type="checkbox"/> Recorded Archaeological Sites
	<input type="checkbox"/> National, State or Local Register Sites
	<input type="checkbox"/> Human Burials or Cemeteries
	<input type="checkbox"/> Buildings/Structures/Roads/Built Features 45 years or older
	Comments

5	Recommendations
	<input type="checkbox"/> No potential to cause effects (no resources present, previously surveyed)
	<input type="checkbox"/> Low potential to cause effects (no resources present, low probability area)
	<input type="checkbox"/> A potential to cause effects (high probability area with previous survey)
<input type="checkbox"/> Insufficient information to reach a recommendation (high probability area without previous survey or inconclusive survey)	

6	Action Required (Check all that Apply)
	<input type="checkbox"/> Cultural Resources Survey
	<input type="radio"/> Phase 1 (literature review)
	<input type="radio"/> Phase 2 (field survey with shovel probes)
	<input type="radio"/> Phase 3 (testing)
	<input type="checkbox"/> Construction Monitoring
	<input type="checkbox"/> Custom Treatment or Inadvertent Discovery Plan
	<input type="checkbox"/> Tribal Monitoring
<input type="checkbox"/> Other (Training for contractors, architectural monitoring)	

7	Service (s) Cost Estimation	
	Contingency Cost Estimation	
	Redmond Historic Preservation Officer Signature	
	Functional Lead Signature	

Draft Protocol for Agency and Tribal Coordination

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Introduction

The City of Redmond (COR) recognizes that successful management and protection of cultural resources requires continued coordination and collaboration with affected Indian tribes and the Department of Archaeology and Historic Preservation (DAHP). Mechanisms for continued communication and consultation include telephone calls and meetings with affected Indian tribes to discuss sensitive areas and issues of concern and active coordination for projects funded or approved for development by the COR. This protocol provides information, flowcharts, and checklists describing the responsibilities of Redmond staff members.

Activities Requiring Coordination and Consultation

The COR will coordinate and consult with the affected Indian tribes and DAHP at a variety of intervals. The following table identifies the activities requiring consultation, parties involved, and typical timing.

Consultation Matrix

Activity	Triggers	Consulting Parties	Documentation Required	Implementation Schedule	Response Time
Cultural Resources Management Protocols	RZC Appendix 9.E Cultural Resources Management Plan Review and Revisions	Bear Creek MOA Signatories	Proposed Changes	RZC Appendix 9.E Cultural Resources Management Plan Review and Revisions	30 Days
COR Funded Projects Initial Funding	Project in high probability area	Affected Indian tribes and DAHP	<ul style="list-style-type: none"> List with locations, project name, and summary of proposed work Tribal Consultation Checklist 	As needed	30 Days
COR Funded Project Initiation	Projects in high probability area	Affected Indian tribes and DAHP	<ul style="list-style-type: none"> Project description, location, and timing, additional project work ask required Tribal Coordination Checklist 	As needed	30 Days
COR Funded Project Completion	Projects in high probability area with monitoring and/or mitigation requirements	Affected Indian tribes and DAHP	Cultural Resources Debriefing Checklist	Project completion	30 Days
COR Maintenance	Non-exempt, ground disturbing projects in high probability area	Affected Indian tribes and DAHP	Project description, location, and timing	Annually	30 Days
COR Emergency Maintenance	Unplanned project requiring ground disturbance	Affected Indian tribes and DAHP	Notice from RHPO to facilitate use of a monitor	As needed	24 Hours

Activity	Triggers	Consulting Parties	Documentation Required	Implementation Schedule	Response Time
	within 30 days				
Private Development Permit *	RZC 21.30 Historic and Archaeological Resources	Affected Indian tribes and DAHP	<ul style="list-style-type: none"> • Description of work • Permit Application Review Checklist 	RZC 21.30 Historic and Archaeological Resources	14 Days

*Procedures are described in the Protocol for Private Development Review

Distribution of Materials to Affected Indian tribes

The RHPO will be responsible for distributing materials to DAHP and the affected Indian tribes related to projects funded or permitted by the City. The materials will include at minimum a project description, location map, address, and probability of containing cultural resources (per the cultural resources management map tool). The process and timeframe for distribution of materials are described in more detail in the following protocols:

- Capital Investment Program Budgeting
- Capital Investment Program Survey Reports
- Capital Investment Program Project Completion
- City of Redmond Projects Construction Monitoring
- Private Development Review
- Maintenance and Operations

A copy of the Tribal Input Checklist will be attached to the materials distributed to the affected Indian tribes.

Meetings with Affected Indian tribes

Directors and staff will schedule periodic face-to-face meetings with the affected Indian tribes to discuss projects planned by the maintenance and operations groups and as part of the capital investment planning process. During these meetings the COR will provide an update on the schedule and changes to previously discussed projects. The meetings will also be an opportunity to discuss general communications with the City and issues of concern. The frequency of the meetings will be determined through discussions with individual Tribes.

Maintenance and Operations Project Planning Agency and Tribal Coordination

The maintenance and operations groups will develop a list of routine maintenance activities that are regularly performed on City-owned buildings, land, and utilities and from which cultural resources review and/or consultation are exempted. Following approval of the list, some projects and types of

maintenance activities will be exempt from review by DAHP and affected Indian tribes. The list of exempted maintenance activities will be reviewed and approved by affected Indian tribes and DAHP, and will be updated at regular intervals (RZC 9.C Exemptions). Each department's maintenance group will develop a list of known non-exempt projects (the timing of the distribution of this list will be finalized based upon discussions with the departments to best align with their existing processes). Staff will submit this project list to DAHP and the affected Indian tribes for their input as to the sensitivity of the area and their recommendations for survey and/or monitoring.

Capital Investment Program Project Planning Agency and Tribal Coordination

The RHPO and the Functional Lead (or other designated individual responsible for the early phases of project planning) will establish an approach to cultural resources when projects are in locations with high probability of encountering cultural resources. This approach will be revisited at key intervals (see COR Funded Project Cultural Resources Overview). During the early planning phases, the RHPO will distribute materials to DAHP and the affected Indian tribes to confirm the approach to cultural resources management and plan for cultural resources studies.

During the planning and community engagement phases of the project (if required), Functional Leads will seek input from the affected Indian tribes on potential impacts to cultural resources. The Functional Leads will coordinate with the RHPO to confirm the interest of the affected Indian tribes in participating in consultation at this phase. Tribal representatives will be invited to attend public meetings and workshops held as part of planning or community engagement phases of a project (when required). At the request of the affected Indian tribes, individual meetings will be arranged with the Chairperson and/or Tribal Historic Preservation Officer (THPO) and the appropriate COR representatives including the Mayor, Directors, etc. If requested, the meeting will be held at the office of the affected Indian tribe or other preferred location.

Tribal and Agency Coordination Project Initiation through Completion

At project initiation, the project team will develop a charter and establish an approach to consultation and coordination with the affected Indian tribes. If the COR is the lead agency for the project, they will initiate consultation with the affected Indian tribes and DAHP. If the COR is not the lead agency they may opt to arrange meetings to supplement any meetings organized by federal or state agencies providing funding or permitting for the project that may have government to government consultation responsibilities under Section 106 of the National Historic Preservation Act or other regulations.

If the affected Indian tribes request meetings to discuss the project, the Functional Lead will work with the RHPO, as needed, and the THPO or designated representative from the affected Indian tribes to arrange the meetings and the invitee list. If requested, the meeting will be held at the office of the affected Indian tribe or other preferred location.

The Tribal and Agency Coordination Checklist provides a table of required activities and timeframes related to consultation and coordination. Additional steps in the coordination and consultation process are described under Preliminary Coordination Procedure, Survey Report Review Procedure, and Construction and Project Completion Procedure.

Tribal Input Checklist

1	Applicant Name
	Permit Application Number
	Point of Contact
	Anticipated Construction Date
	Funding Source(s)
	Comments:

2	Regulatory Context
	<input type="checkbox"/> None (exempt project)
	<input type="checkbox"/> Executive Order 0505
	<input type="checkbox"/> SEPA
	<input type="checkbox"/> Section 106
	<input type="checkbox"/> NEPA
	<input type="checkbox"/> Redmond Code
	<input type="checkbox"/> Other
Comments:	

3	Location
	Address
	Township, Range Section
	Legal Description
	Parcel Number(s)
	Acre(s)
	Comments:

4	Project Description/Anticipated Level of Ground Disturbance
	Comments:

5	Attachments
	<input type="checkbox"/> Aerial Imagery
	<input type="checkbox"/> Photos
	<input type="checkbox"/> Other:

6	Recommendations
	<input type="checkbox"/> No potential to cause effects (no resources present, area previously surveyed)
	<input type="checkbox"/> Low potential to cause effects (no resources present, low probability area)
	<input type="checkbox"/> Potential to cause effects (high to medium probability area without previous survey)
	<input type="checkbox"/> Insufficient information to reach a preliminary recommendation (high to medium probability area without previous survey)

7	Action Recommended
	<input type="checkbox"/> Cultural Resources Survey
	<input type="radio"/> Phase 1 (literature review)
	<input type="radio"/> Phase 2 (field survey with shovel probes)
	<input type="radio"/> Phase 3 (testing)
	<input type="checkbox"/> Construction Monitoring
	<input type="checkbox"/> Custom Treatment or Inadvertent Discovery Plan
	<input type="checkbox"/> Tribal Monitoring
<input type="checkbox"/> Other (Training for contractors, architectural monitoring)	

8	Sources reviewed (check all that apply)	
	<input type="checkbox"/> Project Plans	
	<input type="checkbox"/> Project description	
	<input type="checkbox"/> Mapped soils	
	<input type="checkbox"/> Geomorphology	
	<input type="checkbox"/> Modern land use patterns	
	<input type="checkbox"/> Historic Maps	
	<input type="checkbox"/> Historic Aerials	
	<input type="checkbox"/> DAHP WISAARD	
	<input type="checkbox"/> Redmond's cultural resources management map tool	
Redmond Historic Preservation Officer	Signature:	Date:

Tribal and Agency Coordination Checklist

Phase	✓	Action	Name(s)	Timeframe
Preliminary Coordination		1. Determine funding sources and who is the lead agency – this stipulates who talks to whom & protocols for consultation		Project initiation
		2. Contact DAHP to review procedures and protocols		
		3. Contact affected Indian tribes for preliminary review procedures and protocols		
		4. Send formal letter (govt. to govt.) – note to DAHP and affected Indian tribes – cc each party		
		5. Follow up contact to affected Indian tribes referencing letter – note to DAHP		
		6. Meet with affected Indian tribes at their discretion – note to DAHP		
		7. Reply and follow up to comments on letter – note to DAHP		Allow 30 days for review
Survey Report Review		8. Develop appropriate cultural resources survey – ensure qualifications of consultant(s)		
		9. COR distributes the cultural resources survey for review by DAHP and affected Indian tribes		
		10. Reply to comments – note to DAHP		Allow 30 days
		11. Possible 30 day review of addendums to cultural resources survey		

Phase	✓	Action	Name(s)	Timeframe
		12. Activate survey recommendations (conditions on the project)*		
		13. Develop Inadvertent Discovery Protocol (with input from DAHP and affected Indian tribes) and provide training to staff and crews*		
		14. Develop Monitoring Plan (with input from DAHP and affected Indian tribes)*		
Construction and project completion		15. Proceed with project		
		16. Record monitoring activities by qualified archaeologist(s)		
		17. Draft cultural resources project report and route for review by DAHP and affected Indian tribes		
		18. Incorporate information into annual report to DAHP		

*These items are based on resources not being present. If resources discovered, additional reports and mitigation plans become necessary. Work is stopped in the respective area(s).

Cultural Monitoring of Maintenance & Operations and Capital Project Construction Work

Affected Indian tribes may indicate they wish to observe ground disturbing work (typically as part of the review of exempt project list or during the Capital Investment Planning Budgeting review). Cultural monitoring may occur in lieu of or in addition to using an archaeological monitor. At project initiation, Maintenance and Operations Staff Leads will consult the list of projects to verify the interest in cultural monitoring. The Maintenance and Operations staff lead or supervisor will coordinate with the RHPO to inform the THPO or designated contact of the timing of the project and arrange for their participation.

If the affected Indian tribes request to observe work during Capital Project Construction, this will typically be required in the permit and explicitly included in the contract with the prime consultant. The Capital Project Manager will coordinate with the prime contractor and the RHPO to ensure the tribal monitors are informed of the schedule and stop work protocols.

The Maintenance and Operations Staff Lead or Capital Project Manager (or designee) will be responsible for ensuring the cultural monitor is informed of and adheres to safety protocols. These individuals will be responsible for informing cultural monitors of changes in schedule.

Contacts and Resources

Name	Title	Phone	Email
Kim Dietz	Redmond Historic Preservation Officer	425-556-2415	kdietz@redmond.gov
Steven Mullen-Moses	Director of Archaeology & Historic Preservation. Snoqualmie Indian Tribe	425-292-0249 x2010	steve@snoqualmietribe.us
Kerry Lyste	THPO/GIS Database Administrator	360-572-3072	klyste@stillaguamish.com
Richard Young	Tribal Historic Preservation Officer	360-716-2652	ryoung@tulaliptribes-nsn.gov
Laura Murphy	Archaeologist, Muckleshoot Indian Tribe	253-876-3272	laura.murphy@muckleshoot.nsn.us
Stephanie Jolivette	Department of Archaeology and Historic Preservation	360-586-3088	stephanie.jolivette@dahp.wa.gov
Lance Wollwage	Department of Archaeology and Historic Preservation	360-586-3536	Lance.Wollwage@dahp.wa.gov

Draft Protocol for Consultant Selection, Scope of Work, and Cultural Resources Report Review City of Redmond Funded Projects

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Introduction

City of Redmond projects may require cultural resources surveys or other cultural resources management services. This protocol provides the procedures, workflows, and checklists for City employees to select a consultant, ensure the consultant's scope of work is appropriate, and review cultural resources reports. As described in the CIP Budgeting Protocol, the Functional Lead needs to budget for the cost of cultural resources management for projects located in areas with a high probability of containing cultural resources or where recommended by the affected Indian tribes and/or the Department of Archaeology and Historic Preservation (DAHP).

The City of Redmond's Purchasing Department and RHPO will work together to develop a list of approved consultants for cultural resources work. The RHPO will verify that consultants on the list meet the Secretary of the Interior's (SOI's) Professional Qualifications (36, CFR Part 61) and the State of Washington/ Department of Archaeology and Historic Preservation Standards (RCW 27.53.030). Prime consultants or contractors and Redmond staff are requested to use this list or otherwise demonstrate that consultants meeting these qualifications are part of the team. The RHPO will be available for consultation regarding consultants' qualifications and, as needed, to assist with project scoping and consultant selection.

Staff will review reports and other materials prepared by the consultants. Reports will be prepared and submitted to the Functional Lead or Capital Project Manager and to the RHPO during the design phase of the project while there is opportunity to develop avoidance measures.

Consultant Selection

The functional lead or capital project manager will work with the project team to develop the initial scope of work (SOW) and required qualifications to be included in the request for proposals/qualifications (RFP/RFQ). The functional lead will verify the following requirements are included in the RFP:

- Scope of work clearly describes the cultural resources services required.
- Scope of work indicates the qualifications required to perform the work. At minimum, shall indicate the lead investigator for cultural resources meets the Secretary of the Interior's (SOI's) Professional Qualifications (36, CFR Part 61) and Department of Archaeology and Historic Preservation Standards RCW 27.53.030 for the disciplines required (archaeology, monitoring, history, architectural history, etc.).
- If archaeological surveys or testing such as during geotechnical work are required, the qualifications should also note preferred familiarity with soil conditions of central Puget Sound.
- Scope of work will request cultural resources consultants be chosen from the approved list or otherwise demonstrate they meet the qualifications stated in the RFP.
 - For projects with identified tribal sensitivity or known archaeological sites the RHPO will review the scope of work and, as needed, may be part of the consultant selection team.
- When a project has been identified as highly sensitive, the scope of work will require consultants demonstrate their experience with the affected Indian tribe(s).

The RHPO will assist the Functional Lead or Capital Project Manager, as needed, to confirm these additional qualifications have been met.

Scope of Work Approval

After consultant selection, the project manager will coordinate with the prime and sub consultants and cultural resources consultant to develop the detailed SOW and schedule. The scope of work review checklist indicates recommended areas of consideration (completion of the checklist is optional). For projects with known cultural resources or identified as sensitive to the affected Indian tribes, the project manager will coordinate with the RHPO to review and finalize the SOW. The SOW shall identify the following:

- Who will supervise the work?
- Who will conduct the work?
- Proposed sources for historical, ethnographic, and other research
- Clearly defined areas to survey, protect, and fence and areas of permitted access, work, and staging
- Methods to be followed during survey
- Proposed coordination with affected Indian tribes
- Deliverables including all necessary attachments (isolate forms, archaeological site forms, historic property inventory forms)
- Communication with the DAHP including WISAARD procedures
- Timeframe for completion

Cultural Resources Report Review

Once the cultural resources report is submitted it will be reviewed for completeness by the RHPO. The RHPO will also review the document to identify possible monitoring, avoidance, or protective measures to be included in the construction documents. The RHPO will complete the cultural resources report checklist as part of their review. During the review, the RHPO will verify that the report adequately describes:

- The project area
- The regulatory setting
- Environmental setting including locations of known cultural resources
- Survey methods
- Survey results
- Newly identified cultural resources including consultation with affected Indian tribes
- Eligibility of identified cultural resources
- Impacts to previously or newly identified cultural resources
- Recommendations for avoidance, minimization, mitigation, or monitoring

The RHPO will coordinate directly with the project manager to address any inadequacies in the report. Once the report is deemed complete, the RHPO will notify the project manager the report is complete.

The RHPO will inform the Functional Lead of any recommendations for monitoring, avoidance, and protective measures to be implemented during construction.

Some City-initiated capital improvements receive federal or state funding or by way of their programmatic classification involve lead agencies. An example would be improvements coordinated by the City through Connecting Washington program. For these, the RHPO will review cultural resources reports for general accuracy and completeness and notify the Functional Lead or Capital Project Manager the report is ready for submittal to the lead agency, DAHP, and the affected Indian tribes. The RHPO, Functional Lead, and Capital Project Manager will coordinate with the CR consultant to provide the cultural resources report to the lead agency and for distribution to DAHP and the affected Indian tribes.

Scope of Work Review Checklist

1	Principal Investigator(s)
	<input type="checkbox"/> Meets Secretary of the Interior’s Professional Qualification Standards for appropriate disciplines (i.e. archaeology, architectural history) List Names and Qualifications:

2	Proposed Sources
	<input type="checkbox"/> WISAARD
	<input type="checkbox"/> Local Repositories
	<input type="checkbox"/> Tribal Sources and Consultation

3	Field Studies
	Archaeological
	<input type="checkbox"/> Pedestrian
	<input type="checkbox"/> Sufficient coverage for APE/study area
	<input type="checkbox"/> Shovel Probes
	<input type="checkbox"/> Sufficient coverage for APE/study area
	Architectural
	<input type="checkbox"/> Includes visual effects

4	Proposed Supporting Documentation
	<input type="checkbox"/> Cultural Resources Report
	<input type="checkbox"/> Isolate Forms
	<input type="checkbox"/> Archaeological Site Forms
	<input type="checkbox"/> Historic Property Inventory Forms
	<input type="checkbox"/> Other

Cultural Resources Report Review Checklist

1	Principal Investigator(s)
	<input type="checkbox"/> Meets Secretary of the Interior’s Professional Qualification Standards for appropriate disciplines (i.e. archaeology, architectural history)
	Comments:

2	Project Description
	Location and Fencing for
	Construction areas
	Haul routes
	Staging areas
	Depth of ground disturbance
	Timeline
	Time of year
	Hours of construction
	Equipment proposed
	Ground disturbing
	Noise producing
	Light/ Glare Producing
	Comments:

3	Regulatory Setting (Circle all that apply)
	Funding Source: Local State Federal Private
	Permit Required: Local State Federal
	Comments:

4	Area of Potential Effects or Study Area
	<input type="checkbox"/> USGS Map
	<input type="checkbox"/> Aerial photograph
	<input type="checkbox"/> Includes direct and indirect impacts
	Comments:

5	Methods
	Literature Review
	<input type="checkbox"/> WISAARD
	<input type="checkbox"/> Local Repositories
	<input type="checkbox"/> Tribal Sources and Consultation
	Tribal Coordination
	<input type="checkbox"/> Outreach to the affected Indian tribes
	Field studies
	<input type="checkbox"/> Pedestrian
	<input type="checkbox"/> Sufficient coverage for APE/study area
	<input type="checkbox"/> Shovel Probes
	<input type="checkbox"/> Sufficient coverage for APE/study area
	<input type="checkbox"/> Architectural surveys include visual/auditory impacts
	Comments:

6	Literature Review
	<input type="checkbox"/> Appropriate to scope of the project
	<input type="checkbox"/> Variety of sources including primary
	<input type="checkbox"/> Covers prehistory, ethnography, historic context, and informal Tribal consultation
	Comments:

7	Results
	General
	<input type="checkbox"/> Field methods match the described methods or indicate why the deviation
	<input type="checkbox"/> Photographs of general vicinity and survey area
	Archaeology
	<input type="checkbox"/> Photographs of shovel probes
	<input type="checkbox"/> Tables with soil profiles
	<input type="checkbox"/> Photographs of context and specific conditions at sites (if applicable)
	<input type="checkbox"/> Photographs of artifacts (if applicable)
	Historic Structures
	<input type="checkbox"/> Photographs of vicinity, landscape, individual structures including outbuildings
	<input type="checkbox"/> Statement of significance
	<input type="checkbox"/> Relates to specific historic context of the area
	<input type="checkbox"/> Physical Description
	<input type="checkbox"/> Includes landscape and context
	Supporting Documentation
	<input type="checkbox"/> Isolate Forms
	<input type="checkbox"/> Archaeological Site Forms
	<input type="checkbox"/> Historic Property Inventory Forms
	Comments:

8	NRHP Eligibility Evaluations (both archaeology and historic structures)
	<input type="checkbox"/> Addresses all 4 criteria
	<input type="checkbox"/> Includes consideration for local significance
	<input type="checkbox"/> Addresses City of Redmond Heritage Register
Comments:	

9	Effects
	<input type="checkbox"/> No Historic Properties affected
	<input type="checkbox"/> Long-term
	<input type="checkbox"/> Short-term
	<input type="checkbox"/> Visual and auditory
Comments:	

10	Recommendations
	Options provided for each measure are appropriate to the impact and significance of the eligible resource:
	<input type="checkbox"/> Avoidance
	<input type="checkbox"/> Minimization
	<input type="checkbox"/> Mitigation
	<input type="checkbox"/> Other (construction fencing, monitoring, use of a specialized Inadvertent Discovery Plan or Treatment Plan)
Comments:	

Draft Protocol for Cultural Resources Monitoring

City of Redmond Funded Projects

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Introduction

City of Redmond may use cultural resources monitors during construction projects, geotechnical borings, and other ground disturbing work depending on the probability of encountering cultural resources. This protocol describes the criteria and procedures for employing monitors, selecting a monitor, approving a monitoring plan, inspecting monitoring, and reviewing a monitoring report. The procedures described in this protocol will typically be employed for Capital Improvement Program projects, will also be used for work performed by City of Redmond Maintenance and Operations groups, and monitoring of private development projects when required. This protocol provides information on the responsibilities of Redmond staff members, flowcharts, and checklists.

Projects Requiring Cultural Resources Monitoring

Monitoring protocols will depend on the scope, scale and nature of the activity or project. For most small-scale projects the stand alone Inadvertent Discovery Plan (IDP) can be implemented. This plan will guide all ground-disturbing activities, and will facilitate project management by identifying an organizational structure, and provide a checklist to ensure compliance with all monitoring measures. The IDP will also serve as a working document to which project-specific elements and conditions can be included.

For more expansive or complex projects with multiple ground-disturbing elements or phases, COR may require a project specific Cultural Resources Monitoring Plan to be developed. In such cases the COR will consult with the CIP Prime contractor (and other parties, as appropriate) to develop standards and criteria for monitoring excavation activities and determining when remedial actions are required or work must be stopped. These plans will incorporate guidelines developed by the Washington State Department of Transportation and the National Park Service to protect cultural resources. The following diagram provides an overview of the types of monitoring that will be employed for typical ground disturbing projects in Redmond.

Routine Maintenance

- Implement standard IDP
- Use cultural/tribal monitor when requested by affected Indian tribes

When project requires monitoring of or involves modifications to historic structures

- Implement standard IDP
- Consult with the Redmond Historic Preservation Officer
- If involving a City of Redmond Landmark, pursue Certificate of Appropriateness

- Use cultural resources professional to monitor changes to masonry, windows, and other designated features when required by RHPO

Construction with limited ground disturbance

- Use cultural /tribal monitor when requested by affected Indian tribes
- Implement standard IDP

Multi-area, multi-phase construction

- Develop/Implement specialized Cultural Resources Monitoring plan
- Develop/Implement cultural/tribal monitoring plan

Criteria for Employing Cultural Resources Monitors

Staff will coordinate with the Department of Archaeology and Historic Preservation (DAHP) and/or the affected Indian tribes to determine the cultural resources management approach. Cultural resources monitors may be required such as when:

- A project is in proximity to a known archaeological site
- A project is in proximity to an area identified as significant to the affected Indian tribes
- A project is in high probability areas
- A project involves construction at depths or locations where archaeological shovel probes are not possible
- A project involves the property of or is in close proximity as to have possible effects on a City of Redmond Historic Landmark

Selection of the Cultural Resources Monitor

The Capital Project Manager will coordinate with the Redmond Historic Preservation Officer (RHPO) to select a cultural resources monitor for the project. This will typically occur as part of the selection of the CIP Prime Consultant. If a project requires monitoring during geotechnical boring or during the project's early design phases, a monitor may be selected under a separate contract. The cultural resources monitor's qualifications and the scope of work will be reviewed following the procedures in Consultant Selection, Scope of Work, and Survey Report Review Protocol.

Approval of the Cultural Resources Monitoring Plan

The Capital Project Manager will coordinate with the designated cultural resources monitor to develop the Cultural Resources Monitoring Plan. A template for Cultural Resources Monitoring Plans is included in this protocol and shall be provided to the cultural resources monitor as a guide in preparing their plan. Once the monitoring plan is developed, the Capital Project Manager will coordinate with the RHPO to review and finalize the plan. The plan will identify the following:

- Who will supervise the work
- Who will conduct the work
- Procedures for work safety and job site sign-in
- Proposed sources for historical, ethnographic, and other research
- Areas where monitoring will occur
- Methods to be followed during monitoring
- Proposed coordination with affected Indian tribes, RHPO, and DAHP
- Stop work procedures
- Deliverables address all necessary attachments (historic property inventory forms, isolate forms, archaeological site forms)
- Time frame for completion

The Cultural Resources Monitoring Plan Review Checklist will be completed by the Capital Project Manager and the RHPO.

Coordination with the RHPO

For projects requiring limited (one to five days) monitoring or with minimal ground disturbance such as monitoring geotechnical borings, the cultural resources monitor may coordinate directly with the RHPO in lieu of preparing a formal plan.

The cultural resources monitor shall use the standard Inadvertent Discovery Plan in the event that a project-specific Cultural Resources Monitoring Plan has not been previously established. The completed Inadvertent Discovery Plan describes stop work procedures, procedures for coordinating with the affected Indian tribes and DAHP, and recording techniques. Before the start of monitoring, the cultural resources monitor will provide the anticipated start and end dates for monitoring. After the completion of monitoring the cultural resources monitor will inform the RHPO of the outcome of the monitoring as well as any interaction with City of Redmond staff, the affected Indian tribes, or with DAHP.

Use of the Standard Inadvertent Discovery Plan

Pre-project planning and review is not a guarantee that unknown cultural resources will not be discovered in the course of a project. Even routine maintenance and construction activities have the potential to reveal previously undocumented sites. If COR maintenance staff, contractor, or

archaeological monitor (if on site) uncover any materials that appear to be older than 50 years, the COR standard IDP will be implemented to document the site, identify the eligibility, and minimize, mitigate and avoid further disturbance to cultural resources. The COR will establish on-call agreement(s) with professional archaeologist(s) who will be able to be on site within 4 hours of notification of a possible find.

Monitoring Inspections of Private Development

For projects requiring more than 5 days of monitoring, the Private Development Inspector will perform random inspections of the work site to ensure that the provisions of the monitoring plan are being met. The inspection will include checking the safety log to verify monitors have been on site. The inspector will complete the Cultural Resources Monitoring Inspection Checklist during each visit.

Monitoring Inspections of COR Development Projects

For COR construction projects, the cultural resources monitor will notify the inspector when they are on site, provide a summary of the monitoring results, and coordinate regarding the next site visit prior to leaving the job site. The inspector will document the monitor's name, company, site activities, and a summary of monitoring activities in the Daily Inspection Report. Copies of the relevant portions of the Daily Inspection Report will be provided to DAHP and the affected Indian tribes.

The cultural resources monitor will provide daily field reports to the Capital Project Manager and the RHPO (the frequency and submittal process will be determined on a project by project basis and established in the scope of work and contract with the cultural resources monitor).

Review of the Cultural Resources Monitoring Report

Cultural Resources Monitoring Reports will typically be submitted by the cultural resources monitor after the completion of construction and/or ground disturbing work. For projects with an extended construction cycle, interim monitoring reports may be required.

Once the Cultural Resources Monitoring Report is submitted it will be reviewed for completeness by the RHPO. The RHPO will complete the Cultural Resources Monitoring Report Review Checklist as part of their review. The RHPO will distribute copies of the monitoring report to DAHP and the affected Indian tribes and ensure that the Capital Project Manager and CIP Project Inspector receive a copy of the correspondence.

Cultural Resources Monitoring Plan Checklist

1	Principal Investigator(s)
	<input type="checkbox"/> Meets Secretary of the Interior’s Professional Qualification Standards for appropriate disciplines (i.e. archaeology, architectural history) List Names and Qualifications:

2	Background
	<input type="checkbox"/> Plan describes the regulatory authority <input type="checkbox"/> Plan describes the safety and sign-in procedures <input type="checkbox"/> Plan describes the construction plans and techniques <input type="checkbox"/> Plan describes previous surveys and history of the area <input type="checkbox"/> Plan addresses the types of resources that may be encountered Comments:

3	Extent of Monitoring
	<input type="checkbox"/> Plan describes the areas to be monitored <input type="checkbox"/> Plan describes the timing of the monitoring <input type="checkbox"/> Plan describes the depth of monitoring Comments:

4	Monitoring Procedures
	<input type="checkbox"/> Stop Work Authority
	<input type="checkbox"/> Field Records

	<input type="checkbox"/> Monitoring Techniques
	<input type="checkbox"/> Procedures in the event of a find
	<input type="checkbox"/> Procedures for human remains
	<input type="checkbox"/> Identification and Evaluation of materials during monitoring
	Comments:

5	Artifacts, Documentation, and Curation
	<input type="checkbox"/> Plan describes how artifacts will be cared for in the field, analyzed, and evaluated post-field
	<input type="checkbox"/> Plan identifies the methods for documenting resources including reports, inventory forms. Include a discussion of review time frames and submittal process
	<input type="checkbox"/> Plan describes the proposed methods for artifact curation including repositories
	Comments:

6	Contacts and Coordination
	<input type="checkbox"/> Plan describes who will be contacted in the event of finds
	<input type="checkbox"/> Plan describes who will coordinate with the affected Indian tribes and the Department of Archaeology and Historic Preservation
	Comments:

7	Redmond Historic Preservation Officer Signature and Date

Cultural Resources Private Development Monitoring Inspection Checklist

1	Daily Log
	<input type="checkbox"/> Monitors have checked in and signed the safety log Comments:

2	Location of Monitors
	<input type="checkbox"/> Monitors in place in the areas described in the monitoring plan Comments:

3	Signature of Inspector and Date of Inspection

Cultural Resources Monitoring Report Checklist

1	Principal Investigator(s)
	<input type="checkbox"/> Meets Secretary of the Interior’s Professional Qualification Standards for appropriate disciplines (i.e. archaeology, architectural history) List Names and Qualifications:

2	Background
	<input type="checkbox"/> Report describes the regulatory authority <input type="checkbox"/> Report describes the construction plans and techniques <input type="checkbox"/> Report describes previous surveys and history of the area <input type="checkbox"/> Report addresses the types of resources that were expected Comments:

3	Extent of Monitoring
	<input type="checkbox"/> Report describes the areas where monitoring occurred and resources for deviation <input type="checkbox"/> Report describes the timing of the monitoring <input type="checkbox"/> Report describes the depth of monitoring Comments:

4	Monitoring Results
	<input type="checkbox"/> Report describes the conditions encountered including soils, unexpected conditions, and finds
	Comments:

5	Artifacts, Documentation, and Curation
	<input type="checkbox"/> Report describes how artifacts were handled and analyzed
	<input type="checkbox"/> Report identifies how and where artifacts will be curated Comments:

6	Supporting Documentation
	<input type="checkbox"/> Isolate Forms
	<input type="checkbox"/> Archaeological Site Forms
	<input type="checkbox"/> Historic Property Inventory Forms
	<input type="checkbox"/> Daily Field Log with photographs <input type="checkbox"/> Artifact catalog (if needed)

7	Signature of Redmond Historic Preservation Officer and Date

Cultural Resources Monitoring Plan Template

Introduction:

Provide short description of the project, the client, location, regulatory setting and the reason for construction monitoring.

Reference any known archaeological sites and significance.

Regulatory Setting

Summarize applicable cultural resources regulations including the Redmond Code, Section 106 of the National Historic Preservation Act, National Environmental Policy Act, and State Environmental Policy Act.

Environmental Background*

Geology and Soils

Describe the geology, topography, and soils.

Flora and Fauna

Describe flora and fauna common to the area. Include species that may be significant indicators of prehistoric uses of the area.

Historical Background*

Prehistory

Describe known prehistoric uses of the area.

Recent History

Describe recent history of the area.

Previous Cultural Resources Studies

Describe results of previous cultural resources studies.

Describe known historic properties in the project area relate to potential impacts from the project.

Construction Monitoring Procedures

Construction Description

Provide an overview including maps and diagrams of planned ground disturbing work.

Personnel

Describe the qualifications of the cultural resources personnel supervising and performing the monitoring and associated cultural resources work. The principal investigator must meet the

Professional Qualification Standards (36 CRF Part 61). This section will also describe the roles and necessary qualifications of other cultural resources professionals who may be involved in the project.

Anticipated Finds

Describe the types of archaeological materials that are likely to be encountered in the area.

Extent of Monitoring

Describe the areas where monitoring will occur. Indicate the anticipated time frames and depth of monitoring.

Monitoring Procedures

Field Records

Describe records to be maintained by cultural resources monitors.

Monitoring Techniques

Describe methods used by cultural resources monitors for monitoring in relation to the construction plan.

Procedures in the Event of a Find

Stop Work

Describe who has the authority to stop work and the notification procedures.

Identification and Evaluation of Materials during Monitoring

Describe how materials will be evaluated, the thresholds for stopping work, and criteria for evaluation.

Artifacts, Documentation, and Curation

Artifacts

Describe treatment of artifacts during monitoring and plans for examination of the artifacts by a cultural resources professional in a laboratory setting. This section should outline how artifacts will be transported and stored as well as analysis methods.

Documentation

Describe the methods the cultural resources professional will follow for documenting resources including reports, inventory forms. Include a discussion of timeline for report to be reviewed by RHPO and returned for comments, submittal to appropriate agencies and tribes for review, and time frame for final submission.

Curation

Describe plan for artifact curation including proposed repositories.

Bibliography/ List of References

This section will provide a bibliography of references used by the cultural resources professional to develop the monitoring plan. References will include applicable guidelines from the National Park Service and DAHP and previous studies of the geographical location and the types of artifacts expected.

*section may be abbreviated if prepared as part of a larger study that includes a survey or cultural resources technical report with these areas described in detail.

Standard Inadvertent Discovery Plan Template

PLAN AND PROCEDURES FOR THE UNANTICIPATED DISCOVERY OF CULTURAL RESOURCES AND
HUMAN SKELETAL REMAINS

 PROJECT, REDMOND, KING COUNTY WASHINGTON

PLAN AND PROCEDURES FOR THE UNANTICIPATED DISCOVERY OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS

PROJECT, REDMOND, KING COUNTY WASHINGTON

1. INTRODUCTION

The [] intends to [construct/plan/develop] the project. The purpose of this project is to . The following Inadvertent Discovery Plan (IDP) outlines procedures to follow, in accordance with state and federal laws, if archaeological materials or human remains are discovered.

2. RECOGNIZING CULTURAL RESOURCES

A cultural resource discovery could be prehistoric or historic. Examples include:

- An accumulation of shell, burned rocks, or other food related materials,
- Bones or small pieces of bone,
- An area of charcoal or very dark stained soil with artifacts,
- Stone tools or waste flakes (i.e. an arrowhead, or stone chips),
- Clusters of tin cans or bottles, logging or agricultural equipment that appears to be older than 50 years,
- Buried railroad tracks, decking, or other industrial materials.

When in doubt, assume the material is a cultural resource.

3. ON-SITE RESPONSIBILITIES

STEP 1: STOP WORK.

If any member of the construction team believes that he or she has uncovered a cultural resource at any point in the project, they will immediately inform the CIP Project Inspector and the Capital Project Manager. The CIP inspector and Capital Project Manager will immediately authorize the temporary stop of all work in the immediate area of the discovery. The discovery location shall be secured until an archaeologist arrives at the site. This can be done with materials available on site including cones and tape, or moving vehicles to block access to the discovery location.

STEP 2: INITIATE the IDP LOG. The IDP Log is initiated by the person who discovers the cultural resources and/or makes the first contact to the CIP inspector and CIP PM.

STEP 3: NOTIFY MONITOR. If there is an archaeological monitor for the project, the CIP Inspector or Capital Project Manager will notify that person. If there is a monitoring plan in place, the monitor will follow its provisions.

STEP 4: NOTIFY REDMOND HISTORIC PRESERVATION OFFICER. The Capital Project Manager or CIP Inspector will notify the Redmond Historic Preservation Officer and the Deputy City Administrator.

STEP 5: If the project does not have an archaeological monitor, the PM or Redmond Historic Preservation Officer will contact the on-call archaeologist to conduct a site visit and determine the nature of the find, its extent, and methods used to protect the site. The archaeologist may recommend additional measures such as construction fencing or other barriers to protect the site.

Please edit the titles as necessary, and provide contact information for other staff or consultants responsible for these roles.

Project Manager:

Name

Number

email

Redmond Historic

Preservation Officer:

Name

Number

email

Deputy City Administrator:

Name

Number

email

Assigned Alternates:

Assigned Project Manager

Alternate:

Name

Number

email

Redmond Historic

Preservation Officer

Alternate:

Name

Number

email

Deputy City Administrator

Alternate:

Name

Number

email

The Project Manager and the Redmond Historic Preservation Officer will make all other calls and notifications (to the affected Indian tribes, DAHP, and other agencies as described under 4. Further Contacts and Consultation.

If human remains are encountered, treat them with dignity and respect at all times. Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection in place and to shield them from being photographed. **Do not speak with the media.**

4. FURTHER CONTACTS AND CONSULTATION

A. Project Manager's Responsibilities:

- Protect Find:** The Project Manager is responsible for taking appropriate steps to protect the discovery site. All work will stop in an area adequate to provide for the total security, protection, and integrity of the resource. Vehicles, equipment, and unauthorized personnel will not be permitted to traverse the discovery site. Work in the immediate area will not resume until treatment of the discovery has been completed following provisions for treating archaeological/cultural material as set forth in this document.
- Direct Construction Elsewhere On-site:** The Project Manager may direct construction away from cultural resources to work in other areas prior to contacting the RHPO and DAHP.
- Contact Redmond Historic Preservation Officer:** If the Redmond Historic Preservation Officer not yet been contacted, the Project Manager will do so.

B. Redmond Historic Preservation Officer Responsibilities:

- Identify Find:** The Redmond Historic Preservation Officer will ensure that a qualified professional archaeologist examines the find to determine if it is archaeological.
 - If it is determined not archaeological, work may proceed with no further delay.
 - If it is determined to be archaeological, the Redmond Historic Preservation Officer will continue with notifications to the affected Indian tribes and DAHP.
 - If the find may be human remains or funerary objects, the Redmond Historic Preservation Officer will ensure that a qualified physical anthropologist examines the find. **If it is determined to be human remains, the procedure described in Section 5 will be followed.**
- Notify DAHP:** The Redmond Historic Preservation Officer will contact the involved federal agencies (if any were identified during project planning) and the Department of Archaeology and Historic Preservation (DAHP).

- Notify Affected Indian tribes:** If the discovery may relate to Native American interests, the Redmond Historic Preservation Officer will also contact the affected Indian tribes.

General Contacts

Federal Agencies:

Agency:

Name

Title

Number

Email

Agency:

Name

Title

Number

Email

Department of Archaeology and Historic Preservation:

Dr. Allyson Brooks

State Historic Preservation
Officer

360-586-3066

or

Rob Whitlam, Ph.D.
Staff Archaeologist

360-586-3050 or

Dr. Guy Tasa

State Physical Anthropologist

360-586-3534

Tribes consulted on this project are:

Tribe:

Name

Title

Contacts to affected Indian tribes will only be made by the RHPO or the professional archaeologist with approval from the RHPO.

C. Further Activities

- Archaeological discoveries will be documented as described in Section 6.
- Construction in the discovery area may resume as described in Section 7.

5. SPECIAL PROCEDURES FOR THE DISCOVERY OF HUMAN SKELETAL MATERIAL

If human remains are encountered, treat them with dignity and respect at all times. Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection in place and to shield them from being photographed. **Do not speak with the media.**

Any human skeletal remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect. If the project occurs on non-federal lands, [the City of Redmond] will comply with applicable state and federal laws, and the following procedure:

(If the project occurs on federal lands the provisions of the Native American Graves Protection and Repatriation Act of 1990 apply, and the responsible federal agency will follow its provisions. Note that state highways that cross federal lands are on an easement and are not owned by the state.)

A. Notify Law Enforcement Agency or Coroner's Office:

In addition to the actions described in Sections 3 and 4, the Project Manager will immediately notify the local law enforcement agency and Medical Examiner's office. Law enforcement may require that you call 911, rather than the business line.

The Medical Examiner (with assistance of law enforcement personnel) will determine if the remains are human, whether the discovery site constitutes a crime scene, and will notify DAHP.

King County Medical Examiner

(206) 731-3232

Guy Tasa

State Physical Anthropologist, Washington Department of Archaeology and Historic Preservation

(360) 586-3534

B. Participate in Consultation:

Per RCW 27.44.055, RCW 68.50, and RCW 68.60, DAHP will have jurisdiction over non-forensic human remains. City of Redmond personnel will participate in consultation.

C. Further Activities:

- Documentation of human skeletal remains and funerary objects will be agreed upon through the consultation process described in RCW 27.44.055, RCW 68.50, and RCW 68.60.

- When consultation and documentation activities are complete, construction in the discovery area may resume as described in Section 7.

6. DOCUMENTATION OF ARCHAEOLOGICAL MATERIALS

Archaeological deposits discovered during construction will be assumed eligible for inclusion in the National Register of Historic Places under Criterion D until a formal Determination of Eligibility is made.

[RECIPIENT] The RHPO will ensure the proper documentation and assessment of any discovered cultural resources in cooperation with the federal agencies (if any), DAHP, affected Indian tribes, and a contracted cultural resources monitor/consultant (if any).

All prehistoric and historic cultural material discovered during project construction will be recorded by a professional archaeologist on cultural resource site or isolate form using standard techniques. Site overviews, features, and artifacts will be photographed; stratigraphic profiles and soil/sediment descriptions will be prepared for subsurface exposures. Discovery locations will be documented on scaled site plans and site location maps.

Cultural features, horizons and artifacts detected in buried sediments may require further evaluation using hand-dug test units. Units may be dug in controlled fashion to expose features, collect samples from undisturbed contexts, or interpret complex stratigraphy. A test excavation unit or small trench might also be used to determine if an intact occupation surface is present. Test units will be used only when necessary to gather information on the nature, extent, and integrity of subsurface cultural deposits to evaluate the site's significance

Spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, regolith, or bedrock will be recorded for each probe on a standard form. Test excavation units will be recorded on unit-level forms, which include plan maps for each excavated level, and material type, number, and vertical provenience (depth below surface and stratum association where applicable) for all artifacts recovered from the level. A stratigraphic profile will be drawn for at least one wall of each test excavation unit.

Sediments excavated for purposes of cultural resources investigation will be screened through 1/8-inch mesh, unless soil conditions warrant 1/4-inch mesh.

All prehistoric and historic artifacts collected from the surface and from probes and excavation units will be analyzed, catalogued, and temporarily curated. Ultimate disposition of cultural materials will be determined in consultation with the federal agencies (if any), DAHP, and the affected Indian tribes.

Within 90 days of concluding fieldwork, a technical report describing any and all monitoring and resultant archaeological excavations will be provided to the Project Manager, who will forward the report to the Redmond Historic Preservation Officer for review and delivery to the federal agencies (if any), SHPO, and the affected Indian tribe(s).

In the event assessment activity exposes human remains (burials, isolated teeth, or bones), the process described in Section 5 above will be followed.

7. PROCEEDING WITH CONSTRUCTION

Project construction outside the discovery location may continue while documentation and assessment of the cultural resources proceed. A professional archaeologist must determine the boundaries of the discovery location. In consultation with DAHP and any affected Indian tribes, the City of Redmond Project Manager and Redmond Historic Preservation Officer will determine the appropriate level of documentation and treatment of the resource. If there is a federal nexus, Section 106 consultation and associated federal laws will make the final determinations about treatment and documentation.

Construction may continue at the discovery location only after the process outlined in this plan is followed and [insert name of responsible party here, typically City of Redmond or the developer], DAHP, any affected Indian tribes, Ecology (and the federal agencies, if any) determine that compliance with state and federal laws is complete.

8. IMPLEMENTATION RESPONSIBILITY

The [insert name of responsible party here, typically City of Redmond or the developer] is responsible for developing an IDP. The IDP must be immediately available by request by any party. An IDP must be immediately available and be implemented to address any discovery.

Attachment 1

WSDOT Guidelines for identifying cultural materials

I might implement the IDP / UDP if ...

I see ground or pecked stone artifacts.



- Striations or scratching
- Unusual or unnatural shapes
- Unusual stone
- Etching
- Perforations
- Pecking
- Regularity in modifications
- Variability of size, function, and complexity

I might implement the IDP / UDP if ...

I see bone or shell artifacts.



- Often smooth
- Unusual shape
- Carved
- Often pointed if used as a tool
- Often wedge shaped like a “shoe horn”



I might implement the IDP / UDP if ...

I see bone or shell artifacts.



- Often smooth
- Unusual shape
- Perforated
- Variability of size



I might implement the IDP / UDP if ...

I see fiber or wood artifacts.



- Wet environments needed for preservation
- Variability of size, function, and complexity
- Rare



I might implement the IDP / UDP if ...

I see historic period artifacts.



I might implement the IDP / UDP if ...

I see strange, different or interesting looking dirt, rocks, or shells



- Human activities leave traces in the ground that may or may not have artifacts associated with them
- “Unusual” accumulations of rock (especially fire-cracked rock)
- “Unusual” shaped accumulations of rock (e.g., similar to a fire ring)
- Charcoal or charcoal-stained soils
- Oxidized or burnt-looking soils
- Accumulations of shell
- Accumulations of bone or artifacts
- Look for the “unusual” or out of place (e.g., rock piles or accumulations in areas with few rock)

I might implement the IDP / UDP if ...

I see strange, different or interesting looking dirt, rocks, or shells



- “Unusual” accumulations of rock (especially fire-cracked rock)
- “Unusual” shaped accumulations of rock (e.g., similar to a fire ring)
- Look for the “unusual” or out of place (e.g., rock piles or accumulations in areas with few rock)

I might implement the IDP / UDP if ...

I see strange, different or interesting looking dirt, rocks, or shells



Layers of shell midden

Historic Debris

- Often have a layered or “layer cake” appearance
- Often associated with black or blackish soil
- Often have very crush and compacted shell



I might implement the IDP / UDP if ...

I see historic foundations or buried structures.



Attachment 2

Guidelines for identifying and responding to historic period artifacts

Materials from the historic period (approximately 1850 to 50 years before today) are often encountered during construction. Artifacts may range from the common (ex: nails, lumber, cans, and bottles) to uncommon (historic roads made of brick or cedar). The importance of these materials will depend on their context and current state of preservation. For example, the cedar road may provide important information about the history of transportation and road construction in the Puget Sound Region. A single can would have limited value but a large grouping of cans may help us to understand the habits and tastes of the construction workers of a particular period. A single nail is unlikely to provide much information, but a collection of nails and lumber may be the remnants of an important structure. Curbs and utility pipes may provide information on the original path of the road or the timing of when water became available to a community.

Historic period sites are afforded the same protections under NHPA and Washington State law as prehistoric sites. Decisions about the eligibility and treatment of historic archeological sites must be made by a professional archaeologist, DAHP, and the affected tribes. The process of responding to the find will be the same as for precontact materials (as described in the IDP).

Construction personnel are often highly knowledgeable about the materials found at construction sites and should be used as a resource in identifying historic period materials found during ground disturbance. The professional archaeologist will then conduct additional research to determine if those materials meet the criteria for eligibility for the NRHP or other protections. When there are existing records about the materials found, and records of the historical development of the area, there is often little more that can be learned from the site. The archaeologist may therefore often recommend that the material is not significant and does not require further investigation. Work can resume quickly.

For many projects it will be beneficial to develop a custom archaeological monitoring plan. This plan will be developed by a cultural resources professional (typically an archaeologist who will serve as the cultural resource monitor). The cultural resources professional can work with the COR utilities department to identify the locations of historic utility lines and other historic materials that are likely to be encountered speeding the process of identification and review. For such plans, it may be possible to gain approval, on a project by project basis, for construction personnel to document the resource through photography and not delay construction instead of arranging for an archaeologist to come to the project site.

Attachment 3

COR Inadvertent Discovery Plan Log

Attachment 4

Sample completed Inadvertent Discovery Plan

Contacts

Name	Title	Phone	Email
Kim Dietz	Redmond Historic Preservation Officer	425-556-2415	kdietz@redmond.gov
Dr. Guy Tasa	State Physical Anthropologist	360-586-3534	Guy.Tasa@dahp.wa.gov
	King County Medical Examiner's Office	206-731-3232	

Draft Protocol for Project Completion Capital Investment Programs

Contents

Introduction	2
Preparing the Cultural Resources Debriefing Checklist	2
Cultural Resources Debriefing Checklist	3

Introduction

Projects funded through the City of Redmond's Capital Investment Program (CIP) may require cultural resources work during several phases of the project. Cultural resources services may include pre-construction surveys, construction monitoring, and other mitigation work. The range of services will depend on the project and the sensitivity of the location where the project occurs. This protocol will typically be followed at the completion of the project, however, when construction will last more than two years, this protocol may be implemented at intervals throughout the project. This protocol provides information on the responsibilities of Redmond staff members, flowcharts, and checklists.

Preparing the Cultural Resources Debriefing Checklist

The Project and Construction Project Managers with the RHPO, as needed, will prepare a project debriefing checklist at project completion (or other determined intervals) at the request of the Department of Archaeology and Historic Preservation (DAHP) and/or the affected Indian tribes. The Project Manager, Construction Project Manager, or RHPO will distribute to DAHP and the affected Indian tribes. The checklist will summarize cultural resources work performed as part of the project including:

- Geotechnical boring monitoring
- Construction monitoring
- Special protection measures
- Inadvertent discoveries
- Mitigation work
- Copies of monitoring reports and mitigation documents will be appended to the Cultural Resources Debriefing Checklist.

Cultural Resources Debriefing Checklist

1	Project Name
	Division
	Project #
	Point of Contact:
	Construction Date:
	Funding Source(s)
	Comments:

2	Regulatory Setting (Circle all that apply)			
	Funding Source: Local	State	Federal	Private
	Permit Required: Local	State	Federal	
	Comments:			

3	Location
	Address
	Legal Description
	Parcel Number(s)
	Acre(s)
	Comments:

4	Cultural Resources Activities (attach reports to this document)
	<input type="checkbox"/> Geotechnical Boring
	<input type="checkbox"/> Cultural Monitoring
	<input type="checkbox"/> Archaeological Monitoring
	<input type="checkbox"/> Protective measures for known archaeological resources
	<input type="checkbox"/> Protective measures for known architectural resources
	<input type="checkbox"/> Data Recovery

	<input type="checkbox"/> Unanticipated Discoveries
	<input type="checkbox"/> Other
	<input type="checkbox"/> Comments

Exhibit E – DRAFT Final Issues

Redmond Zoning Code – Development of Redmond Cultural Resources Management Plan (CRMP) (LAND-2018-00214/SEPA-2019-00608)

Planning Commission Final Issues Matrix – includes Commissioner’s discussion and public comments of September 11 and 25, 2019

Issue	Discussion Notes	Status
<p>1. Cultural Resources Management Map Tool - DAHP is supposed to provide the map tool but could you please share the map as it stands? How do residents know what parcels lie in high or low probability zones? (Varadharajan)</p>	<p><u>Planning Commission Discussion</u></p> <p>9/11: Commissioner Varadharajan provided this question to staff in preparation for the Commission’s September 11, 2019 study session. She also asked how often the data included in WISAARD is updated?</p> <p>9/25: Commissioner Varadharajan concurred with staff’s response and closed this item.</p> <p><u>Staff Response/Recommendation</u></p> <p>9/11: Staff presented the following in response to Commissioner Varadharajan’s questions at the Commission’s September 11, 2019 study session.</p> <ul style="list-style-type: none"> • The Cultural Resources Management Map Tool is developed through a data sharing and data security agreement between the City and the Washington Department of Archaeology and Historic Preservation (DAHP). Its access is limited to only a few staff members who have received access permission from the DAHP. Other staff will have access to information generated by the Tool such as a parcel-based flag that indicated whether a property owner or project proponent should anticipate addressing cultural resources as part of future development proposals. • Staff anticipates including this flag in the City’s Property Viewer during the first quarter of 2020. The Property Viewer is a publicly-accessible mapping tool available through the City’s website. In addition, property owners and project proponents will continue to be able to request a preliminary site assessment from City staff and perform their own site assessment by using the DAHP’s WISAARD tool: https://dahp.wa.gov/historic-preservation/find-a-historic-place • The information provided via the data sharing agreement is updated annually. The City may also develop secure interim data regarding the outcome of archaeological surveying in real time. <p><u>Public Comment</u></p>	<p>Opened 9/11, Closed 9/25</p>

Exhibit E – DRAFT Final Issues

Redmond Zoning Code – Development of Redmond Cultural Resources Management Plan (CRMP) (LAND-2018-00214/SEPA-2019-00608)

Planning Commission Final Issues Matrix – includes Commissioner’s discussion and public comments of September 11 and 25, 2019

Issue	Discussion Notes	Status
<p>2. Project Review Procedures - Are all projects expected to go through scrutiny under CRMP just as they are evaluated for environmental impact? (Varadharajan, Captain, East, Rajpathak)</p>	<p><u>Planning Commission Discussion</u></p> <p>9/11: Commissioner Varadharajan also provided this question to staff in advance of the Commission’s September 11, 2019 study session. Commissioners Captain, Varadharajan, East, and Rajpathak continued discussing this item during the study session with the following questions to staff:</p> <ul style="list-style-type: none"> • What takes place when a project is proposed in a location with high probability? • What steps occur when a site is discovered? Is an easement recorded to protect the archaeological resources? • How many projects required evaluation during this year? <p>9/25: Commissioners were satisfied with staff’s response and agreed to close this item.</p> <p><u>Staff Response/Recommendation</u></p> <p>9/11: Staff described the threshold for cultural resources review primarily being activities that involve ground disturbances though also relating to the type of project, its location, previous disturbances within the project’s planned extent and depth, and archaeological conditions. For example, work within the first four feet of depth when located in a right of way is likely to be exempt from cultural resource review. A list of recommended exemptions to cultural resource assessment has been included in the Technical Committee’s report, Exhibit G3 - RZC Appendix 9.C for the Commission’s consideration. Staff will continue to consult with the DAHP and affected Indian tribes on an annual basis to maintain this list of exempt activities.</p> <p>Conversely, work performed within a known archaeological site is likely to involve both a cultural resources survey and an excavation permit from the DAHP. Project proponents will continue to be encouraged to contact staff or the DAHP to learn about the possible steps required for assessing cultural resources at their project site.</p> <p>The Redmond Zoning Code (RZC 21.30 Historic and Archaeological Resources) in addition to the Revised Code of Washington, Washington Administrative Code, and Section 106 (36 CFR</p>	<p>Opened 9/11, Closed 9/25</p>

Exhibit E – DRAFT Final Issues

Redmond Zoning Code – Development of Redmond Cultural Resources Management Plan (CRMP) (LAND-2018-00214/SEPA-2019-00608)

Planning Commission Final Issues Matrix – includes Commissioner’s discussion and public comments of September 11 and 25, 2019

Issue	Discussion Notes	Status
	<p>Part 800) provide regulatory direction for managing and protecting cultural resources. The typical steps taken in advance of ground disturbing activities in an area of high probability include though are not limited to:</p> <ul style="list-style-type: none"> • Contracting with a professional archaeologist to monitor, assess, and report on geotechnical borings. The archaeologist submits a recommendation for cultural resources management specific to the project site. • The DAHP and affected Indian tribes evaluate and comment on the archaeologist’s report and recommendations. • If the archaeologist’s recommendations are deemed appropriate to the site, per the WA State Archaeologist’s assessment, the DAHP issues a formal Letter of Concurrence for staff to issue as a condition within the project’s Notice of Decision. Otherwise, the DAHP may request additional information. • A project might proceed from this point with any of the following conditions: <ul style="list-style-type: none"> ○ An Inadvertent Discovery Plan is in place to direct the project proponent and contractors in the event of discovering archaeological resources. ○ A professional archaeologist is contracted to monitor specific ground disturbing activities such as the demolition of structures, removal of vegetation, and excavation. ○ (Additional) Shovel probes to be provided by a professional archaeologist in advance of additional ground disturbing activities to gain clarity regarding the possible presence of archaeological resources. <p>In the event of a discovery, the City’s or the project’s Inadvertent Discovery Plan will be activated. This begins with securing the site and ceasing work within a certain perimeter per the DAHP. A permit is also obtained from the DAHP. During planning and investigative work, portions of project development might continue. Archaeological resources might be preserved in situ or excavated. An easement might be recorded based on the site’s conditions and type of resources. Removed resources may also be curated.</p>	

Exhibit E – DRAFT Final Issues

Redmond Zoning Code – Development of Redmond Cultural Resources Management Plan (CRMP) (LAND-2018-00214/SEPA-2019-00608)

Planning Commission Final Issues Matrix – includes Commissioner’s discussion and public comments of September 11 and 25, 2019

Issue	Discussion Notes	Status
	<p>Since the City’s establishing a data sharing agreement with the DAHP (2014) and developing an automated tracking tool (2018), staff has reviewed a total of 433 projects including capital improvements and applications for private development. Approximately 15 percent of these were required to address cultural resources either by providing a survey or through project monitoring.</p> <p><u>Public Comment</u></p>	
<p>3. What is considered “ground disturbing activities”? What occurs when a permit is not necessary? How does this relate to tree removals? (Rajpathak)</p>	<p><u>Planning Commission Discussion</u></p> <p>9/11: Commissioner Rajpathak asked what activities are considered ground disturbing for purposes of cultural resources management? He asked how cultural resources were addressed when a permit was not necessary? Further, he asked staff to describe the steps regarding a proposed tree removal.</p> <p>9/25: Commissioner Rajpathak was satisfied with staff’s response and closed this item.</p> <p><u>Staff Response/Recommendation</u></p> <p>9/11: Ground disturbing activities that could trigger the need for cultural resources management are currently listed in RZC 21.30.070.B Archaeological Sites – Scope. This section has been recommended for amendment along with the addition of new definitions in RZC 21.78 and exemptions in RZC Appendix 9.C. RCW 27.53.060 provides the following and is recommended for citing in these three RZC sections:</p> <p>Disturbing archaeological resource or site—Permit required—Conditions—Exceptions—Penalty.</p> <p>(1) On the private and public lands of this state it shall be unlawful for any person, firm, corporation, or any agency or institution of the state or a political subdivision thereof to knowingly remove, alter, dig into, or excavate by use of any mechanical, hydraulic, or other means, or to damage, deface, or destroy any historic or prehistoric archaeological resource or site, or remove any archaeological object from such site, except for Indian graves or cairns, or any glyptic or painted record of any tribe or peoples, or historic graves as defined in chapter 68.05 RCW, disturbances of which shall be a class C felony</p>	<p>Opened 9/11, Closed 9/25</p>

Exhibit E – DRAFT Final Issues

Redmond Zoning Code – Development of Redmond Cultural Resources Management Plan (CRMP) (LAND-2018-00214/SEPA-2019-00608)

Planning Commission Final Issues Matrix – includes Commissioner’s discussion and public comments of September 11 and 25, 2019

Issue	Discussion Notes	Status
	<p>punishable under chapter 9A.20 RCW, without having obtained a written permit from the director for such activities.</p> <p>...</p> <p>Some development activities have been recommended for exemption from cultural resources assessment (Technical Committee’s report, Exhibit G3 - RZC Appendix 9.C). Inadvertent discovery procedures would continue to apply however, because of the type of work or typical location of the work, the activities are presumed to have very little to no negative impact on possible cultural resources. For example, maintenance of an existing utility line, involving no changes to the utility’s alignment and depth would be exempt.</p> <p>Property owners and developers completing activities that would not require a permit would have access to information through the City’s website. Federal, state, and local laws would apply in the event of an inadvertent discovery and staff would be available to direct the owner or developer to the DAHP. The City’s Inadvertent Discovery information will also be provided to all permit applicants. This distribution will help increase customer and the community’s awareness of the importance of cultural resources and their possible presence within the City.</p> <p><u>Public Comment</u></p>	
<p>4. What is the probability of cultural resources being present in a typical subdivision? (Captain)</p>	<p><u>Planning Commission Discussion</u></p> <p>9/11: Commission Chairman Captain asked what is the likely probability of finding cultural resources in a typical subdivision located within the city?</p> <p>9/25: Commission Chairman Captain had noted his support for staff’s response and agreed that this item could be closed during the Commission’s September 25 meeting.</p> <p><u>Staff Response/Recommendation</u></p> <p>9/11: Since the discovery of the Bear Creek site, no archaeological resources have been discovered in typical subdivisions and it is anticipated that the general archaeological probability is low. However, during the Commission’s 9/11 meeting, staff described that only</p>	<p>Opened 9/11, Closed 9/25</p>

Exhibit E – DRAFT Final Issues

Redmond Zoning Code – Development of Redmond Cultural Resources Management Plan (CRMP) (LAND-2018-00214/SEPA-2019-00608)

Planning Commission Final Issues Matrix – includes Commissioner’s discussion and public comments of September 11 and 25, 2019

Issue	Discussion Notes	Status
	<p>a professional archaeologist (RCW 27.53) has the authority to determine archaeological probability.</p> <p>Most the City’s typical subdivisions are located in the residential neighborhoods, outside of the Sammamish River and the Bear and Evans Creek river plains and have been classified by the DAHP to have a lower archaeological probability.</p> <p><u>Public Comment</u></p>	
<p>5. What mechanisms are available to offset the cost of archaeological work? (East, Rajpathak)</p>	<p><u>Planning Commission Discussion</u></p> <p>9/11: Commissioners East and Rajpathak asked whether financial resources or incentives were available to help offset the cost of archaeological services.</p> <p>9/25: Commissioners agreed that this item had been addressed and considered it closed.</p> <p><u>Staff Response/Recommendation</u></p> <p>9/11: A main component of the CRMP and MOA is to build stewardship and understanding of the importance that cultural resources have to our community. The CRMP has been designed to encourage and provide a simple process for early consideration of resources and to support property owners and developers in navigating and implementing the current regulations that are in-place.</p> <p>A few non-profit and private grant funders provide resources for the protection of archaeological resources. This is generally in response to a significant discovery for which protection and interpretation would provide a public benefit. Locally, the City’s Transfer of Development Rights (TDR) and King County’s Public Benefit Rating System (PBRS) provide monetary incentives for the preservation of undeveloped lands including:</p> <ul style="list-style-type: none"> • City of Redmond TDR - Listed on the Redmond Historic Resource Register or property/site eligible under RZC 21.30, <i>Historic and Archeological Resources</i> 	<p>Opened 9/11, Closed 9/25</p>

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Issue	Discussion Notes	Status
	<ul style="list-style-type: none"> • King County PBRS – Historic or archaeological site (associated buffer, designated site, or site eligible for designation) <p><u>Public Comment</u></p>	
<p>6. Comments and Questions – Written Testimony (Kritzer, Kerry Kriner of Puget Sound Energy, Brian Rich of Redmond’s Landmark Commission)</p>	<p><u>Planning Commission Discussion</u> 9/25: Commissioner Kritzer requested that staff include refinements to definitions of “probability” and “historic/prehistoric period” per Puget Sound Energy’s original request and to reflect additional input provided by Mr. Brian Rich. Commissioners agreed that this item would be fully addressed following staff’s refinements as described during the Sept. 25 hearing and agreed to close this item.</p> <p><u>Staff Response/Recommendation</u> 9/25: Staff provided comment and discussed the responses and recommendations with Ms. Kriner on September 18, 2019. At the September 25, 2019 study session, staff presented responses and recommended refinements to the CRMP for the Commission’s consideration.</p> <p><u>Public Comment</u> 9/10: Ms. Kriner submitted several comments and questions as written testimony. The letter and comments have been submitted into the record for the Commission’s September 11, 2019 hearing on this matter.</p> <p>9/11: Ms. Kriner noted Puget Sound Energy’s concurrence with the response and recommendations provided by staff. She also welcomed staff’s continue engagement with Puget Sound Energy’s in support of any future amendments to CRMP.</p> <p>Brian Rich, member of the Redmond Landmark Commission, also described concern with two recommended refinements to Exhibit G – RZC 21.78 Definitions:</p> <ul style="list-style-type: none"> • A definition of “probability” should address the City’s use of low, medium, and high probabilities. Staff had submitted a refinement regarding “high probability” per Puget 	<p>Opened 9/11, Closed 9/25</p>

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	<p>Sound Energy’s comments and should follow suit with definitions for “low” and “medium” probability.</p> <ul style="list-style-type: none"> • A timeframe indicating the end of the “Historic Period” should be included. The definition initially recommended, then refined per Puget Sound Energy’s comments should clearly state the beginning and ending of the “Historic Period”. Similarly, staff should include a clear beginning and ending time regarding the “Prehistoric Period”. 	
<p>7. Archaeological Surveying – What happens when archaeological resources are discovered at a development site? (Varadharajan)</p>	<p><u>Planning Commission Discussion</u> 9/25: Commissioner Varadharajan provided the following questions to staff in advance of the Commission’s September 25, 2019 study session. She asked what would occur when an archeological survey results in the discovery of artifacts which are then required to be undisturbed. How would an applicant proceed with their development? Would permit conditions require redesign and resubmittal of the project’s plans in order to avoid the artifacts; recording of an easement; or the development of other non-structural features such as softscape/hardscape? Commissioner Varadharajan had no further questions and closed this item.</p> <p><u>Staff Response/Recommendation</u> 9/25: Archaeological conditions differ across the City as do proposals for development. When possible, it is recommended that archaeological resources be preserved in-place. A monitoring and inadvertent discovery plan will be developed by a professional archaeologist in coordination with the DAHP. The plan will define the approach for project activities continuing in the presence of archaeological resources. At the owner or developer’s request, the DAHP will assist in the development of a site stewardship plan including guidance for preserving, protecting, and interpreting the archaeological resources within the owner/developer’s care.</p> <p>Since 2008, no new sites having the level of significance as that of the Bear Creek site have been discovered. Private development projects have not been required to modify their designs based on the presence of archaeological resources. Instead, they have included monitoring, recordation and preservation in-place, and removal of resources. These steps are</p>	<p>Opened 9/25, Closed 9/25</p>

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Redmond Zoning Code – Development of Redmond Cultural Resources Management Plan (CRMP) (LAND-2018-00214/SEPA-2019-00608)

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Issue	Discussion Notes	Status
	<p>dependent on many variables including the type and depth of a development, the conditions of archaeological resources such as their form and extent over a project site, and the likelihood of damage to the resources.</p> <p>When preservation in-place is not possible, removal or excavation of the resources may become necessary. Based on an Archaeological Site Alteration and Excavation Permit (WAC 25-48-060) provided by the DAHP and a project’s development process and schedule, a qualified archaeologist might complete the removal/excavation concurrent to project development. DAHP’s permit provides the direction needed for projects involving the addition of fill, building upon, removing trees, using heavy equipment upon, compacting, or other activities that would change or potentially impact an archaeological site.</p> <p><u>Public Comment</u></p>	
<p>8. Archaeological Surveying - What occurs when an archaeological survey determines that a significant portion of a project’s extent has artifacts? (Varadharajan)</p>	<p><u>Planning Commission Discussion</u> 9/25: Commissioner Varadharajan asked the following in advance of the Commission’s September 25, 2019 study session. How would the City respond and condition a project when archaeological resources were present over a significant portion of the project’s site? Would the City issue or deny the application for development? Commissioner Varadharajan supported staff’s response and closed this item.</p> <p><u>Staff Response/Recommendation</u> 9/25: This situation would depend heavily on analysis by the DAHP including the type of archaeological resources, their specific location including depth, and the type of planned development activities. A combination of preservation in-place and some project redesign might be required by the DAHP and per consultation with the affected Indian tribes. For example, capital projects have undergone some level of redesign in order to preserve and avoid damaging known resources. When redesign is not possible, the resources have been removed and curated.</p>	<p>Opened 9/25, Closed 9/25</p>

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Issue	Discussion Notes	Status
	<p>Staff is not aware of projects receiving denial due to the presence of archaeological resources. Per the DAHP, when it is not possible to avoid or minimize adverse effects of project development on resources mitigation is required. In accordance with state and federal laws, mitigation is developed through a collaboration among the DAHP, affected Indian tribes, other agencies when necessary, the lead permitting body such as the City, and the project proponents. Mitigation actions are likely to include providing a public benefit such as public participation activities, support for another cultural resource, studies, workshops, creation of books, and more. DAHP describes that mitigation requirements are not standardized and likely to vary from project to project.</p> <p><u>Public Comment</u></p>	
<p>9. Archaeological Surveying – At what depth are the artifacts to be expected? How does the depth of resources correspond to the depth of permitted disturbances? (Varadharajan)</p>	<p><u>Planning Commission Discussion</u> 9/25: Commissioner Varadharajan also submitted the following questions in advance of the Commission’s September 25, 2019 study session. She asked how proposed project activities would be permitted in relationship to the anticipated depth of archaeological resources. Commissioner Varadharajan was satisfied with staff’s response and closed this item.</p> <p><u>Staff Response/Recommendation</u> 9/25: Resources have been discovered at various depths throughout the City and region. Glacial and geologic history and natural as well as human generated ground disturbances significantly differ and have impacted the location of resources over time. It is not always possible to anticipate the likely depth of resources unless the project site is in very close proximity to other known, surveyed resources having similar soil history and conditions.</p> <p>Project requirements are therefore likely to vary such as:</p> <ul style="list-style-type: none"> • When ground disturbance over a project site and anticipated depth is documented such as by a previous record drawing (improved and as-built conditions), it is possible that the project will proceed with an inadvertent discovery plan (IDP). 	<p>Opened 9/25, Closed 9/25</p>

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	<ul style="list-style-type: none"> • If the ground has been partially disturbed, the project might proceed with the IDP to a certain depth below grade. • It is also possible that a project will proceed with a condition for a professional archaeologist to monitor all ground disturbing activities. <p>In the event of a discovery, the archaeologist will follow inadvertent discovery procedures in accordance with the DAHP’s Standards for Cultural Resource Reporting and in coordination with the affected Indian tribes.</p> <p><u>Public Comment</u></p>	
<p>10. Exemptions – Do exemptions include natural disasters? (Varadharajan, Kritzer)</p>	<p><u>Planning Commission Discussion</u> 9/25: Commissioner Varadharajan asked if the recommended list of exemptions from cultural resource review includes response activities related to natural disasters? She was satisfied with staff’s response and closed this item. Commissioner Kritzer also asked if the recommended exemptions provided in the new Appendix 9 would address any of Puget Sound Energy’s comments regarding standard operations and maintenance activities?</p> <p><u>Staff Response/Recommendation</u> 9/25: Cultural resources are addressed in the Federal Emergency Management Association (FEMA) Natural Disaster Recovery Framework (NDRF) as well as in a variety of technical standards and guides provided by the U.S. Secretary of the Interior for treatment of cultural resources. Through this coordinated effort, the FEMA provides a mission statement, pre- and post-disaster checklist, and intended outcomes. The mission states “Integrate Federal assets and capabilities to help State and Tribal governments and communities address long-term environmental and cultural resource recovery needs after large-scale and catastrophic incidents.”</p>	<p>Opened 9/25, Closed 9/25</p>

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	<p>The City employs the NDRF and would therefore continue working with other jurisdictions, state and federal agencies including the Washington Department of Archaeology and Historic Preservation, and with affected Indian tribes in preparation for and following a disaster.</p> <p>Regarding Puget Sound Energy’s standard operating procedures and maintenance activities, the exemptions provide for work and maintenance activities performed in areas of previous disturbance such as in the depth, width, and length of an existing trench as well as within the previously disturbed soils within of the right of way. The exemption would not extend to areas of intact native soil such as where the depth or extent of a project is more extensive - beyond areas of previous disturbance or presence of existing utilities and associated trenches.</p> <p><u>Public Comment</u></p>	

Exhibit F - Written Testimony



Puget Sound Energy
P.O. Box 97034
Bellevue, WA 98009-9734
PSE.com

September 10, 2019

Kim Dietz
Senior Planner
City of Redmond
15670 NE 85th Street
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Dear Kim:

Thank you for the opportunity to comment on the proposed Zoning Code Amendments related to the City's Cultural Resource Management Plan (CRMP). Puget Sound Energy (PSE) performs a wide range of activities that involve ground disturbance within the City of Redmond; anywhere from replacing existing poles and underground cable and gas lines, removing trees that are in conflict with clearance standards from aerial power lines, maintenance and equipment upgrades within substations, and construction of new underground gas and electric and above ground electric lines.

Based on current regulations, depending upon the level of disturbance and location of the activity, the City may or may not require that PSE apply for a permit for City review of the proposed activity. The proposed code amendments state that the scope of the regulations applies to *properties possessing a high probability of including archaeological resources or known to include an archaeological site(s)* (RZC 21.30.020(C)). The code further states that known archaeological sites or sites with a high probability of including archaeological resources are defined by the City of Redmond, Washington Department of Archaeology and Historic Preservation, or by affected Indian tribes. Appendix 9 further states that a Cultural Resource Management Map Tool will be used by the City to employ a three-class model depicting areas that are known to have archaeological resources, areas having high probability, and areas having low probability. These areas will be coordinated with tools and procedures regarding public and private development review. This is a vague statement and does not indicate how this "tool" will be used and whether it will be readily available for public access/viewing. Does this tool identify specific parcels or generalized areas? Does the proposed requirements apply to improved right-of-way and developed sites?

Some of PSE's activities are general system improvements and others are service improvements or maintenance for specific customers. In either case, the cost of permit

documentation and associated City review is passed on to PSE ratepayers. For customer service requests, PSE needs the ability early in the process (prior to permit submittal) to provide customers with accurate cost estimates; an understanding of the level of assessment needed, if any, should be known well in advance of submitting a permit application. Significant costs added to permitting may make providing service cost prohibitive for a customer. Adding thousands of dollars to the cost to hire an archaeologist to conduct a survey of potential cultural resources within a paved right-of-way is not a reasonable cost to pass onto PSE customers. It is not practical for PSE to ask customers well into a permit review process to add \$5,000 - \$10,000 to the cost of their service. This needs to be estimated as an upfront cost prior to permit submittal.

PSE's additional comments on the current draft of the zoning code amendment include:

1. Generally, the code amendments, including the associated Appendix 9 are geared towards staff's understanding of the regulations and not implementation by an applicant. There are several sections of information in Appendix 9, but it is not clear how these components work together and how they relate to the RZC text in 21.30.
2. The term *high probability of including archaeological resources* is used several times throughout RZC 21.30, however this term is not defined, except to state this determination will be made by City of Redmond, WDAHP, and affected tribes.
3. RZC 21.30.010(B), the word still before unrecognized is unnecessary and should be deleted.
4. RZC 21.78 Definitions: The definition of *Ground Disturbance/Disturbing Activities* is too vague and covers an array of activities that include varying levels of disturbance. Excavation with heavy equipment could include minor trenching or bore pits up to green field site excavation. Tree removal does not always include removal of a stump. Geotechnical analysis may include bore pits, but may also include little to no ground disturbance. The definition should include parameters such as excavation of a certain amount of material, excavation to a specified depth, etc. Providing exemptions in Appendix 9 will also assist with understanding this definition, however the definition itself still needs parameters. Additionally, included should be changed to including in the definition.
5. RZC 21.78 Definitions: *Historic Period*. This definition should start with "the period when...". "Resources that date from" does not make sense when the definition is defining a period of time.
6. RZC 21.78 Definitions: *Historic Property/Resource*. The term *precontact* needs to be defined.
7. Appendix 9, Page G-2: It is important for PSE to understand potential exemptions to the requirements in order to provide substantive comments. No exemptions are provided at this time.
8. Appendix 9, Page I-2, the terms recommendations and standards are used interchangeably. Recommendations are suggestions, standards are adopted measures of attainment.

9. Appendix 9, Page I-3, under the header of Archaeological resources, it is not clear how the bullets relate to the introductory text. There appears to be a sentence missing.
10. Appendix 9, Page I-6 *Cultural Resource Surveys for Private Development*. This process description is vague and does not provide specifications as to how implementation will occur.
 - *The COR currently issues land use development permits...* What constitutes a land use development permit?
 - *The Project Manager, with review and recommendations for requirements from DAHP and affected Indian tribes, shall require surveys for projects based on site conditions including the probability for locating cultural resources in the project's area of potential effects.* At what point is the review and recommendations completed? If it's after the permit is submitted and part of the permit review process, that timing is too late for an applicant to incorporate into the project design and budget.
 - *The extent of the survey will depend on the anticipated level of ground disturbing activities or other work that has the potential to impact cultural resources.* As stated in comment #4 above, specific parameters and thresholds for ground disturbing activities need to be provided within the RZC so the determination of when a study is required and the extent of the survey required is not arbitrary.
11. Appendix 9, Page I-7 *Affected Indian Tribes, Agency and Community Consultation*. *Through the SEPA process additional parties including other affected Indian tribes will be contacted for their feedback on projects.* An Environmental Checklist is required to be submitted when SEPA review is required on a project in order for the City to deem the application complete prior to staff review. Within the Environmental Checklist under Historic and Cultural Preservation, an applicant is required to document methods used to assess potential impacts to cultural and historic resources, including consultation with tribes, DAHP, GIS evaluation, and site surveys. This is done prior to permit submittal.
12. Appendix 9. Several acronyms are used throughout Appendix 9, often times without explanation of what the acronym stands for. It would be helpful to include a list of acronyms with meaning as part of Appendix 9.

PSE looks forward to participating in the evolution of Cultural Resources Management code provisions that are understandable and provide clear parameters and thresholds for review. Should you have questions regarding these comments, feel free to reach out to Kerry at 425-462-3821 or kerry.kriner@pse.com or Andy at 425-462-3852 or andy.swayne@pse.com.

Sincerely,

Kerry Kriner, AICP



Senior Land Planner

Andy Swayne, AICP



Senior Municipal Liaison Manager