



PLANNING COMMISSION REPORT AND RECOMMENDATION TO
CITY COUNCIL
June 26, 2024

Project File Number:	LAND-2024-00072 SEPA-2020-00934		
Proposal Name:	Redmond 2050 Elements: Land Use, Community Development and Design, and Climate Resilience and Sustainability		
Applicant:	City of Redmond		
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FINDINGS OF FACT

Public Hearing and Notice

- a. Planning Commission Study Sessions and Public Hearing Dates

i.

The City of Redmond Planning Commission held study sessions on July 12, July 26, September 27, October 11, October 25, December 6, and December 20, 2023; January 10, January 24, January 31, February 14, March 27, April 24, May 8, and May 29, 2024.

ii.

The City of Redmond Planning Commission held a public hearing on the proposed amendments on May 8, 2024; two verbal and six written comments were received.
- b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on April 17, 2024, in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies.

Redmond Comprehensive Plan Amendment Summary

These updates are being made as part of the Redmond 2050 Comprehensive Plan periodic review. The full amendments are provided as **Attachments A, B, and C.**

Land Use Element

Updates to the element include:

- Consolidated land use designations and associated zoning districts.
- Integrated key Redmond 2050 themes through land use policies.
- Greater variety of housing choices.
- Support “complete neighborhoods” to allow some non-residential uses in residential areas.
- Mixed-use designations structured by geography: Centers and Citywide.
- Citywide mixed-use designation has zones of different scales/intensities.

Planning Commission Report – Findings and Conclusions

Redmond 2050: Land Use, Community Development and Design, and Climate Resiliency and Sustainability elements update
June 26, 2024

Community Development and Design Element

This is a new element. It consolidates policies for community design, historic preservation, and centers. It also adds new sections for inclusive design and corridor planning. Policy drivers include:

- Accommodating growth
- Maximizing TOD opportunities and housing near high-capacity transit (HCT)
- Equitable transit-oriented development (eTOD)
- Simplifying and consolidating policies
- Incorporating Redmond 2050 themes
 - A new section with inclusive design and universal design policies
 - Several policies related to sustainability and resiliency, including adaptable buildings/spaces (reuse of existing buildings but also considering other tools such as visitability standards in housing)

Climate Resilience and Sustainability Element

This is a new element. It provides policy support for the variety of relevant plans and practices of the City related to climate resilience, ecological health, and sustainability.

The element:

- Consolidates existing relevant policies from disparate elements into the new climate resilience and sustainability element,
- Prioritizes and supports existing strategies to provide long-term policy direction,
- Maintains and enhances existing climate change policies,
- Supports the actions identified in the Environmental Sustainability Action Plan (ESAP), Community Strategic Plan, Climate Emergency Declaration, City of Redmond Operations Zero Carbon Strategy, Tree Canopy Strategic Plan, and functional plans, and
- Makes progress towards fulfilling requirements of RCW 36.70A.070(9) as amended by HB 1181.

Staff Analysis

Staff analysis for this proposal can be found in Appendix E (Technical Committee Report - Attachment A).

Recommended Conclusions of the Technical Committee

On March 20, 2024, the Technical Committee reviewed amendments to Comprehensive Plan, identified as **Attachments B, C and D to the Technical Committee Report**, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with no additional conditions**.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
- B. *The Technical Committee Report (**Appendix E**).*

Planning Commission Report – Findings and Conclusions

Redmond 2050: Land Use, Community Development and Design, and Climate Resiliency and Sustainability elements update
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Summary of Planning Commission Discussions

Land Use Element

- Discussion of whether policies should ensure that residential and commercial properties, including school and childcare facilities, in or near Manufacturing Park or Industrial zones are notified that uses in those zones could create undesirable or harmful impacts.
- Support for complete neighborhoods approach.
- Support for streamlined land use designations.

Community Development and Design Element

- Clarified equitable transit-oriented development (E-TOD)
- Overall supportive of community design and centers approach

Climate Resilience and Sustainability Element

- The trade-offs of prioritizing climate resilience efforts versus other City priorities related to growth and development.
- The sufficiency and effectiveness of commute trip reduction programs.
- The inclusion and prioritization of specific natural hazards as policy focus areas.
- Conservation and protection of water sources and water use reduction.
- Design of public spaces to withstand extreme heat, including passive cooling.
- Policy goals and metrics on greenhouse gas emissions reduction. Policy CR-1 was revised based on this discussion.
- Consider addressing measurement or frequency of review of policies and goals.
- Consideration of public comments received, including concept of "circular economy initiatives". New policy CR-45 added.


A detailed issues matrix is provided in **Appendix A**.

Recommendation

The Planning Commission reviewed the amendments to the Redmond Comprehensive Plan and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval**.

- The Planning Commission recommends approval of the Land Use Element as shown in Attachment A.
- The Planning Commission recommends approval of the Community Development and Design Element as shown in Attachment B.
- The Planning Commission recommends approval of the Climate Resilience and Sustainability Element as shown in Attachment C.

Planning Commission Report – Findings and Conclusions
Redmond 2050: Land Use, Community Development and Design, and Climate Resiliency and Sustainability elements
update June 26, 2024

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Susan Weston
Planning Commission Chair


Carol V Helland
Director, Planning and Community Development

Attachments

- A. Recommended Land Use Element
- B. Recommended Community Development and Design Element
- C. Recommended Climate Resilience and Sustainability Element

Appendices

- A. Planning Commission Issues Matrix
- B. Written Public Comments
- C. Public Hearing Notice - April 17, 2024
- D. Public Hearing Minutes - May 8, 2024
- E. Technical Committee Report

Land Use – 3.0 Draft

Vision Statement

The Land Use Element plans for the anticipated growth in Redmond. The pattern of uses reflects and supports the community's long-term vision and goals.

Redmond's centers are hubs of residential, commercial, and cultural activity.

In 2050, Downtown, Overlake, and Marymoor Village provide unique and desirable locations to support community life in Redmond. Light rail will connect these centers to each other and to the broader central Puget Sound region. The centers will continue to grow around transit-oriented development principles.

Downtown is Redmond's civic heart. It remains an outstanding place to work, shop, live and recreate and is a destination for many in Redmond and in the region. A diversity of businesses, cultural organizations, residents, and visitors contribute to Downtown's vibrancy.

With the arrival of light rail and intentional planning for growth, Overlake has transformed into a regional hub for high technology research and development and intercultural experiences. Growth in jobs and residential population has come with critical urban amenities like parks, schools, cultural and civic spaces, and an urban tree canopy. New businesses have enriched Overlake while treasured local businesses have remained in the community using creative anti-displacement strategies.

In 2050, Marymoor Village is continuing to develop into a transit-oriented community with a focus on inclusion. For example, public spaces have been developed to be comfortable for a neurodiverse community. New multifamily developments include units that exceed accessibility standards. Elements such as public art honor the special connection that local tribes have with Bear Creek, Lake Sammamish, and the lands surrounding them. Community members enjoy excellent access to Marymoor Park and to a light rail system that connects them to the region.

Redmond neighborhoods are more diverse and more complete, improving equity and sustainability.

Redmond's neighborhoods include an array of housing types that serve a diversity of household types and sizes. Housing in Redmond's neighborhoods has diversified, with the majority neighborhood infill development being multiplexes, townhomes, cottages, and other middle housing types. This has created ownership opportunities at a lower price point and allowed community members to stay in Redmond as their housing needs change over time. Redmond's neighborhoods are also more complete, with small-scale commercial uses serving local needs. Some of these uses have become neighborhood hangouts, complementing other neighborhood amenities like parks and schools. Community members enjoy meeting-up with each other in these complete neighborhoods, providing a sense of connection.

Redmond maintains a strong economy and diverse job base.

Redmond remains 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 predictable regulatory environment that supports innovation and attracts sustainable development, while retaining existing businesses.

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Redmond's land use pattern has supported sustainability objectives.

Redmond's land use pattern, which focuses growth in centers and supports complete neighborhoods, has supported community objectives to greatly reduce carbon emissions and protect natural resources locally and regionally. Urban densities have been paired with aggressive tree planting to enhance the urban tree canopy, providing shade and mitigating the urban heat island effect. Vegetation is also found on urban walls and rooftops, providing not only an environmental benefit but also softening buildings and providing variety in the built environment. The city remains framed within a beautiful natural setting, including forested hillsides that flank the Sammamish Valley, Lake Sammamish and Bear Creek. A system of interconnected open spaces provides habitat for a variety of wildlife and recreation opportunities for people. 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.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity and inclusion, resiliency, and sustainability.

Equity and Inclusion	Resiliency	Sustainability
<ul style="list-style-type: none">• LU-1 through LU-16• LU-23 through LU-35	<ul style="list-style-type: none">• LU-4 through LU-7• LU-10 through LU-11• LU-37 through LU-46	<ul style="list-style-type: none">• LU-4 through LU-9• LU-17 through LU-21• LU-43 through LU-46

Existing Conditions

Background

The Land Use Element is designed to help Redmond achieve its vision for a sustainable, resilient, equitable, and inclusive city. Redmond will have grown significantly by 2050. In 2019, Redmond had 68,001 residents (WA Office of Financial Management, 2019), 29,438 housing units (WA Office of Financial Management, 2019) and 97,905 jobs (PSRC 2020, Covered Employment). Redmond needs to be able to accommodate an additional 24,800 housing units and 29,760 jobs through 2050. Redmond is growing from suburb to city and the land use policies support this change.

The Land Use Element provides policy direction for land use patterns at the city and subarea scale, forming the basis to plan for growth, including needs for transportation, parks and open space, water, and other public facilities and services. The Land Use Element also establishes land use designations identified in the Future Land Use Map (Map LU-2).

REDMOND 2050

Redmond accommodates growth primarily through compact development within designated centers and along frequent transit corridors. Because most land in Redmond is already developed, growth through 2050 will be mainly infill development or redevelopment.

Current Conditions

The Comprehensive Plan enumerates land use designations, each of which are implemented in the Redmond Zoning Code through a set of zones. The most intense land uses are directed to Overlake, Downtown, and Marymoor Village centers. The land use context of what currently exists helps us better understand land use policies. The table below summarizes land area devoted to each land use designation in 2024.

Table 2-1 City of Redmond Land Area by Land Use Designation

Land Use Designations	Acres	Percent of All Land Area
Neighborhood	5,376	52.4%
Marymoor Mixed-Use	88	0.9%
Downtown Mixed-Use	474	4.6%
Overlake Mixed-Use	847	8.3%
Citywide Mixed-Use	126	1.2%
Manufacturing Park	691	6.7%
Business Park	477	4.6%
Urban Recreation	478	4.7%
Parks and Open Space	1,515	14.8%
Semirural	79	0.8%
Conservation Open Space	115	1.1%

Neighborhoods

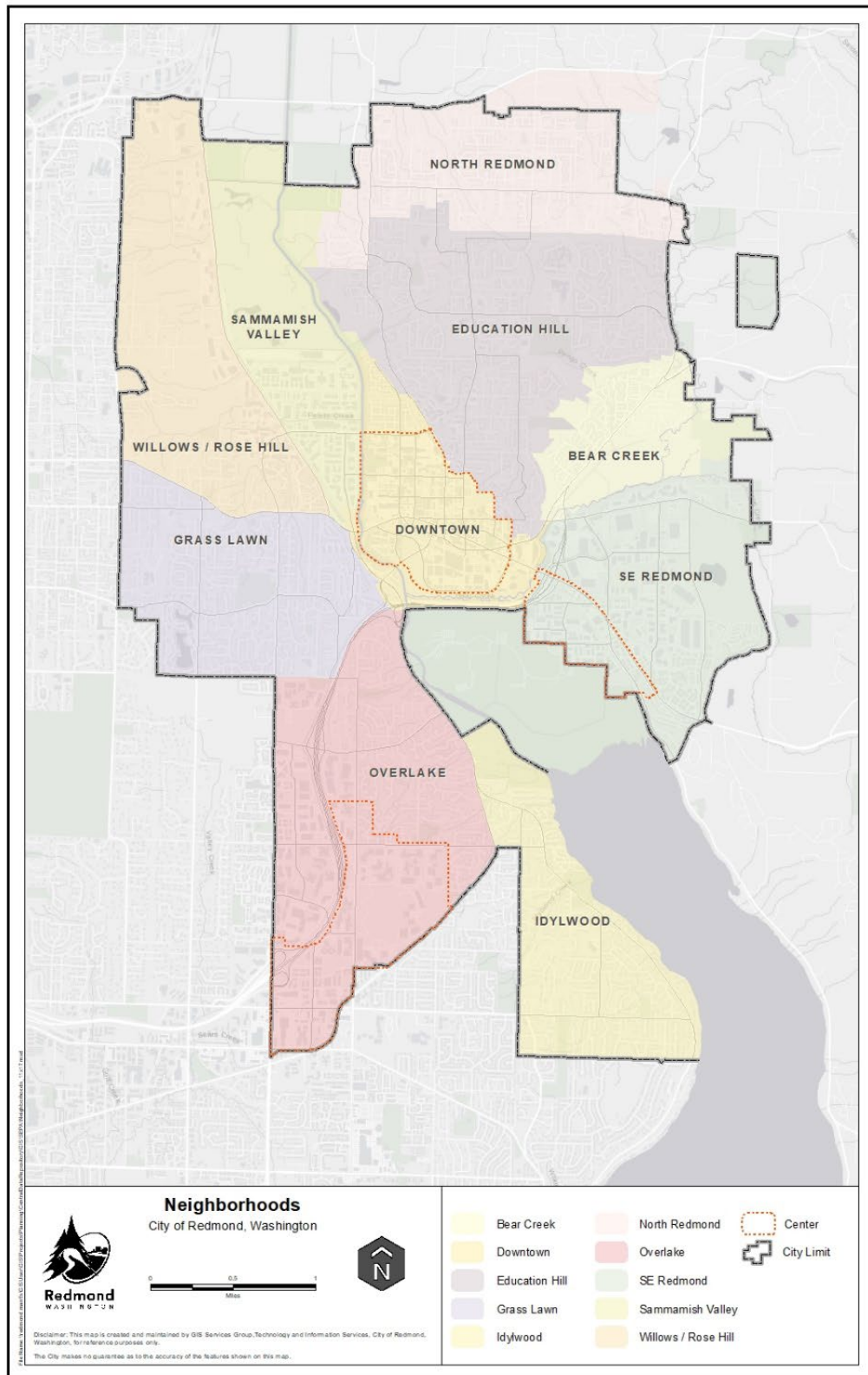
Redmond comprises 10 neighborhoods. Downtown, Overlake, and Southeast Redmond are the most intensely developed neighborhoods and are served by four light rail stations.

Complete Neighborhoods

A complete neighborhood is a place where you can meet all your basic needs by walking or rolling close to home. Basic needs are shops, services, schools, parks, grocery stores, and other places and services that support everyday life. While complete neighborhoods are primarily residential uses, non-residential uses are allowed. One example of non-residential uses are mobile and micro businesses like food trucks, which are temporary for a few hours to a few days. Another example is more permanent structures. These could be smaller permanent structures like accessory commercial units or relatively larger permanent structures like cafes or mixed-use stores.

TABLE: NEIGHBORHOOD ACREAGE

Neighborhood	Acres	Percent Area of All Neighborhoods
Idylwood	840	8%
Overlake	1,493	14%
Grass Lawn	944	9%
SE Redmond	1,624	16%
Bear Creek	486	5%
Downtown	659	6%
Education Hill	1,482	14%
Sammamish Valley	801	8%
Willows / Rose Hill	1,113	11%
North Redmond	1,011	10%



REDMOND 2050

Centers

The Puget Sound Regional Council's regional plan, VISION 2050, establishes a system of regional growth centers. Regional centers serve as the main recipients of growth. Similarly, the King County Countywide Planning Policies establishes a framework for countywide growth centers. Countywide centers play an important role in accommodating growth at a countywide level.

Overlake and Downtown are both regional growth centers. The City will apply to have Marymoor Village be designated a countywide growth center at the conclusion of the Redmond 2050 planning process. Likewise, the City will apply to have a portion of the Southeast Redmond manufacturing and industrial area designated a countywide industrial growth center at the conclusion of Redmond 2050.

See the Centers section of the Community Development and Design Element for more information and policies related to centers.

Policies

The policies below set a framework for land use designations to meet regional requirements and realize local community priorities. The policies seek to expand the supply and diversity of housing, steward the natural environment, support a robust economy, and promote a high quality of life for our community members.

Growth Management

The following policies provide land use direction to ensure adequate public facilities are developed in alignment with growth and that the preferred land use pattern will fulfill state and regional requirements.

The goals that are the foundation of Washington's Growth Management Act (GMA) are consistent with the high-level values of the Redmond community. These values include encouraging efficient development in urban areas, providing a variety of housing types and sustainable economic growth, focusing population and employment growth in cities, and investing in transportation to support planned land use and to provide a variety of travel choices.

The Puget Sound Regional Council's (PSRC) Vision 2050 is the regional plan to provide an exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy.

FW-LU-1 Plan to accommodate at least 24,800 additional homes and 29,760 additional jobs in Redmond between 2019 and 2050.

- LU-1** Ensure that Redmond's preferred land use pattern can accommodate Redmond's growth targets and project needs for housing supply, housing affordability, employment, affordable commercial spaces, and public facilities.

- TABLE LU-1: 2019 Actual Count and Future Growth Targets**

	Housing units	Jobs
2019	31,739	97,905
2019-2044 Growth	+20,000	+24,000
2044	51,739	121,905
2044-2050 Growth	+4,800	+5,760

2050	56,539	127,665
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LU-2 Ensure that development regulations, including the allowed density, uses, and site requirements, support Redmond’s preferred land use pattern.

LU-3 Plan for infrastructure necessary to support the preferred land use pattern and allow new development only where adequate public facilities and services can be provided.

Detailed information about growth in centers can be found in the Community Development and Design Element.

Local Land Use Objectives

This section describes high-level land use objectives that advance sustainability, resilience, and equity and inclusion.

- **FW-LU-2** Ensure that the land use pattern in Redmond meets the following objectives:
 - Reflects the community values of sustainability, resilience, and equity and inclusion;
 - Advances sustainable land development and best management practices and a high-quality natural environment;
 - Promotes development sufficiently away from environmentally critical areas;
 - Encourages a mix of uses that create complete neighborhoods ;
 - Maintains and enhances an extensive system of parks, trails, and open space;
 - Supports and encourages flexible places for a resilient and adaptive economy that includes a mix of research, retail, health, technology, and manufacturing uses;
 - Ensure the siting and delivery of public infrastructure and community services to support preferred land use pattern; and
 - Promotes sufficient density for development pattern and urban design that enable people to readily use a variety of accessible and active forms of travel including but not limited to walking, rolling, bicycling, transit.

Land use patterns are crucial in supporting sustainability by directly influencing resource utilization, environmental impact, equitable development, and overall urban resilience. Through careful land use planning, communities can designate certain areas as green spaces, open spaces, parks, or conservation zones, which act to protect critical areas. A land use pattern that encourages a mix of uses and complete neighborhoods promotes a sustainable, healthy, and livable urban environment. To ensure that community members can enjoy different areas of the city safely, land use policies promote accessible and active forms of travel.

LU-4 Develop public and private lands to rapidly and equitably reduce greenhouse gas emissions and create a thriving, climate resilient community.

LU-5 Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity.

LU-6 Encourage infill development and redevelopment that will maximize equity and walkability.

LU-7 Provide opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, workplaces, and other gathering places.

LU-8 Encourage development projects that support travel by transit and foster accessible and active transportation options.

Land Use Compatibility

Different land uses have different needs, purposes, and impacts. Careful planning is required to minimize potential incompatibilities of land uses. The intent of policies in this section is to promote relative harmony of land uses, especially where two different land uses meet.

- LU-9** Ensure that land uses meet development regulations that limit adverse impacts, such as noise, spillover lighting, glare, vibration, smoke, and fumes.
- LU-10** Ensure that any residential development allowed within Manufacturing Park zones, recognizes, avoids, and mitigates, potential adverse impacts associated with manufacturing and related uses within the boundaries of the residential development.
- LU-11** Ensure that potential residential and commercial properties, including school and childcare facilities, in or near Manufacturing Park or Industrial zones are notified that uses in those zones could create undesirable or harmful impacts even if the uses comply with performance standards and other applicable regulations.”.

Community Facilities and Human Services

Community facilities are all the things that a thriving city needs like libraries, fire departments, and space for those that provide human services, to name a few. A land use pattern that values and creates space for community facilities supports Redmond 2050 themes. This section of policies provides direction to ensure that these vital uses are prioritized and pursued.

- LU-12** Encourage the provision of needed facilities that serve the community, such as facilities for education, libraries, parks, culture and recreation, human services, police and fire, transportation, and utilities. Ensure that these facilities are located in a manner that is compatible with the City’s preferred land use pattern.
- LU-xyz** **Allow for new and expanded schools to meet anticipated demand throughout the city. Partner with school districts to facilitate the provision of innovative school facility design to reflect the scarcity of developable land and the need for adequate school capacity to serve Redmond residents. Offer safe multimodal access to schools.**
- LU-xyz** **Broadly allow for childcare facilities to meet anticipated demand throughout the city.**
- LU-13** Promote land use development patterns that support the equitable siting of, and access to, human services and community facilities.
- LU-14** Allow essential public facilities in zones where they would be compatible. Classify the type of land use review, such as whether the use is permitted or conditionally allowed, based on the purpose of the zone and the facility’s potential for adverse impacts on surrounding uses and the environment.
- LU-15** Maintain a process to site essential public facilities that ensures that such facilities are consistent with the Redmond Comprehensive Plan; emphasizes public involvement; identifies and minimizes adverse impacts; and promotes equitable location of these facilities.
- LU-16** Locate, design, and operate community facilities and human services in a manner that promotes physical health and well-being.

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Green Infrastructure

As the region faces the challenges of climate change, embracing green infrastructure in land use improves community resilience and sustainability. The policy in this section promotes the integration of green infrastructure into planning and development.

- LU-17** Recognize green infrastructure as a capital and public asset and promote its preservation, enhancement, and expansion.

Open Space and Resource Protection

The City's preferred land use pattern supports open space preservation and natural resource protection. Open spaces, from parks to urban forests, provide ecological benefits, recreation opportunities, and aesthetic beauty. The policies in this section aim to harmonize development with conservation to foster a more sustainable and resilient community.

- LU-18** Maintain and promote transfer of development rights (TDR) programs for properties deemed by the City as warranting protection, such as critical wildlife habitat, historic landmarks, properties zoned Urban Recreation, and nearby rural areas.
- LU-19** Prohibit extension of urban levels of services into designated agricultural and rural lands in unincorporated King County. Prohibit rural uses from connecting to urban facilities or services when extended except to resolve health emergencies.
- LU-20** Protect open space, agricultural lands, and natural resources using green buffers, habitat corridors, and preserved natural areas.

Land Use Decision Making

The Redmond Future Land Use Map is used along with other Comprehensive Plan policies to inform land use decisions. The Future Land Use Map is the official land use map of the City and is maintained by staff to ensure accuracy. The Future Land Use Map illustrates the intended future land use pattern of our community. The Future Land Use Map is organized by different land use categories, called designations. Development in Redmond is directed through the geographic allocation of designations such as residential, mixed-use, manufacturing and more. Each land use designation can be associated with one or more zoning districts.

- LU-21** Ensure that decisions on land use designations and zoning are consistent with the City's vision and policies as articulated in the Redmond Comprehensive Plan, and consider the following:
- Redmond's land use and community design objectives.
 - The location of environmentally critical areas so that development can be directed away from them and impacts can be avoided or minimized.
 - The adequacy of existing and planned public facilities and services.
 - Redmond's housing and employment growth targets, including Redmond's obligations to plan for housing for all economic segments of the community.
 - Projected need and demand for housing types and commercial space.
 - Impacts to equity, inclusion, sustainability, and resiliency.

Future Land Use Plan Map

The policies in this section pertain to the city's Future Land Use map and land use designation categories.

REDMOND 2050

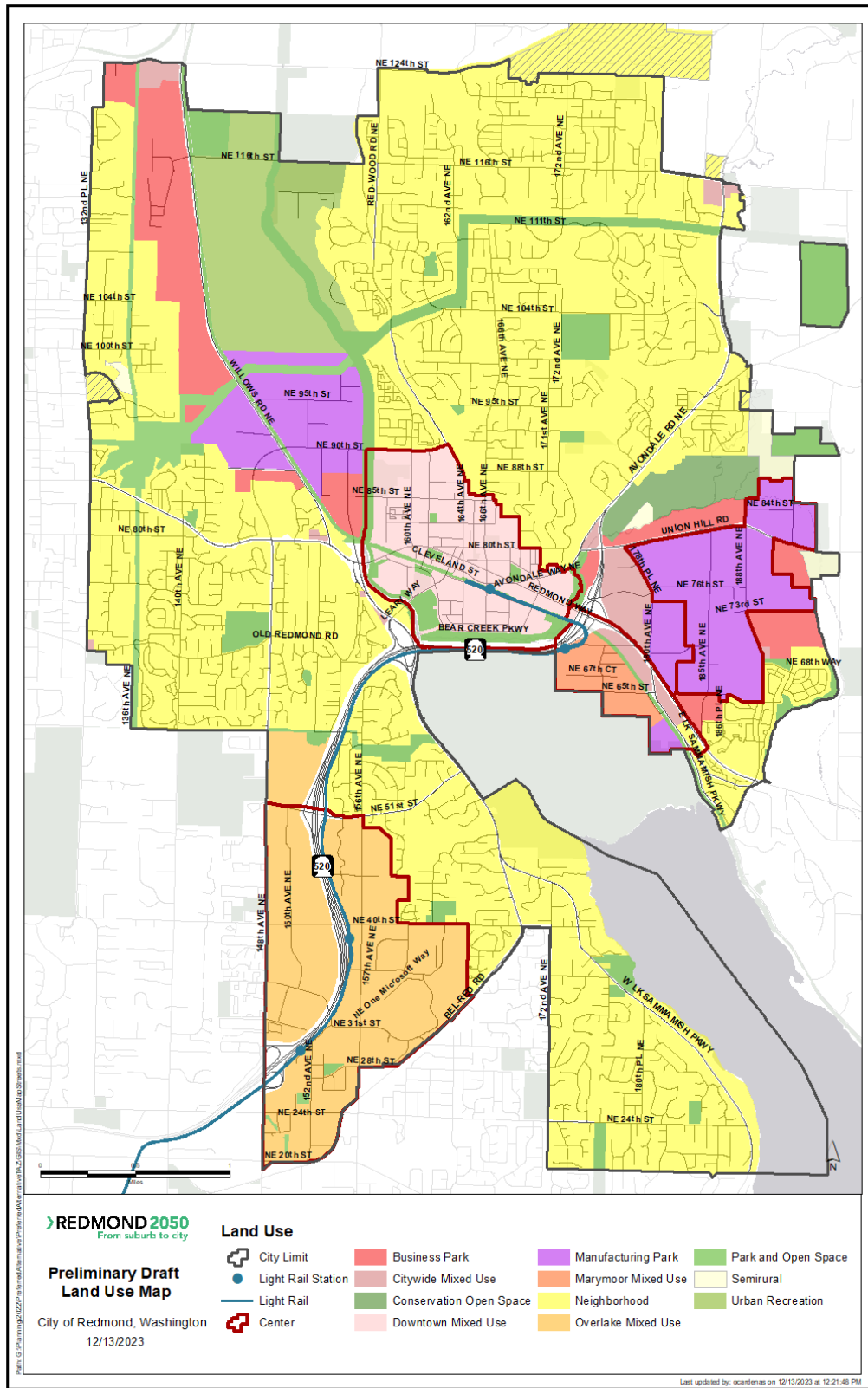
FW-LU-3 Create streamlined and distinct land use designations that advance community values.

Clear land use designations are essential to reaching community goals because they provide structure, clarity, and focus. They facilitate long-term planning and enable Redmond to align proposed development with the community vision and the Redmond 2050 themes of sustainability, resilience, and equity and inclusion.

The Future Land Use Map shows the locations for a variety of land uses. It is important to note that the Future Land Use Map is not a zoning map. Rather, it provides guidance for zoning and other regulations to ensure a coherent implementation of the City's preferred land use pattern.

LU-22 Establish and maintain land use designations and associated zoning districts according to the table below.

Land Use Designations	2050 Zoning
Neighborhood	Neighborhood Residential Neighborhood Multifamily Neighborhood Mixed-Use
Marymoor Mixed-Use	Marymoor Core Marymoor Edge Marymoor Manufacturing
Downtown Mixed-Use	Downtown Edge Downtown Core Town Center
Overlake Mixed-Use	Overlake Business and Advanced Technology Overlake Village Overlake Urban Multifamily
Citywide Mixed-Use	Corridor Mixed-Use Urban Mixed-Use
Manufacturing Park	Manufacturing Park Industrial
Business Park	Business Park
Urban Recreation	Urban Recreation
Parks and Open Space	All Zones
Conservation Open Space	Conservation Open Space
Semirural	RA-5



Neighborhood

The integration of primarily residential uses with some non-residential uses promotes complete neighborhoods. The policies in this section provide clarity and direction to improve equity and quality of life through complete neighborhoods.

- LU-23** Promote walkable, welcoming, attractive, and safe complete neighborhoods with a variety of housing types to serve our culturally and economically diverse community.
- LU-24** Designate allowed residential densities to provide for a range of housing choices that accommodate all economic segments and households, including those with specific needs related to age, health, disability, or family size.
- LU-25** Allow compatible non-residential uses in residential zones that provide goods, services, and amenities that contribute to complete neighborhoods.
- LU-26** Implement incentives, flexibility in regulations, and variations in density, and other solutions, to meet City goals for affordable housing, critical area protection, and sustainability.
- LU-27** Neighborhood Designation
 - Purpose.
 - Provide for complete neighborhoods of mainly, but not exclusively, residential uses.
 - Provide and encourage opportunities for a variety of housing types, sizes, densities, and prices. Allow housing options such as, but not exclusively, detached single-family homes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, cottage housing, live/work, low-rise residential, and low-rise mixed-use.
 - Allowed Uses.
 - Implement this designation through neighborhood-scale zones that allow a range of residential and non-residential uses to support complete neighborhoods. Permit some non-residential uses to the extent compatible with allowed housing sizes and densities of the underlying zones.

Centers Mixed-Use

Urban Centers are vibrant places with a mix of uses and activities that are connected by efficient transportation. The policies in this section pertain to general land use direction for the Marymoor, Downtown, and Overlake centers.

- LU-28** Designate portions of Redmond's Downtown and Overlake as regional growth centers under VISION 2050. Designate Marymoor Village as a countywide growth center under the Countywide Planning Policies. Recognize these areas as such in all relevant local, regional policy, planning, and programming forums. Through plans and implementation strategies, encourage and accommodate focused office, retail, and housing growth, and a broad array of complementary land uses. Ensure that development supports the infrastructure upgrades needed for these centers. Infrastructure upgrades include transportation, utilities, stormwater management, community facilities, and parks. Emphasize support for transit use and accessible and active transportation.
- LU-29** Maintain the Downtown, Marymoor Village, and Overlake centers as major retail, service, entertainment, and cultural centers for the city and the greater Eastside.
- LU-30** Marymoor Mixed-Use Designation
 - Purpose.

- Encourage the development of Marymoor Village as a place that:
 - Provides opportunities for transit-oriented housing, services, and employment at and near the light rail station;
 - Is enhanced by proximity to Marymoor Park and regional trails;
 - Protects Redmond's drinking water aquifer from contamination and loss of recharge and other natural resources;
 - Supports business growth and adaptation; and
 - Provides a street grid that enhances walkability, accessibility, and connectivity.
- Allowed Uses.
 - Implement this designation throughout the Marymoor Center. Permit a broad mix of residential, retail, service, cultural, and employment uses that support community values and fulfill growth requirements while protecting natural resources, especially Redmond's drinking water aquifer.

LU-31 Downtown Mixed-Use Designation

- Purpose.
 - Encourage development of the Downtown as a place that:
 - Meets community needs for employment, shopping, recreation, civic activities, and cultural and night life opportunities;
 - Provides attractive and safe places to live close to amenities, such as restaurants and cafes, a wide selection of stores and services, frequent transit service, and plazas, parks, and art;
 - Protects Redmond's drinking water aquifer from contamination and loss of recharge and other natural resources;
 - Emphasizes access for pedestrians and bicycles.
 - Enhances its urban feel by retaining a rich natural setting, including open space, trees, and other landscaping; and
 - Invites people to enjoy it, provides a comfortable atmosphere, and maintains Redmond's history and historic buildings.
- Allowed Uses.
 - Implement this designation throughout the Downtown Center. Permit a broad mix of residential, retail, service, civic, cultural, and employment uses that support community values and fulfill growth requirements while protecting natural resources, especially Redmond's drinking water aquifer.

LU-32 Overlake Mixed-Use Designation

- Purpose.
 - Maintain and encourage Overlake as a place that:
 - Serves an important local and regional economic role as a center for advanced technology uses, research and development, corporate offices, distribution and compatible manufacturing;
 - Encourages high-quality, compact transit-oriented development;

- Provides regional commercial shopping, cultural, and entertainment uses that support and complement nearby employment and residential areas;
- Includes mid-rise and high-rise, mixed-use neighborhoods that provide attractive and safe places to live close to amenities such as restaurants, frequent transit service, and a network of parks, sidewalks and trails; and
- Emphasizes access for pedestrians and bicyclists with attractive local streets appropriate for a destination location.
- Allowed Uses.
 - Implement this designation throughout the Overlake Center. Permit uses that allow a tall building stock, foster a vibrant economy, with a broad mix of residential, retail, service, civic, cultural, and employment uses that support community values and fulfill growth requirements.

Citywide Mixed-Use

The integration of residential, commercial, and recreational spaces within the same structure fosters vibrant, walkable, and economically robust areas that cater to the diverse needs of our community. The policies in this section seek to provide clarity on general mixed-use land use policies to encourage innovation, reduce environmental impact, and enhance the quality of life.

LU-33 Maintain and enhance a well-distributed system of mixed-use areas at a variety of scales outside of Redmond’s centers. Encourage land uses that support or provide services to adjacent land uses and that encourage accessible and active transportation and transit use.

LU-34 Ensure that mixed-use areas are located, designed, and developed to:

- Locate businesses rather than parking areas along the street;
- Provide housing;
- Encourage compact development and use of accessible and active transportation;
- Avoid impacts on adjacent residential uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.

LU-35 Citywide Mixed-Use Designation

- Purpose.
 - Provide for housing and businesses that offer goods and services for the greater Redmond community. Locate and develop these mixed-use areas outside of designated centers.
- Allowed Uses.
 - Implement this designation throughout the mixed-use zones to allow a range of development intensity between neighborhood-scale intensities and center-scale intensities, to provide goods and services to the community.
 - Permit housing, retail, service, cultural and recreational amenities, and other businesses that serve the needs of the community in these zones.

Manufacturing Park and Business Park

Business parks, manufacturing parks and industrial areas provide locations for a variety of businesses that supply employment opportunities and services for Redmond and the region. Business parks enable firms to integrate their

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research and development, office, small warehouse, and light manufacturing uses in one location. As manufacturing in the region shifts to more complex products, the ability to combine management, design, engineering, and manufacturing employees into teams on one site can be important. Redmond is prioritizing maintaining existing manufacturing and businesses land uses and pursuing strategies to provide flexibility for evolving business and support businesses that embrace Redmond's environmental sustainability and climate goals. Redmond is in the process of establishing a Countywide Manufacturing and Industrial Center designation in Southeast Redmond to preserve light industrial and manufacturing use. The policies in this section discuss City direction and priorities related to manufacturing, industrial, and other employment types not covered by mixed-use or centers. Business, manufacturing, and industrial activities may impact noise, smell, and transportation in its environs further distinguishing these activities from mixed-use zones.

LU-36 Business Park Designation

- Purpose.
 - Provide for business and manufacturing employment opportunities that involve limited outdoor storage and include compatible uses that serve employees of the immediate area.
- Allowed Uses.
 - Permit uses such as research and development, software development, advanced technology industries, wholesale businesses, adult entertainment, certain manufacturing businesses, associated offices, schools, and similar uses.
 - Permit support services and uses that reinforce the creation of complete neighborhoods.
 - Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities, such as restaurants, day cares, and fitness centers, that serve employees and residents in the immediate areas.

LU-37 Manufacturing Park Designation

- Purpose.
 - Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors). Provide for manufacturing and other uses that are better suited for locations outside of mixed-use centers due to site requirements; noise, odor, or air quality impacts; transportation needs; or other considerations.
 - Provide areas primarily for uses such as manufacturing; research and development; logistics; light industry; wholesale, assembly, and distribution businesses; and essential public facilities.
 - Allow a broader range of commercial uses within the Manufacturing Park Overlay in Southeast Redmond as shown on the Redmond Zoning Map.
 - Use performance standards, permit conditions and critical areas regulations to protect environmental priorities of our community within and nearby the Manufacturing Park designation.
- Allowed Uses.

- Industrial zones include those uses allowed in the Manufacturing Park zone and those existing industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm ground water sources and Evans Creek.
- Support services that directly serve surrounding businesses such as day cares.
- Ensure that allowed uses in both zones do not create significant hazards or other adverse impacts on the community, other manufacturing uses or the natural environment.

LU-38 Provide for business park, manufacturing park and industrial uses in locations that:

- Are suitable for research and development, advanced technology, warehouse, distribution, manufacturing, industrial and similar uses;
- Are located near an arterial or freeway and are served or capable of being served by transit;
- Protect critical areas especially the quality of groundwater and ensure that the level of protection provided corresponds with the potential for contaminating the municipal water supply aquifer.
- Provide for the movement of freight and goods in the Freight Plan of the Transportation Master Plan;
- Support a Countywide Manufacturing and Industrial Growth Center in SE Redmond and examine any strengthening of critical area policies and restrictions as part of the creation of such a center.

LU-39 Separate manufacturing and industrial uses that create impacts from incompatible uses through techniques such as creation of buffers, zoning that enables transitions from more intensive uses, or performance requirements. Ensure that streets that connect manufacturing uses with regional routes are directed away from residential neighborhoods and provide protection for those using active and accessible transportation options.

LU-40 Permit where appropriate adult entertainment facilities in areas designated Business Park, Manufacturing Park, and Overlake Mixed-Use.

LU-41 Manage the extraction and processing of sand, gravel, and other resources to prevent conflicts with nearby land uses. Require industrial operations to protect air quality and protect ground and surface water quality. Require industrial operations to protect groundwater resources and maintain adequate depths between the land surface and the aquifer to protect Redmond's well system and drinking water.

Urban Recreation, Parks and Open Space, Conservation Open Space, and Semirural

The policies in this section discuss lands that have been identified as warranting special limitations on development. The reasons for these limitations could be due to desired community priorities, recreation, or environmental stewardship.

Environmental hazards, such as flooding and seismic hazards, limit the suitability of certain areas for development. Other considerations that limit development include the need to provide for groundwater recharge, the presence of important fish habitats, wetlands, and more. Significant infrastructure constraints, including transportation and utilities, also affect the type of uses suitable for these lands.

An important community goal is to retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks and open space. Parks and open space help to maintain a high quality of life in Redmond and to meet recreational, social, and cultural needs. The Parks and Open Space designation on the Comprehensive Land Use Plan Map helps to describe the system of parks and open space that is in place and its connection with the rest of the existing and future land use pattern.

LU-43 Urban Recreation Designation

- Purpose.
 - Provide for limited urban uses on lands due to: (1) extensive environmentally critical areas, natural hazards or significant natural or cultural resources and (2) extreme cost or difficulty in extending public facilities. Provide for suitable urban uses, such as recreational uses needed to serve Redmond and the region.
- Allowed Uses.
 - Permit uses that fit a constrained area, such as public parks; trails; agricultural uses, including the keeping of animals compatible with the size of the property; riding stables and farm residences.
 - Consider allowing uses, such as ball fields, outdoor private recreation areas, such as golf courses used primarily for nonmotorized recreation; limited accessory uses, such as a restaurant, and regional utilities.

LU-44 Parks and Open Space Designation

- Purpose.
 - To identify large public parks, large public open spaces or private land dedicated to open space, and potentially major sites identified for acquisition as a public park, open space or trail.
- Allowed Uses.
 - Allows for public and private parks; public and private open space; community gardens; produce and food stands and trucks; green spaces; urban and community forests; farmers markets; agricultural uses, including keeping of animals compatible with the size and location of property; community centers; golf courses; primarily nonmotorized recreational uses and areas; other public and private nonmotorized recreational activities; compatible utility infrastructure; and associated commercial uses. Implement this designation by allowing parks and open space in all zones.

LU-45 Conservation Open Space Designation

- Purpose.
 - Protect environmental areas.
- Allowed Uses.
 - Implement this designation through zones that prohibit development and conserve environmental areas.

LU-46 Semirural Designation

- Purpose.
 - Provide for natural and rural lands that are not appropriate for urban development or for long term agriculture or forestry use.
- Allowed Uses.
 - Implement this designation through the Semirural zone and allow densities of up to one dwelling unit per five gross acres. Ensure that allowed uses fit the environmental capability of the land, are consistent with expected public service levels, and have minimal environmental

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impacts. Permit such uses as low-density rural residences; small-scale forestry and agricultural uses, including wineries and the keeping of animals compatible with the size of the property; small-scale bed-and-breakfast inns; equestrian facilities; primarily nonmotorized recreational activities such as parks and playfields; and other uses consistent with this designation.

Community Development & Design Element

I. Introduction

Vision Statement

In 2050, Redmond has three growth centers – Downtown, Overlake, and Marymoor – and a countywide Manufacturing and Industrial Center in Southeast Redmond. Each center has a unique sense of place. Most housing and jobs are in those centers and along major corridors leading to and between centers. Redmond' has complete neighborhoods with residents able to meet most of their basic daily needs close to home.

As Redmond has grown, it has become known as a community that intentionally designs for equity and inclusion, sustainability, and resiliency. Buildings, parks, and public spaces are designed, built, and operated to create a sense of welcoming for all ages, cultures, genders, and abilities. Community members with disabilities find the Redmond friendly and easy to navigate and enjoy, with housing, education, and employment options that meet their needs. Community members who have moved to Redmond from around the U.S. and around the world notice that Redmond is an intercultural community where people value what they can learn from one another.

Element Organization

This chapter contains policies related to implementing the community vision for where development and redevelopment will be permitted and what it will look like. It also contains policies related to preserving our history.

This chapter is organized into the following sections:

- I. Introduction
- II. Accommodating Growth
- III. Centers
- IV. Corridors
- V. Neighborhoods
- VI. Design
- VII. Preservation

The vision, guiding principles, existing conditions, and growth projections are found in the Introduction section for this Element, while each remaining section will have a set of policies specific to that topic.

In 2050, Redmond's historic roots are still apparent even after decades of rapid growth. Special sites, structures, and buildings have been preserved, restored, and adaptively reused. In consultation with area Tribes, Redmond has protected cultural resources and found diverse opportunities to honor Tribal culture and history.

Background

This element addresses how Redmond will grow through the year 2050 and what that growth will look like. It focuses on the location of growth and how the design of buildings and public spaces impacts quality of life.

Community and urban design are the arrangement, appearance, and functionality of the community. They focus on the shape and uses of urban public spaces – the public realm – and the way these spaces are experienced and used. They define our sense of place and who we are as a community.

There is a concerted effort at the regional level and in Redmond to identify and address current and past inequities in zoning and land use policies particularly among communities of color, people with low-incomes, and historically underserved communities. Both direct and indirect local policies and regulations have resulted in disparities.

Policies and codes that specifically state a desire to protect neighborhood and character have historically been used as a tool to exclude and resulted in the exclusion of BIPOC and lower income individuals and families from specific geographic areas. This can be direct exclusion through policies that require or prohibit specific housing types or sizes, or indirect exclusion by limiting options that are allowed, limiting total units, establishing spacing requirements, or taking actions that make it difficult to develop anything other than a detached single-family home.

A key objective of the chapter is promoting inclusive community design. We asked the community in drafting these policies how can we build a Redmond that makes a person feel welcome, comfortable, safe, included, and proud. Redmond is a diverse community in which our connections to each other are valued. Our public realm needs to be conducive to building and maintain those connections to each other.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity, resiliency, and sustainability.

Equity & Inclusion	Resiliency	Sustainability
<ul style="list-style-type: none"> • CTR 6, 13, 16 • OV 7, 8, 18 • DT 1, 13-15, 19 • MV 2, 6, 8, 9, 13 • SE 3,4 • CD 1-6, 11, 13 • HP 3,4,8,9,11 	<ul style="list-style-type: none"> • CTR 6, 7, 13, 16 • OV 7, 8, 20, 21 • DT 2,3,11, 16-17 • MV 4, 7, 13 • SE 1,3-4 • CD 6, 7, 12 • HP 6,10,12-14 	<ul style="list-style-type: none"> • CTR 5-8, 10, 14-16 • OV 7, 16, 17, 20-22 • DT 4,8-10,18 • MV 4, 7, 10, 11, 13 • SE 2,5-7 • CD 6-9, 12 • HP 1,2, 7

Existing Conditions

Background

The Redmond Comprehensive Plan provides the foundation for maintaining Redmond's distinctive character through infrastructure, programming, and zoning. The policies in this chapter support preserving our cultural and historic resources and the design of new development in ways that reflects the value Redmond's community members place on the community's form and function as a welcoming and inclusive City. The policies reflect the diversity of the community and the importance of reflecting that diversity in our spaces and place.

Community input confirmed the following priorities for community development and design:

- Character- and design-based policies should reflect the Redmond 2050 themes of equity & inclusion, sustainability, and resiliency and.
- Diversity, equity, and inclusion should be especially explored in the community character policies.

Development Patterns

From the mid-20th century until the 1990s, the character of Redmond's built environment was characterized as a mix of post-war suburban residential and non-residential development patterns. Since the 1990s, Redmond's centers of Overlake, Marymoor Village, and especially Downtown, have begun transforming from suburban service centers to mixed-use, mid-rise urban neighborhoods.

Redmond's greenery from the natural tree canopy and landscaping is part of its defining features. The community is also defined and known by distinctive centers, our many community parks and trails, small and local businesses, and green spaces.

Historic Preservation

The Redmond area has been home to people for thousands of years. Redmond lies on the shores of Lake Sammamish, in proximity to Lake Washington, and accessible to the forests of the Cascade foothills. A unique archaeological site was discovered during a 2008 cultural resources survey. Archaeological investigations yielded artifacts that date to over 12,000 years ago. These resources are irreplaceable. These 50 known archaeological resources contribute to a sense of history and place, define a collective shared heritage, and include two time periods: a) the pre-contact period that predates Euro-American settlement; and b) the historic period that ranges from the pre-contact period to 50 years in the past.

There are currently 16 landmarks on the Redmond Heritage Resource Register as shown in the following table from RZC Appendix 5: Redmond Heritage Resource Register:

Historic Site Name	Address
Redmond City Park	7802-168th Avenue NE
Bill Brown Saloon	7824 Leary Way
Brown's Garage	16389 Redmond Way
Conrad and Anna Olsen Farmstead	18834 NE 95th Street
Dudley Carter site/ Haida House Studio	7747-159th Place NE
Earl and Elise McWhirter Farm (Hutcheson Homestead)	19545 NE Redmond Road
Hotel Redmond (Justice White House)	7528 Leary Way
Redmond Hardware (Lodge Hall)	7875 Leary Way
O. A. Wiley Home	16244 Cleveland Street
Odd Fellows Hall	7979 Leary Way
Perrigo Farm House	17325 NE 85th Place
Redmond Pioneer Cemetery	West Side of 180th Avenue NE
Redmond Methodist Episcopal Church (First Methodist Church)	16540 NE 80th Street
Redmond School	16600 NE 80th Street
Redmond State Bank	7841 Leary Way
Redmond Trading Company	7805 Leary Way



IMAGE 1- BILL BROWN SALOON



IMAGE 2- REDMOND STATE BANK



IMAGE 3- REDMOND SCHOOL

National Register criteria are designed to guide the officials of the National Register, State Historic Preservation Offices (SHPOs), federal agencies, local governments, preservation organizations and members of the public in evaluating properties for entry in the National Register. To be listed in the National Register, properties generally must be at least 50 years old and retain their historic character. Properties must:

- Be associated with important events that have contributed significantly to the broad pattern of our history; or
- Be associated with the lives of persons significant in our past; or
- Embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction; or
- Have yielded, or may be likely to yield, information important in prehistory or history.

There are approximately 174 commercial properties and 2,689 residential properties in the City of Redmond that were built 1970 or earlier.

Year Built	Residential Properties	Commercial Properties
1900-1910	8	12
1911-1920	25	11
1921-1930	45	10
1931-1940	66	10
1941-1950	91	34
1951-1960	268	27
1961 - 1970	2,186	70
Total	2,689	174

Further assessment by DAHP would be necessary to determine if any additional properties are eligible for the National Register and the Redmond Historical Registry but there is increased residential and commercial properties that meet the age requirement that could tell the story of Redmond's growth and continued transition from suburb to city.

Inventory of Actions and Programs

The citywide **Cultural Resources Management Plan (CRMP)** purpose is to protect resources from unintended or accidental destruction and to help organizations ensure compliance with federal, state, and local laws and regulations that govern and provide guidance for good stewardship in protecting and managing cultural resources. Cultural resources include artifacts, features, and sites related to human activities over approximately 14,000 years.

Through policy, code, and operational protocols, the CRMP addresses all aspects of ground disturbing activities including:

- Private development and land management;
- Capital improvement and other public projects; and
- Standard operations such as forest, park, and stream management.

A Historic Resource Inventory was completed in 2005. According to the inventory approximately 200 properties were examined and 79 properties were selected for inclusion in the inventory. The inventory data is used for preservation planning purposes, education, and as a basis for evaluating, prioritizing and nominating properties for potential local and/or regional landmark designation and listing in the National Register of Historic Places. Recommendations from the inventory include completing a comprehensive citywide historic resource inventory and developing a historic preservation plan.

The Heritage Restoration and Preservation Grant Program was used to support projects that promote the preservation, restoration, and long-term maintenance of Redmond's historic resources. The program is no longer active due to budgeting constraints but had provided funds to organizations or individuals that own or control interests in historic structures. It worked to ensure that structures and sites are brought back to a condition or remain in a condition that will illustrate the heritage of Redmond now and into the future.

The Bear Creek Site is a unique archaeological site that 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.

4Culture

4Culture is a cultural funding agency for King County that that, among other programs, supports the preservation of the historic places that give King County its character. Its Preservation Action Fund is a real estate program dedicated to purchasing, restoring, protecting, and re-activating historic properties.

Trends Analysis

Urbanization

One trend in Redmond's community character is its urbanization since the 1990s. This is expected to continue as Redmond grows mostly in its centers with the expansion of light rail, consistent with

the Regional Growth Strategy found in [VISION 2050](#). There should be a close awareness of this as we consider policies on how Redmond transitions from suburb to a city.

Community and Neighborhood Character¹

Policies and codes that specifically state a desire to protect neighborhood character have historically been used as a tool to exclude BIPOC and lower income individuals and families from specific geographic areas. This can be direct exclusion through policies that require specific housing types/sizes or limits/bans different housing types, or indirect exclusion by limiting options that are allowed, providing limits on total units or spacing requirements, or other requirements that make it difficult to develop anything other than a detached single-family home.

There has been a growing national and regional awareness of the history of the types of zoning code and land use policies that were developed as part of structural white supremacy policies. There is a concerted effort at the regional level and at the City to find and address current and past inequities, particularly among communities of color, people with low-incomes, and historically underserved communities. Vision 2050 adopted many policies related to equity and equitable outcomes and the City has adopted equity & inclusion as one of three Redmond 2050 themes.

Local policies and regulations have resulted in disparities and can have some of the same outcomes as racial covenants and redlining. Examples of policies and zoning code sections that were flagged for updating as part of Redmond 2050 include:

- Where the zoning district does allow multiplex housing types but there are policy barriers such as limitation on number of multiplexes, minimum spacing requirements, etc.
- Limitations on form of multiplex housing. Some areas require multiplex homes to look like single-family homes.
- Zoning districts that require significant side or rear yard setbacks and minimum landscaping requirements that are economically exclusionary in effect.

¹ Community character refers to all of Redmond; neighborhood character refers to subareas within the city.

Historic Structures

Rehabbing of historic structures is being used in an effort to build more affordable housing. Rehabs and retrofits are one way to avoid use of natural resources to create new structures while also providing inherent affordability. Washington State Department of Archeology and Historic Preservation has identified several tools for housing and historic preservation including federal historic tax credits, special valuation, and upper story development. DAHP has a goal to provide more resources to encourage affordable housing and historic preservation. A respondent to a recent Redmond 2050 questionnaire said they “would like to see more quaintness that distinguishes Redmond, as a comforting living place”.

Growth Targets and Distribution

Based on regional growth policies and community goals, much of the future growth allocated to Redmond will be accommodated in centers. These centers are urban in form and function and serve as community focal points. Special focus must be made to advance equity.

FW-GR-1 Focus housing and employment growth in centers and high-capacity transit station areas consistent with the VISION 2050 Regional Growth Strategy and at densities that maximize transit-oriented development potential.

GR-1 Accommodate growth through the year 2050 primarily within the centers and along major corridors. Ensure zoning capacity to accommodate the following levels of growth in the centers and along major corridors:

2019-2050 Growth Target		
	Housing Units	Jobs
Overlake Metro Center	8,350	13,770
Downtown Urban Center	6,680	5,410
Marymoor Countywide Growth Center	3,170	1,550
Southeast Redmond Industrial Growth Center	--	2,600
Centers Subtotal	18,200	23,330
Corridors and Elsewhere	6,600	6,430
Citywide Total	24,800	29,760

OV-1 Maintain development regulations for centers that both provide capacity to accommodate job and housing growth allocations and consider related services, amenities, and infrastructure.

- GR-2 Use State Environmental Policy Act (SEPA) planned actions and infill exemptions to efficiently accomplish environmental review and area-wide solutions in Redmond.

II. Centers

Centers provide a variety of economic activities, ranging from daily goods and services to small and locally owned boutiques and other specialty stores, as well as restaurants, residences and offices that promote the centers as appealing places to live, work and shop and provide for active uses during the day and evening hours.

[VISION 2050](#), the region's long-range plan for growth, directs 65% of population growth and 75% of employment growth to the region's growth centers and high-capacity transit station areas. Consistent with this regional policy, the regional planning framework includes three levels of growth centers that serve to guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for transportation funding.

Growth in centers has significant benefits, including supporting multimodal transportation options, compact growth, housing choices near jobs, climate goals, and access to opportunity. As important focal points for investment and development, centers... support equitable access to affordable housing, services, health, quality transit service, and employment.²

The three levels of growth centers are:

- Regional Growth Centers
- Countywide Growth Centers
- Local Growth Centers

Regional Growth Centers

Regional growth centers are mixed-use centers designated by the Puget Sound Regional Council (PSRC) that include housing, employment, retail, and entertainment uses. There are two types of regional growth centers:

- *Metropolitan Growth Centers (Metro Centers)* have a primary regional role. They have dense existing jobs and housing, high-quality transit service, and are planning for significant growth. They will continue to serve as major transit hubs for the region. They also provide regional services and are major civic and cultural centers.

² PSRC, **Regional Centers Framework Update**, March 22, 2018.
www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

- *Urban Growth Centers (Urban Centers)* have an important regional role. They have dense existing jobs and housing, high-quality transit service, and are planning for significant growth. These centers may represent areas where major investments, such as high-capacity transit, offer new opportunities for growth.

The Regional Growth Centers in Redmond are the Overlake Metro Center and the Downtown Redmond Urban Center.

Countywide Centers

The King County Countywide Planning Policies include countywide growth center types. Center types applicable to Redmond planning efforts:

- *Countywide Growth Centers* serve important roles as places for equitably concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.
- *Countywide Industrial Growth Centers* serve as important industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county's manufacturing/industrial economy.

As part of Redmond 2050, Marymoor Village transitioned from a local center to a Countywide Growth Center and a portion of Southeast Redmond properties zoned for industry and manufacturing were designated an industrial center.

Local Growth Centers

Local Centers serve as community hubs, provide local gathering places, and are appropriate places for moderate growth and focal points for services. Local centers are designated at the city level.

Redmond is Growing in Centers

Since the 1990s Redmond has focused growth into Downtown and Overlake, which are now thriving centers of residential and commercial activity. Other cities in the region have also focused growth in centers, consistent with the regional growth strategy. The growth of the past three decades has led to a heightened awareness of:

- The benefits and challenges of focusing growth into centers and along major corridors,
- The need for policies, standards, and codes to reflect the transition from a suburban to urban form and pattern, and
- The need for specific policies for transit-oriented development (TOD), and
- How historical patterns and policies have contributed to inequitable outcomes

Redmond continues to direct employment and housing growth to these areas and looks to maximize opportunities for transit-oriented development in the centers.

Centers Policies

Framework Policies

- FW-CTR-1 Plan for centers that serve as locations for residential and employment development to help create sustainable, resilient, and equitable transit communities.
- FW-CTR-2 Design Metro Growth Centers, Urban Growth Centers, and Countywide Growth Centers to encourage accessible and active mobility for people of all ages and abilities.

Policies

Applicability

The following policy sections apply to Redmond's centers. Some policies will apply generally and also apply to all centers, including the Industrial Growth Center. Some policies however, such as housing related policies, are not applicable to the Industrial center as no housing is allowed in that center. Pedestrian and public realm policies are applicable to the Industrial center only if explicitly stated in the policy. For clarity, general centers policies that are applicable to the Industrial Center are denoted with a ⌕ symbol.

Land Use and Economic Development

Redmond will continue to focus on retaining and attracting a wide range of uses and activities in all center types. The land use policies that follow guide development in a manner that will serve the needs and desires of existing and future residents and businesses, while ensuring that change over time enhances the unique character of each center.

- CTR-1 Promote the regional and countywide growth centers as locations for a variety of businesses, including retail, office, service, cultural, and entertainment uses that are compatible with a mixed-use urban environment.
- OV-3 Support economic development measures that retain and promote existing businesses and attract new businesses compatible with the scale and vision of each center. ⌕
- OV-4 Recognize the unique nature and needs of small and locally owned businesses, particularly ethnic businesses, through flexible standards and spaces, redevelopment phasing, anti-displacement incentives, policies and programs, incremental development policies, and/or other innovative economic vitality measures. ⌕

Among job categories, government, knowledge-based, and entertainment industries are most likely to locate in transit-oriented development and are most likely to benefit from proximity to transit. Education, civic and cultural institutions, such as universities, libraries, community centers, and museums also attract significant travel by a variety of modes, including transit.

CTR-2 Ensure that transit-supportive land uses are allowed to maximize potential for transit ridership.³

CTR-3 Maximize opportunities for equitable, sustainable, and resilient transit-oriented development in centers to create vibrant and healthy neighborhoods that are active in the morning, daytime, and evening. Reduce disparities and improve access to opportunity and equitable outcomes through inclusive community planning, creating opportunities and incentives for equitable TOD, and through targeted public and private investments that meet the needs of current and future residents and businesses.

CTR-4 Use public-private partnerships, co-location of facilities, regional facility opportunities, and other creative and cooperative tools to meet the unique public facilities and service needs of centers, including schools, utilities, transportation, parks, beautification, civic, social, and other improvements and needs. Consider potential locations for these needs when updating land use and functional plans, reviewing master plans, and in updates to incentive programs.

- Development in centers should exhibit high-quality design with durable, sustainable materials and features and utilize innovative solutions to urban design and affordability priorities.
- Standards should be performance/ outcome-based and provide flexibility to ensure that each building is unique and different from adjacent properties.
- Centers should feature public places that attract people for visits and provide opportunities for community events.

CTR-5 Coordinate land use and infrastructure plans such that major public and semipublic so that uses are located near transit stations or stops.

Housing

Redmond seeks to increase its supply and diversity of housing available to residents of various income levels, family types and sizes, abilities, and stages in life. Several opportunities exist in the mixed-use centers to provide for the variety of housing needs of the community and well as allow more people to live near their place of work.

³ See PSRC's 2015 [Transit Supportive Densities and Land Uses report](#).

OV-7 In centers, provide incentives for housing that:

- Meets median income targets identified in the Housing Action Plan and Housing Element;
- Encourage the most intense development within TOD Focus Areas;
- Support equitable TOD; and
- Mitigate displacement of low- and moderate-income households.

Community members with disabilities have specific housing needs related to design, function, and affordability; finding housing that meets their needs close to jobs and services can be challenging. There is a need for additional accessible housing units in Redmond, with Overlake and Marymoor Village specifically identified as locations for additional accessible housing options are needed. Much of this accessible housing will need to be affordable housing.

Over 200 community members with intellectual and developmental disabilities are employed in Overlake near the Redmond Technology Station.

OV-8 Provide opportunities through incentives, public-private partnerships, policies, or programs for accessible and universally designed housing units to be developed in centers for community members with disabilities.

- Ensure that the housing types that support community members with disabilities (group homes, adult foster care, supervised residential settings, and independent living) and supportive services are allowed.
- Provide incentives for affordable accessible housing.
- Seek out innovative methods and partnerships to increase availability of accessible and/or universally-designed housing units.

Character and Design

Thousands live or work in the centers, so it is important that they be inclusive, welcoming, and comfortable places to spend time. Urban character and design attributes are critical to creating great places, and universal design considerations are critical to designing an inclusive community.

CTR-6 Maintain and periodically update design standards that ensure a distinct character for each center and accommodate a variety of urban building types and forms.

- Overlake emphasizes contemporary urban design form and features while also drawing on the rich multi-cultural composition of our community.
- Downtown emphasizes Pacific Northwest design features with a focus on materials, textures, forms, and native landscaping that reflect this aesthetic.

- Marymoor is eclectic and emphasizes natural materials, inclusive design, and the importance of the area to local tribes.

Parks, Arts, Recreation, Culture, and Conservation

Parks, plazas, pathways, open space and art all enhance the urban environment and make centers attractive places to live, work and visit for community members of all ages and abilities. New development should incorporate amenity and recreation open space for occupants and visitors to meet current and future needs.

CTR-8 Promote the vision of the parks, plazas, art, pathways, and open spaces in the centers as being part of a cohesive system of public spaces that is integral to distinguishing the centers as active, people-oriented places. Encourage consolidation of open spaces that are linked and/or adjacent from parcel to parcel to maximize opportunities for connectivity and activation of space.

CTR-9 Design plazas, rooftop amenities, and open spaces to meet the recreational, social, and cultural needs of those who live in, work in, and visit the area while being accessible to community members of all abilities.

- Include places to gather, rest, eat, and engage in active recreational activities. Consider incorporating the cultural gathering and activity needs of the community when planning these places.
- Provide places for shade and relief and covered gathering places where possible, utilizing a variety of urban forms such as trees, art, structures, and installations.
- Look for opportunities to dedicate at least one outdoor gathering area in each center, such as a park, plaza, or low-volume street that can be closed to vehicle traffic for events.
- Look for opportunities to create community gardens, edible landscaping, and other solutions to increase food security in an urban environment. Consider needs and solutions that reflect the culture of the community and explore partnership opportunities that could maximize the benefit and ongoing maintenance of these resources.
- Look for opportunities to co-locate facilities with schools, community centers, and other public facilities and structures.

Transportation

Transportation policies for the centers emphasize providing a variety of mobility choices to increase access to, from, and within the centers. While the policies recognize future use of private vehicles, they also emphasize investments that will enable comfortable and attractive opportunities for walking, using transit, and bicycling.

CTR-10 Design streetscapes and public realm standards for centers to be:

- attractive, safe, and comfortable for pedestrians and those using mobility devices, such as wheelchairs, and
- feature connected pedestrian and bicycle networks for all ages and abilities, and
- meet the needs of residents with physical and intellectual disabilities.

CTR-11 Work with transit agencies to provide a full range of transit services to, from and within the centers. Provide transit stations, shelters, and other amenities that support these services in convenient locations.

CTR-12 Encourage transit-oriented development (TOD) near light rail stations and other high-capacity transit stops by designating TOD Focus Areas and maximizing equitable TOD (eTOD) opportunities through development standards, incentives, and other innovative tools and partnerships.

CTR-13 Encourage active and accessible transportation options by installing bicycle parking facilities and mobility device charging stations.

Overlake Metro Center

Neighborhood Vision

The Overlake Neighborhood provides excellent opportunities to live, raise a family, work, develop a business, shop, and recreate in an urban setting. It is a place that:

- Provides attractive and safe places to live close to amenities, such as restaurants and cafes, a wide selection of stores and services, and plazas and parks;
- Meets community and regional needs for employment, shopping, recreation, cultural, entertainment, education, and other uses in the daytime and evening;
- Is oriented toward pedestrians and bicyclists, is well served by local and regional bus and light rail transit service, and offers strong multimodal connections within its boundaries and to nearby areas;
- Is a medium- and high-density urban environment enhanced by landscaping, parks, plazas and open spaces, and preservation of natural features; and
- Is a place where people want to be, with a unique modern character that celebrates its multicultural community members and businesses.

Framework Policies

FW-OV-1 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-OV-2 Ensure that development and investments in Overlake address transportation issues of concern to both Redmond and Bellevue.

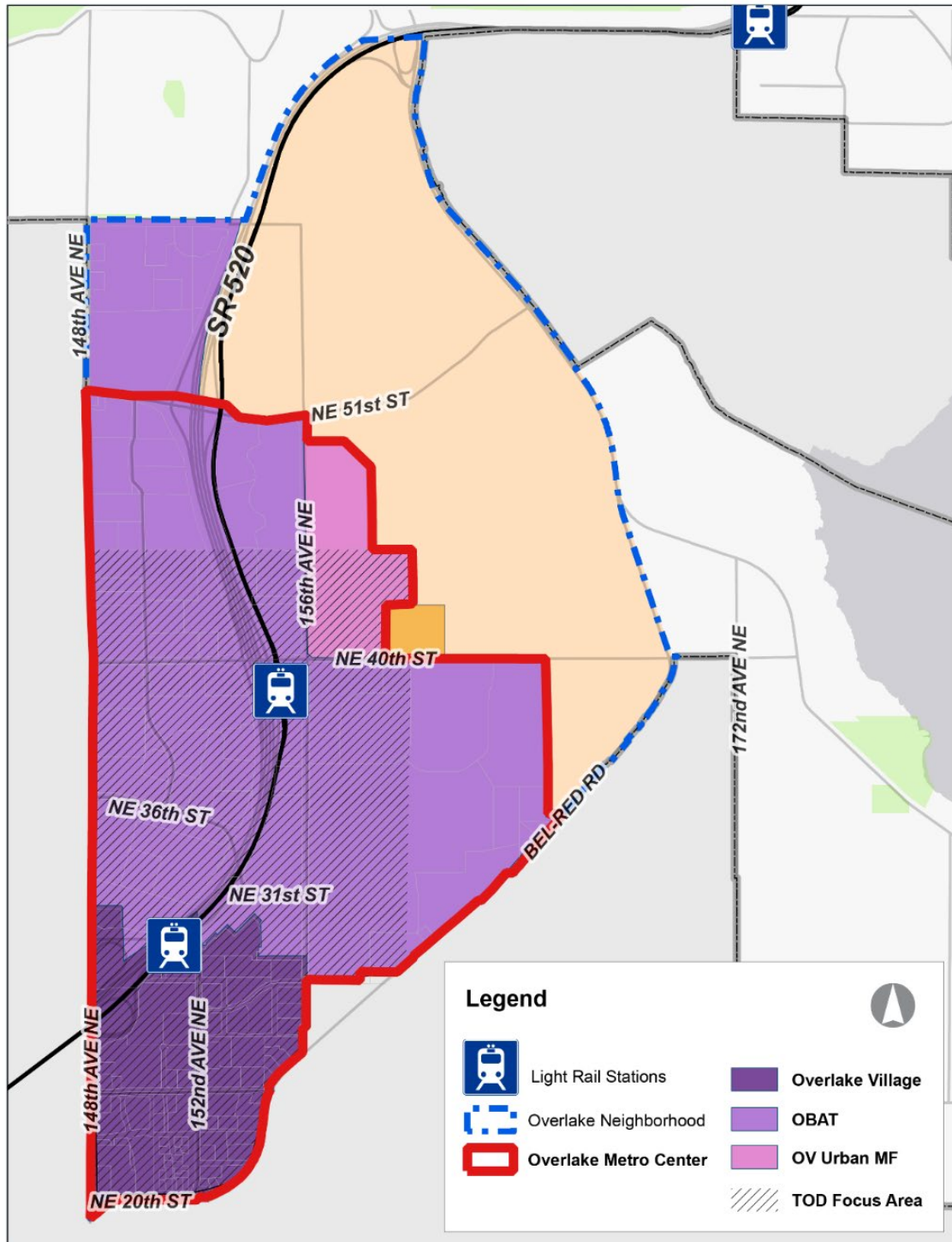
Policies

Land Use & Economic Vitality

The Overlake neighborhood contains several types of development, including single- and multi-family homes, campus style office developments, and mixed-use developments.

Portions of Overlake have been designated as a Metropolitan Growth Center (Metro Center), as shown on Map OV-1. Development inside the Metro Center boundary will be urban in form and function, with TOD focused near the light-rail stations.

Map OV-1. Overlake Metro Center and Zoning Districts



Note: Zoning Districts adopted through the City of Redmond Official Zoning Atlas. The map provided here is for reference only and may not reflect the most current zoning. Refer to the Official Zoning Atlas for current zoning information.

Land use policies specific to Overlake focus on the urban types and forms to accommodate jobs and population growth through the year 2050.

- OV-2** Ensure that residential uses are located either in mixed-use buildings or on mixed-use sites and not as a stand-alone use so that the City has the capacity to meet non-residential space needs. An exception may be made if:
- site conditions substantially limit mixed-use viability; or
 - where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OUMF) zoning district; or
 - where the street frontage is only to a Neighborhood Street.

Overlake is bordered by the city of Bellevue on three sides. Redmond and Bellevue both emphasize the need for growth in the neighborhood to be supported by public facilities, including transportation facilities and services.

- OV-5** Continue to collaboratively plan with Bellevue to address common challenges and capitalize on common opportunities. Work together to implement jointly agreed to plans and strategies. Consult on significant development approvals, plan amendments and development regulations, and address mitigation of potential adverse impacts through consultation. Coordinate on transportation and other public facilities, such as regional stormwater treatment facilities, that impact both cities.

The Overlake Business & Advanced Technology (OBAT) zoning district is home to major corporations and high technology research and development businesses, as well as compatible manufacturing uses. Mixed-use and TOD developments are encouraged here and provide opportunities for employees to live near work.

- OV-6** Encourage development in the OBAT zoning district that maintains the research and development, advanced technology, compatible manufacturing, and corporate headquarters uses with development intensities consistent with planned growth through 2050. Encourage higher-intensity employment development and taller buildings near the light-rail stations.

Housing

To accommodate growth, most new housing in Overlake will be in mid-rise or high-rise multifamily developments. Existing residential areas also offer lower-density housing options in the Overlake neighborhood with easy access to the center. The policy below provides direction on how to maintain these areas as distinct from the Metro Center area.

- OV-9** Provide for transitional uses and transitional building and site design where urban level zoning borders residential neighborhoods. Include such techniques as:

- Prohibit extending the Metro Center boundary into the neighborhood residential zones; and
- Maintain regulations on building height and bulk, placement, site and building lighting, landscaping and/or open space buffers, noise control, and other appropriate measures for buildings adjacent to a neighborhood residential zoning district.

Character and Design

Overlake will continue to develop with a distinct, high-quality urban character and sense of place that reflects its diverse population and economy. Overlake will remain a place where people want to live, conduct business, visit, and spend time.

OV-10 Maintain design standards that create a distinct and innovative character for the Overlake Metro Center.

- Site and building designs contribute to the creation of an urban place that feels comfortable for pedestrians, bicyclists, and community members of all ages and abilities.
- Buildings and associated landscaping are designed with sustainability, climate adaptation, and resiliency in mind; they use energy-efficient and water-efficient, low carbon green building techniques such as on-site renewable energy generation and passive cooling/heating techniques. Building and site design requirements are flexible and allow for renewable energy and advanced technology.

Overlake Village has its own unique character within the Overlake Neighborhood. This character reflects not only nearby high-tech businesses, but also the many international businesses that have located here. The policy below is designed to ensure that new developments in Overlake Village reflect the vision of the area as an urban, mixed-use neighborhood that provides a comfortable pedestrian and residential environment and is unique to the area.

OV-11 Establish a character uniquely related to the concentration of diverse ethnic businesses throughout an Overlake Intercultural District area.

- Developments honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, buildings design, and streetscape improvements.
- Locally relevant cultural references are integrated through thoughtful consideration in the selection of building materials and details, artwork, signage, and open space and recreation design.

Parks, Arts, Recreation, Culture and Conservation

Creating a cohesive system of parks, plazas, gathering and event places, recreational facilities and connecting paths and trails will help meet the cultural and recreational needs of current and future Overlake residents, employees, and visitors.

- OV-12** Recognize urban park and recreation needs are a high priority in the Overlake Metro Center. Achieve the park and open space system through a strategy of City investment together with encouraging future development to include artwork and recreation opportunities that augment and enhance public park infrastructure.
- OV-13** Seek opportunities to create innovative public and publicly accessible private recreational open spaces where people can walk, rest, or view natural features. Examples include amenity spaces and landscaping in and between buildings or on podium rooftops, large outdoor patio/balcony spaces, and rooftop amenities.
- OV-14** Consider opportunities for publicly accessible indoor and outdoor culturally relevant gathering and recreation spaces, especially for events. Encourage these spaces to be incorporated into new development.
- OV-15** Encourage the funding, creation, placement, and maintenance of public art, especially when it is integrated with public infrastructure projects. Consider providing sculptures, water features, digital art, spaces for performance art, and other elements.
 - Incorporate local historical and cultural references.
 - Consider both permanent and temporary art installations.

Multi-Modal Transportation

Accommodating growth and enhancing quality of life in the Overlake neighborhood requires investments in multi-modal mobility so that more people can reach their destinations safely and conveniently.

- OV-16** Increase mobility within Overlake and provide for convenient transit, pedestrian, and bicycle routes to and from Overlake as described in the Transportation Element and the Transportation Master Plan.

In addition to providing pedestrian and bicycle connections within Overlake and to nearby areas, these facilities must also be attractive and safe to encourage people of all ages and abilities to use them. Within the Overlake neighborhood, a number of multi-modal corridors require investments to improve the pedestrian and bicycle environments for people of all ages and abilities. Along

these corridors, multiuse pathways provide an efficient means of meeting pedestrian and bike standards.

OV-17 Develop multiuse pathways as part of an active and accessible transportation network that are inviting to people of all ages and abilities. Use these to provide connections to public transit, parks, and between developments.

Due to its role in the regional economy, the Overlake neighborhood attracts both regional and local activity. Directing regional through traffic to regional transportation facilities minimizes regional traffic on local streets. Identifying standards for streets that serve regional, local, or a combination of these types of traffic directs improvements to better meet the needs of people traveling in or through Overlake.

OV-18 Develop and periodically update urban street cross sections for arterial and key local streets in the Overlake Metro Center to guide public investments and private development. Address competing needs for the uses within the right-of-way including bikes, trees, development, utilities, universal design elements, safety, access, transit, and maintenance.

OV-19 Improve local street access and circulation as redevelopment occurs by completing the street grid for Overlake Village as shown in the Transportation Element.

Capital Facilities, Public Facilities, and Public Services

Adequate facilities and services, including human services and civic outlets, are necessary to support continued growth in the Overlake Metro Center. Developing a center with a combination of civic uses, such as a police substation or teen center, could add to the vibrancy of the area, support community members, and attract additional visitors.

OV-20 Seek out community-oriented public-private partnerships or other opportunities to co-locate public safety facilities, community centers, schools, childcare, public works facilities, stormwater, and other public infrastructure or facilities.

- Use co-location opportunities wherever possible as the first preference for siting City facilities.
- Consider vertical and horizontal integration opportunities as well as time/space sharing options to maximize potential partnerships and minimize costs for essential services and community amenities.
- Provide incentives for co-location and other regional facilities, such as regional stormwater treatment facilities. Encourage public and private partnerships to develop these facilities.
- Maximize shared parking opportunities.

OV-21 Integrate parks and open spaces with regional stormwater facilities where feasible. Connect regional stormwater facilities with the park system in Overlake wherever possible.

OV-22 Reduce the negative impact of Overlake stormwater runoff on the water quality of Lake Sammamish, Kelsey Creek, Tosh Creek, the Sammamish River, and other creeks in the neighborhood.

- Protect downstream properties, streambeds, and receiving waters from erosion and other adverse impacts from the quantity of runoff.
- Provide natural and/or landscaped areas as buffers between the urban developments in the Metro Center and adjacent residential neighborhoods. Prioritize this type of buffering along creeks.

Downtown Redmond Urban Center

Vision

In Redmond's future the Downtown Redmond Urban Center ("Downtown Center" or "Downtown") will build on its existing success as the city's living room for anyone that wishes to live, work, and play in Redmond. It will be a place you can always go that will have a diverse workforce and a vibrant nightlife for all ages. Redmond's Downtown will have businesses of all sizes and types – restaurants, cafes, small shops, grocery stores, offices, gyms, veterinary services, dentists' offices, and more. The outdoors and tree canopy will continue to breathe vitality into the Downtown and access to these spaces will continue to be prioritized.

Downtown represents connections. Downtown will be connected to the region through the light rail and bus transit; it will be connected to surrounding communities through the robust regional trail network; and it is a place to connect with each other.

Light rail will allow people to walk out their door in Downtown Redmond and travel the eastside, the region, and the world. TOD can foster community and carbon neutrality, limiting the need for personal vehicle travel. Downtown Redmond will be a place people can use active and accessible transportation options to visit, live, and work. TOD will let people leave their cars behind, creating a more sustainable, resilient, and equitable community.

Downtown is the center of civic life in Redmond – it is the place where those who dream for a better tomorrow can express their concerns to elected officials at City Hall, where children can learn at the library, where we can gather to celebrate our diverse cultures or connect with friends and family at community centers, restaurants, cafés, plazas, and parks.

In 2050 Downtown will be equitable and inclusive. It will have diverse businesses both large and small. It will be resilient with a variety of housing types and businesses that will serve residents, workers, and visitors. It will be sustainable by preserving green spaces and critical areas. With a balance of equity, resiliency, and sustainability at the core of our policies Downtown will thrive.

Policies

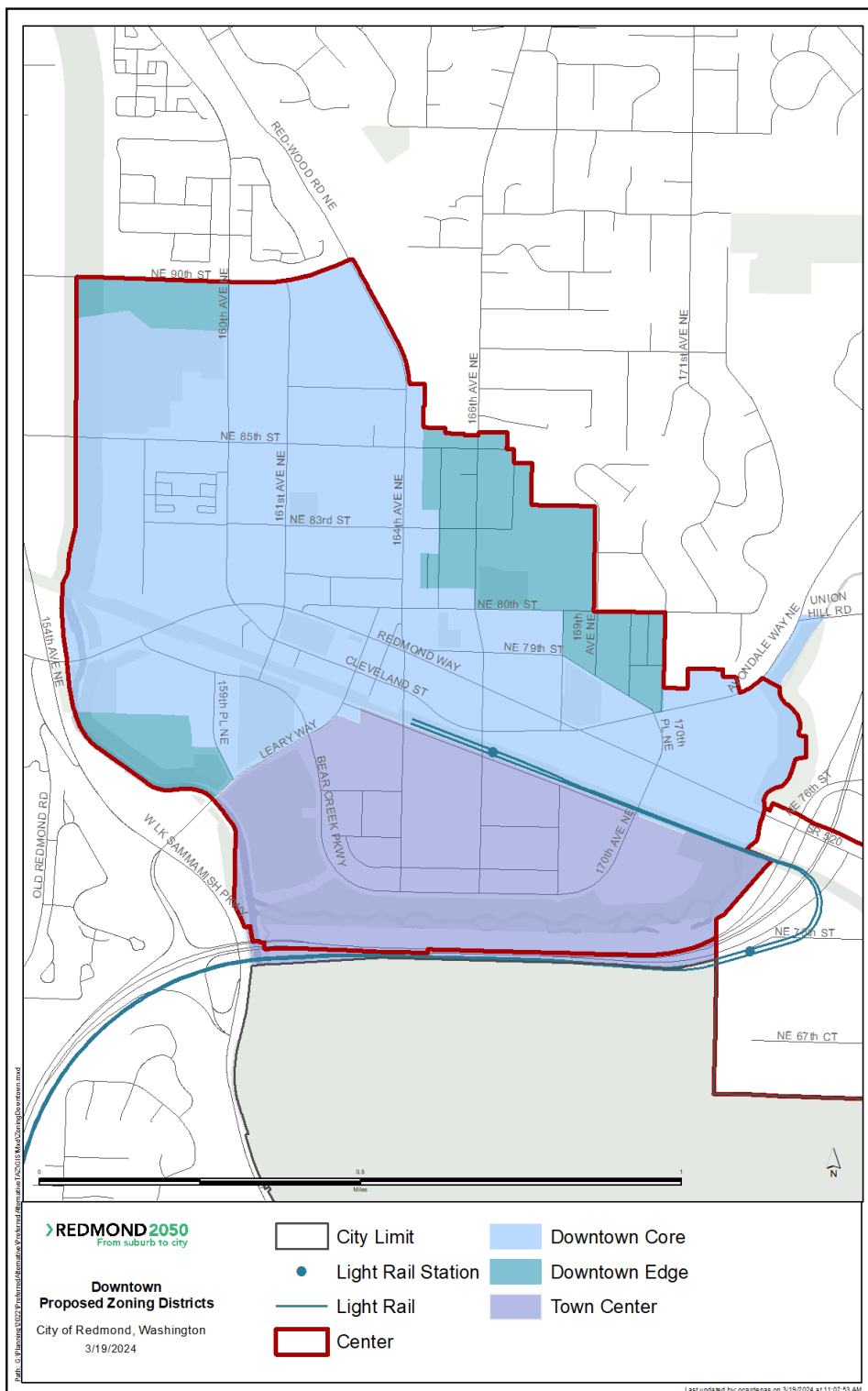
FW-DT-1 Design a Downtown that serves as a community gathering place and an outdoor living room for a variety of retail, office, service, residential, cultural, and recreational opportunities.

Downtown land use policies focus on the purpose of the three Downtown zones (Core, Edge, and Town Center), and the types and forms of development in Downtown that will accommodate growth through the year 2050.

- DT- 1** Maintain and enhance Downtown Redmond by creating visually distinctive and pedestrian-oriented urban areas:
- Downtown Core is the vibrant civic and cultural heart of Redmond. Anchored by Downtown Park and the Municipal Campus, it provides opportunities for living, commerce, entertainment, and recreation for residents, employees, and visitors of all ages. It includes the historic area of Downtown, called Old Town.
 - Downtown Edge is a transition area between Downtown and surrounding neighborhoods. It offers places to live and a variety of goods and services for people in Downtown and other neighborhoods and is built at a lower intensity than Downtown Core or Town Center.
 - Town Center is adjacent to light rail and attracts people in Redmond and the region for its vibrant mix of dining, entertainment, shopping, employment, and urban living.
- DT - 2** Maintain development regulations for Downtown that accommodate job and housing growth allocations and related services, amenities, and infrastructure.
- DT - 3** Support economic development measures that retain, locate, and promote existing businesses while attracting new businesses that create vibrant and bustling daytime activity and an active nightlife, including but not limited to: services, restaurants, cafes, pop-ups, food trucks, evening entertainment, offices, grocery, pharmacy, day care, and activities for children, youth, and seniors.
- DT- 4** Encourage redevelopment and infill development in Downtown. Any development should include natural landscaping and open space.
- DT - 5** Encourage a mix of residential and non-residential uses within buildings and a mix of uses throughout the Downtown.

Downtown Zones

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



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Downtown Core

Downtown Core is the epicenter of Downtown life, anchored by community spaces like Downtown Park, Edge Skate Park, Anderson Park, the Redmond Senior and Community Center, and Redmond Library. It features mixed-use development that provides for significant housing and job growth, as well as opportunities for growth in professional, business, health, and personal services.

Downtown Core encompasses the historic heart of Redmond, called Old Town, which is home to several historic structures. Community members value the traditional Downtown character and historic structures in Old Town, and so policies address how to retain that character while allowing future change.

This part of Downtown also includes areas that have historically served as convenience commercial centers for people in Redmond and beyond, located at the major entrances to Downtown. Over time, these areas – characterized mainly by single-story commercial centers with surface parking lots – will densify to accommodate housing and jobs near transit, while retaining the important service function that they provide.

- DT-6** Encourage development of a mix of mid-rise multistory residential, office buildings, and mixed-use buildings.
- DT-7** Ensure that development and redevelopment in the historic core of Downtown complement the character and scale of existing historic buildings.
- DT-8** Encourage retention or adaptive re-use of historic buildings through programs and administrative practices that encourage preservation and reinvestment.
- DT-9** Encourage development adjacent to the Sammamish River that is appropriate to and enhances the natural environment by:
 - Providing open spaces, pedestrian walkways, bicycle trails connected to the Sammamish River including access for water sports and recreation;
 - Encouraging building designs and orient building entrances, plazas, and upper-story open spaces towards the river trail and streets;
 - Providing modulation in building heights and roof lines, encouraging lower portions closer to the river, and allowing greater height beyond the shoreline/ critical area boundaries; and
 - Enhancing degraded shorelines adjacent to new development consistent with the Shoreline Master Plan.
- DT-10** Continue to preserve the critical areas and maintain “green” gateway on Leary Way at the south end of Downtown by means of land dedication, acquisition, or the use of transfer of development rights, design standards, and forest management.

Town Center

Town Center is one of the city's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms, and housing brings people together during the day and evenings for planned or casual meetings. Comfortable walking connections from Town Center to the rest of Downtown help both areas thrive. Town Center will continue to develop as a major gathering and entertainment place within the community, connected with accessible and active transportation to Marymoor Park, the rest of Downtown, and the region.

DT-11 Ensure continued development and reinvestment to maintain the Town Center zone's health, vitality and attractions:

- Retain and protect the site's significant natural and aesthetic features, including healthy mature trees, stream courses, and indigenous vegetation, particularly adjacent to Bear Creek and the Sammamish River;
- Provide plazas, pedestrian-friendly malls, and other open spaces that promote outdoor activity and encourage active and accessible circulation between the Town Center, the Redmond Central Connector, and the rest of Downtown;
- Provide and maintain opportunities for recreation and leisure activities and programs that complement other uses in the zone and the rest of Downtown and generate pedestrian activity;
- Encourage the addition and retention of after-work-hours and late-evening entertainment, such as live theater and comedy, dining, dancing and live music, to provide a lively entertainment area;
- Maintain a mix of pedestrian generating uses including residential and retail uses, personal services, pop-up markets, and restaurants.
- Provide structured parking to minimize visual impacts and encourage pedestrian activity;
- Provide for land use linkages with the Downtown Core to attract, encourage, and facilitate the movement of people between Town Center and other parts of the Downtown;
- Retain Bear Creek Parkway as a treelined boulevard that ensures safe connections for pedestrian and cyclists.
- Celebrate the cultural significance of Bear Creek and preserve open spaces and environmentally critical areas adjacent to and near Bear Creek Parkway;
- Preserve at least 44 contiguous acres for use as public open space; and
- Encourage the addition of residential development.

DT -12 Allow additional height when accompanied by exceptional public amenities or project components that advance business diversity, housing or environmental sustainability goals.

DT-13 Improve access between Town Center and Marymoor Park for pedestrians and bicyclists by developing a convenient, direct, and attractive connection.

DT-14 Enhance access between local transit routes, light rail, and Redmond Town Center.

Downtown Edge

Downtown Edge is the part of Downtown that transitions to adjacent neighborhoods. While still allowing goods and services, it is intended to retain a quieter and mainly residential character. Downtown Edge will provide a variety of housing types in developments that include more typical residential features, such as front yards, landscaping, and ground-related patios and porches. These areas are all located within walking distance to the various retail and service areas and transit options in the rest of Downtown.

DT-15 Allow mainly low-rise buildings in the Downtown Edge zone, with mid-rise buildings allowed with incentives.

DT- 16 Provide for goods and services at entrances to the Downtown edge that are convenient for bicycle, pedestrian, and vehicular access from surrounding residential and employment areas to encourage complete neighborhoods and decrease vehicular congestion.

DT- 17 Encourage a mix of uses on the ground floor to help create a complete neighborhood. Design developments to:

- Maximize access by active and accessible transportation and transit;
- Be consistent with building frontages and streetscape in the area; and
- Minimize potentially adverse impacts.

DT- 18 Incentivize reuse of existing residential structures for any non-residential and commercial uses.

FW-DT-2 Nurture a Downtown that respects the city's history, provides a comfortable atmosphere, preserves its natural setting, and integrates urban park-like qualities.

Design policies describe the look and feel of Downtown as a place with a distinct, high-quality urban character and sense of place that reflects its role as the civic and cultural heart of the community.

DT-19 Encourage creative, diverse, and context sensitive designs that are welcoming and inclusive, support active transportation, and create a lively center in which to live, work, and play.

DT-20 Encourage redevelopment forms that provide desirable mid-block connections and pedestrian supportive streetscapes to improve the pedestrian safety and urban character.

DT-21 Ensure when new development, redevelopment, or exterior remodeling take place adjacent to the Redmond Central Connector that the building and site design integrate with the corridor to create active and engaging spaces for corridor users and screen of any service areas and equipment. Uses that provide services or goods to those using the Redmond Central Connector should be encouraged.

DT-22 Ensure that development adjacent to the Sammamish River, Bear Creek, and Downtown parks complements and enhances these areas through techniques, such as:

- Providing secondary pedestrian entrances, balconies, and other building features that enable people to interact with the natural environment;
- Complementing these parks with connecting landscaping, picnic areas, plazas, and other pedestrian features;
- Locating parking lots, garages, auto oriented signage, garbage, utilities, and service areas where they are not visible from these parks;
- Using creative design concepts and construction methods to protect natural features; and
- Encouraging low-impact development and when using traditional stormwater management techniques, designing ponds and bioswales next to these parks to be attractive and accessible amenities, rather than barriers to the natural features.

DT-23 Maintain and enhance buildings and street frontages to be oriented for people and not automobiles. This includes continuous commercial uses, separation from vehicular traffic through landscaping, urban paths, street furniture, and bicycle lanes. Off-street parking should not be located in the front of buildings and should be screened if no other options exist.

DT-24 Regulate building height, design, non-residential parking, and open space to provide transitions between Downtown and adjacent residential or lower-scale zones.

Connecting Downtown - Parks, Arts, Recreation, Culture, Conservation, and Transportation

The community's long-standing vision has been to promote the sense of the Downtown as a lively urban area within a beautiful natural setting. Redmond will continue to maintain and enhance the Downtown parks and trails system and improve connections between these features. The parks and trails system will evolve with changes in the Downtown to provide a variety of amenities desired by users. The parks system will be capable of hosting small and large events, performances, and classes that draw people to Downtown. The park and trail systems will have

integrated art and historical elements and interactive features to encourage communication among visitors.

The community's preference is for a variety of mobility choices to significantly increase access to, from and within the Downtown. Future investments will enable accessible and active transportation so that more people can access shops, jobs, home, parks, and other attractions without a car.

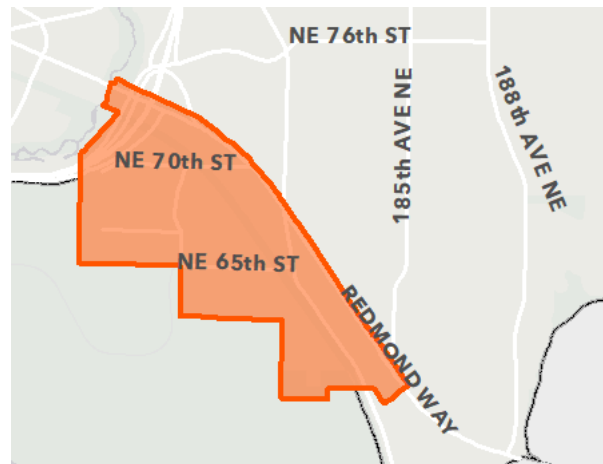
- DT- 25** Plan for changing recreational needs in Downtown while retaining and enhancing the Redmond Senior and Community Center and existing parks.
- DT - 26** Use public and private development and partnerships to encourage Downtown as Redmond's primary location for civic and cultural events and festivals. Encourage the growth of visual, performing arts, cultural events, and other opportunities that encourage people to visit Downtown. Maintain open spaces as community gathering places with green areas for recreation, plazas, water features, and outdoor places for performing arts, visual art displays, and major events.
- DT - 27** Identify and create Downtown gateways that are integrated with the transportation system, including bicycle and pedestrian connections, artwork, signage, landscape features, and structures. Work with private property owners to help create gateway design features.
- DT - 28** Maintain the Redmond Central Connector within the Downtown according to the Redmond Central Connector Master Plan. Support and evaluate opportunities to create new connections to the Redmond Central Connector from nearby streets, trails, or developments.
- DT - 29** Enhance access to and mobility within Downtown by providing for convenient transit and active and accessible transportation routes as described in the Transportation Element and the Transportation Master Plan.
- DT - 31** Improve access to Downtown destinations by actively managing public parking and encouraging managers of private parking to do the same.

Marymoor Village Center

Vision Statement

The Marymoor Village Countywide Growth Center (Marymoor Village) is home to a wide variety of service, manufacturing, educational, cultural, and residential uses in medium-density transit-oriented development.

In 2050, Marymoor Village has developed into the first inclusively designed neighborhood in Redmond, with universal design and accessibility at the forefront of the design considerations for homes, buildings, sites, blocks, and public spaces. It has developed to be comfortable for a neurodiverse community and people of all ages and abilities. New developments include housing units that exceed accessibility standards and specifically set aside some housing for individuals with intellectual or developmental disabilities (IDD housing) under the state's Developmental Disabilities Administration IDD program.



It is a low-lying area close to Bear Creek and Lake Sammamish, and connects directly with Marymoor Park, creating opportunities to embrace the natural environment. The connection to the Sammamish Valley runs deep for area Tribes, including the Muckleshoot, Snoqualmie, Stillaguamish, and Suquamish Tribes. This land is the place of their home and family from time immemorial and have shared the sentiment that “we have never left, we are still here.” Elements such as public art, architectural elements, interactive landscaping, and signage, honor the special connection that local tribes have with Bear Creek, Lake Sammamish, and the lands surrounding them. By integrating that connection into the design and placemaking features of the neighborhood it both celebrates the importance of this area and provides for a unique sense of place.

Community members enjoy excellent access to Marymoor Park and to a light rail system that connects them to the region, and signage and wayfinding throughout Marymoor Village is designed to be inclusive for people with disabilities, language barriers, and children.

Policies

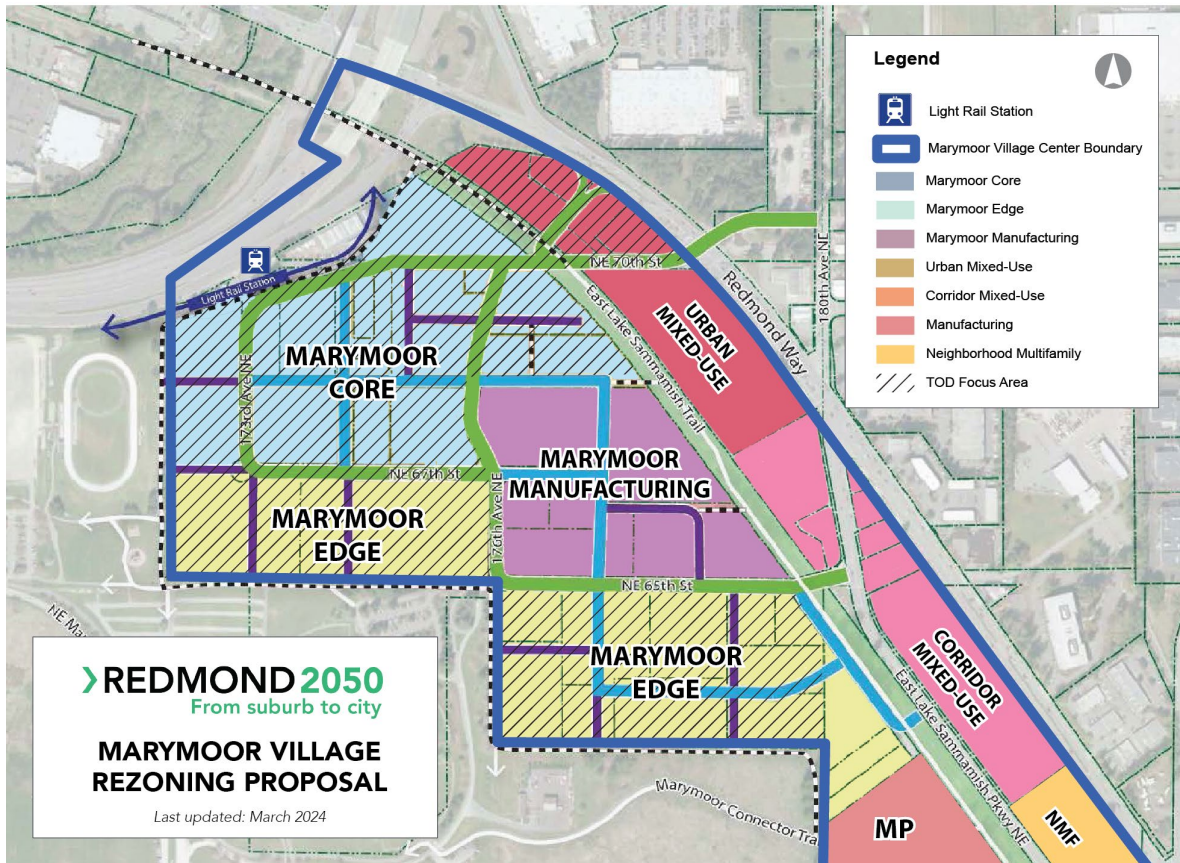
FW-MV-1 Support the transition of Marymoor Village to a complete neighborhood through incremental redevelopment, anti-displacement, and adaptive reuse provisions.

- MV-1 Support land use and zoning choices that continue economic vitality of existing uses while the area transitions and allows the reasonable expansion, modification, and re-leasing of existing manufacturing properties over their useful economic lives.
- MV-2 Reserve land and maintain policies that allows for light manufacturing and related uses in Marymoor Village.
- MV-3 Support business growth and adaptive reuse of structures in this subarea by implementing zoning that emphasizes building form and performance standards over use standards.
- MV-4 Consider development incentives that encourage the transition to a mixed-use center; meet community needs related to equity and inclusion, sustainability, and resiliency; and address displacement.

FW-MV-2 Support Marymoor Village as a Countywide Growth Center, with a focus on equitable and inclusive transit-oriented development with housing, employment, and services opportunities in a form that respects the history of the area and constraints of the land and is supportive of the city's social and sustainability goals.

- MV-7 Leverage the investment in light rail to create a walkable subarea with ample connections to Marymoor Park, local and regional transit, and the rest of the neighborhood.
- MV-8 Improve wayfinding to key nearby destinations such as Marymoor Park, the light rail station, East Lake Sammamish Trail, and the Redmond Central Connector. Ensure wayfinding addresses the needs for all ages and abilities and considers the needs of non-English speakers.
- MV-9 Integrate the importance of this area to our local Tribes in placemaking efforts as one of the ways that makes this neighborhood look and feel unique. Consider incentivizing or incorporating design guidelines that feature art and architecture, interpretive areas and signage, and uses and spaces that reflect the importance of this area to local tribes.
- MV-10 Design new structures adjacent to Marymoor Park to take advantage of the park as an amenity and create synergy between the park and adjacent development. Transitions, access, and views to the park should be encouraged through methods such as creating connections into the park, placing common areas near the park, and facing windows onto the park.

- MV-11 Explore partnership opportunities with King County for park, recreation, and utility improvements when such improvements would be mutually beneficial.
- MV-12 Focus employment growth in a mixed-use context nearest the light rail station and along Redmond Way. Focus residential growth near Marymoor Park.
- MV-13 Retain general retail uses along Redmond Way to serve both local and regional users while allowing additional housing.



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- SE-1 Encourage manufacturing, research and development, distribution, light industrial uses, and complementary uses. Restrict incompatible uses in this area, such as housing, general retail, and uses that jeopardize the critical aquifer recharge area (CARA)
- SE-2 Ensure all allowed uses follow CARA guidelines, protect natural resources, and mitigate air quality issues
- SE-3 Support the SE-MIC as a significant jobs location in the following ways:
- Support partnerships with business and community organizations ;
 - Support business recruitment and marketing efforts to attract businesses in industries appropriate to the center designation, including advance manufacturing.
- SE-4 Establish a countywide industrial and manufacturing center to encourage the growth of manufacturing and industrial uses and protect them from pressure to convert to housing and other uses. Update the neighborhood plan to support this center.

FW-SE-2 Maintain and expand infrastructure to serve the Southeast Redmond Manufacturing and Industrial Center.

Manufacturing and industrial centers need infrastructure to support the movement of goods. It is important to ensure safe movement in and around the area for those using active and accessible transportation. The policies set the direction to maintain safety and mobility in the SE Redmond Industrial and Manufacturing Center.

- SE-5 Provide a variety of mobility choices and connections within this subarea including nonmotorized connections to the Bear-Evans Creek Trail system and multimodal routes to the north and west to provide a grid-based travel network.
- SE-6 Design north-south streets to avoid creating direct visual corridors from low-intensity to high-intensity areas.
- SE-7 Plan for and design the 192nd Avenue NE corridor between NE 68th Street and Union Hill Road to create safe, comfortable, and efficient transportation for all users including nonmotorized and heavy vehicles for industrial uses.
- Design the corridor to serve adjacent land uses, from residential uses in the south to industrial uses in the north.
 - Discourage commercial traffic from entering residential areas.
 - Emphasize east-west nonmotorized and multimodal connections along the length of 192nd Avenue NE to promote walking and bicycling and to provide connections to regional trails and to high-capacity transit services.

III. Corridors

Redmond will continue to grow along corridors. Accommodating growth along these corridors contributes to complete neighborhoods. Corridors where Redmond is planning for growth are close to high frequency transit; between centers, or near centers; and connect centers and neighborhoods to each other. Detailed corridor planning will be a part of the neighborhood planning process.

FW-COR-1 Complete corridor planning where needed to accommodate growth and implement the vision of the city. Establish corridor-specific design polices as part of neighborhood planning updates.

Policies

COR – 1 Encourage the creation of complete neighborhoods through corridor design policies and standards. Consider building orientation and access, façade treatments, building materials, building height, sidewalk standards, landscaping, street furniture, and public art.

IV. Neighborhoods

Note: The Neighborhoods Element is not being updated as part of Redmond 2050. Instead, the contents of that element are being incorporated by reference into the Community Development and Design Element and will be updated after the Redmond 2050 plan is adopted, using Redmond 2050 as a foundation for that work. Selected policies in the Neighborhoods Element are being revised or removed as part of Redmond 2050. Those changes are reflected in the Neighborhoods Element.

Framework Policies for Element

- FW-NH-1 Strengthen ongoing dialogue between each neighborhood and City officials.
- FW-NH-2 Make each neighborhood more sustainable and a better place to live or work by providing for compatible growth in residences and other land uses such as businesses, services, and parks while fostering each neighborhood's own unique character.

V. Community Design

Redmond is planning for growth that will continue to shape the character of the city. As growth occurs, there are characteristics that community members would like to retain, such as safety, equity, sustainability, and resiliency.

The design of new development reflects the values of Redmond's community members. Design of our community creates a high quality of life, reflects the diversity of the community, and creates unique spaces and places that are welcoming and inclusive.

Care has been taken to create distinctive streets and pathways and to enhance the comfort, safety, and usability of public places. Special attention has been paid to inclusion and the implementation of universal design principles is considered for both public and private spaces through the use of standards and incentives.

Redmond's natural environment and some physical remnants of the past serve as reminders of its history and are also important parts of placemaking efforts. 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.

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 community partners have continued to sponsor a wide variety of community events. Community members also enjoy community gardens, parks, plazas, and walkable and bikeable neighborhoods, which support healthy lifestyles and a sustainable future.

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. Public and private projects have incorporated natural features and enhanced natural systems.

Inclusive Design

- **Inclusive** so everyone can use it safely, easily and with dignity.
- **Responsive** to what the community says is wanted and needed.
- **Flexible** so different people can use the buildings and places in different ways.
- **Convenient** so everyone can use it without too much effort or separation.
- **Accommodating** for all people regardless of their age, gender, mobility, ethnicity, or circumstances.
- **Welcoming** with no disabling barriers that might exclude some people.
- **Realistic** offering more than one solution to help balance everyone's needs and recognizing that one solution may not work for all.
- **Understandable** everyone knows where they are and can locate their destination.

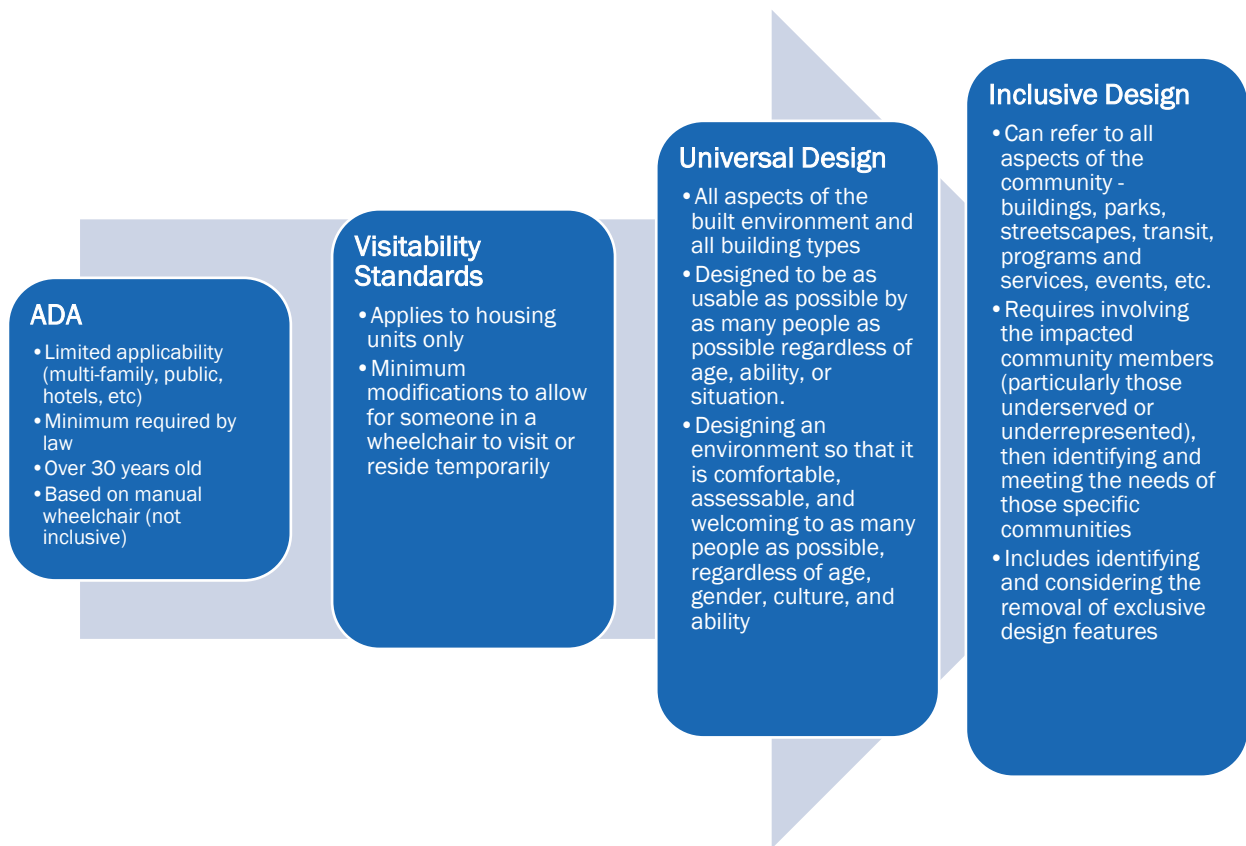
Source: CABA (2006) The principles of inclusive design

Policies

Inclusive Design

The Redmond community is committed to being a city that intentionally designs spaces and places to be inclusive and welcoming. The city utilizes a full range of inclusive design approaches and tools to enhance accessibility for community members with disabilities and to be inclusive of all ages, genders, and cultures.

FIGURE X. INCLUSIVE DESIGN SPECTRUM



- *Universal Design (UD) recognizes and accommodates the ordinary changes people experience over their lives due to aging and life circumstances. As such, universal design benefits people through all life stages, including children and adults.*
- *Inclusive Design recognizes the wide diversity of different needs including wheelchair users, but also sensory impairments, learning difficulties, mental ill health, hidden impairments, and the needs of children and parents, as well as the needs of different cultures.*

FW-CD-1 Utilize design standards and requirements that maintain Redmond as a welcoming and inclusive community.

CD-1 Adopt design standards that incorporate [Universal Design principles](#) that result in a built environment that is:

- Inclusive and equitable;
- Flexible and adaptable;
- Accommodating and intuitive;
- Welcoming and perceptible;
- Responsive and resilient;
- Convenient and comfortable;
- Realistic and appropriate; and,
- Culturally inclusive.

CD-2 Review policies, design standards and requirements, building codes, standard details, and other policies and regulations that impact the built environment to ensure they consider the needs of all community members regardless of their age, gender, language, or ability.

To enhance equity and inclusion in the built environment:

- Remove elements that may be exclusionary;
- Enhance or consider new provisions that improve accessibility; and
- Prioritize designs that improve the safety and inclusion of community members.

CD-3 Increase the inclusiveness of housing and neighborhoods through design requirements, standards, incentives, and partnerships that result in housing that is more resilient, flexible, and adaptable to meet needs that change over time. Encourage and support accessible design and housing strategies that provide seniors the opportunity to age in place, either in their home or in their neighborhood as their housing needs change. Consider:

- Visitable housing and other design tools that allow for future adaptive reuse;
- Incentives or other tools to increase multi-generational housing and neighborhoods, as well as housing that can accommodate caretaker spaces; and
- Multi-generational uses and spaces in neighborhoods.

CD-4 Incentivize or require the incorporation of universal design features into community assembly spaces and uses such as community centers, hotel and conference centers, sports facilities, and cultural facilities.

CD-5 Promote placemaking that results in variety between different developments and different areas in Redmond to preserve and cultivate unique local spaces and identities.

- Utilize placemaking techniques, cultural districts, and other tools that incorporate historical, cultural, and other elements that represent the diversity of our community.
- Consider all aspects of space design, including landscaping, gathering spaces, shade structures, seating, and activity areas as opportunities for inclusion and representation.

Buildings and Site Design

There is a high expectation for quality design in Redmond, and design standards provide local guidance that meet state law and community vision. Design standards focus on placemaking goals, equity and inclusion, sustainability, resiliency, and community safety. Special emphasis is made for the public realm, publicly accessible areas between the building frontage and back of curb, to ensure that the design of the spaces match the anticipated street use.

Design review ensures compliance with design standards that are oriented for consistency with the neighborhood, zoning district, and subarea. The review focuses on the appearance of new construction, surrounding and abutting sites, and other features such as landscaping and aesthetics. In alignment with state law, design review provides clear and ascertainable purpose, standards, criteria, and some flexibility toward achieving the intent of architectural and site design. In addition, the standards implement density, height, bulk, and scale in accordance with the underlying zoning district, ensuring consistency with the city's growth pattern for both housing and employment.

FW-CD-2 Use development regulations and review processes to achieve desired design outcomes for our city, neighborhoods, and public spaces while providing flexibility where appropriate. Review processes, standards and guidelines focus on advancing equity and inclusion, sustainability, resiliency, and community safety.

CD-6 Maintain streamlined and flexible design review processes based on objective standards that apply more intense levels of review where the scope of the project has greater potential impacts to the public realm, sense of place and community, or the greatest impacts on equity and inclusion, sustainability, resiliency, and community safety. Perform the least amount of review processes practical for achieving the desired outcomes.

CD-7 Use design standards and design review to accomplish the following:

- Ensure the elements of design, proportion, rhythm and massing are appropriate for proposed structures and the site;

- Retain and create places and structures in the city that have unique features and limit repetition;
- Encourage the use of high-quality and durable materials, as well as innovative building techniques and designs;
- Promote environmentally friendly design and building techniques, including adaptive reuse;
- Minimize negative impacts, such as glare or unsightly views of parking;
- Incorporate historic features or historic qualities whenever possible, especially to maintain the integrity of the Old Town area;
- Ensure that the design fits with the context of the site, reflecting the historic and natural features and character;
- Provide enhanced accessibility and inclusion; and
- Improve the pedestrian and other active transportation experiences in the public realm.

CD-8 Ensure that mixed-use areas are located, designed, and developed to:

- Maintain high visual quality;
- Locate businesses along the street rather than parking to ensure a comfortable pedestrian and bicycling experience;
- Encourage compact development and use of active transportation;
- Avoid impacts on adjacent noncommercial uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.

CD-9 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines, and affordability.

CD-XX Periodically review all policy, regulations, standards, and programs that implement ADA regulations to review if they can be improved upon to better meet the needs for people of all ages and abilities. To ensure outcomes address community needs, regularly update staff training in both ADA and universal design and include community engagement in proposed revisions.

People and Public Places

Community cohesiveness develops in many ways. It can come from a shared vision for the community, and it can be developed through the use of public places for interaction. Successful public places are accessible, comfortable, identifiable, active, and welcoming.

- **Accessibility** includes visual and physical accessibility as well as having well-connected links from surrounding areas.

- **Comfort** including a perception of safety, cleanliness, and availability of seating, both formal and informal.
- **Identifiable** includes wayfinding and signage, visibility from the public realm, and design features that make it clear that the space is for public use.
- **Activity** is sometimes a natural outcome from a collection of uses or may be programmed through music presentations, performing arts, leisure activity spaces such as chess tables, or through retail activity orientation to spaces.
- **Welcoming** public places provide basic features such as lighting, shelter, and play areas for children, along with spaces for meetings or other gatherings. Welcoming spaces represent the diversity of community cultures through artwork, activities, and uses.

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

FW-CD-3 Encourage active and welcoming community spaces that provide formal and informal opportunities for community gathering.

CD-10 Provide public community and publicly accessible private gathering places in recreation facilities, park, and plazas throughout the city. Preserve and develop informal and welcoming community gathering places, such as the fountains, coffee shops, and spaces within parks. This can include techniques, such as:

- Encouraging art or water features;
- Providing visual access to sites;
- Multiple entrances,
- Flexible spaces that are large enough for flexible programming,
- Focal points that create activity throughout the space,
- A signature attraction that provides a unique identity,
- Features that are usable throughout all seasons, including shade and rain protection, and
- Promoting partnerships that create public places - including privately owned public spaces (POPS), such as plazas in combination with outdoor cafes, and encourage active management of space and activities.

CD-11 Use universal design techniques for investments in the public realm to provide high-quality amenity spaces for people of all ages and abilities. Consider:

- Street furniture, lighting, signage and sidewalk braille and other elements that provide places of refuge and wayfinding and contribute to a feeling of safety and inclusion;
- Parks, plazas, street cafes, and other gathering places that could host inclusive and accessible public performances and art installations, including informal gatherings;
- Visual and sound features, such as fountains, squares, sculptures, public art, and pavement treatments; and

- Trees or open non-vegetated shade options like shade cloth structures to provide places of respite and shade.

CD-12 Design and build public buildings with high-quality materials to serve as innovative and sustainable models to the community and enhance their function as a welcoming community gathering places.

CD-13 Encourage and develop connections between public places through:

- Providing safe and convenient pedestrian walkways and bikeways,
- Pedestrian scale lighting and streetlights,
- Providing wayfinding that is multi-lingual and easily understood, with use of symbols, colors, sidewalk braille, and other inclusive design tools and techniques, and
- Designing for visual access to and from the site.

CD-14 Evaluate illumination standards and practices with the goal of supporting safe and inclusive spaces. For example, consider:

- Pedestrian scale lighting
- Sensory areas
- Smart lighting for the blind or visually impaired
- Crosswalk lighting
- Gathering spaces
- Innovative uses for lighting, such as for public art, and
- Importance of contrast in lighting.

CD-15 Evaluate City wayfinding programs, citywide and within each center. Consider the following:

- Universal design strategies, such as use of symbols, that consider the needs of people of all abilities languages, and ages. For example, consider color coding, sidewalk braille, auditory signals, and non-text symbols.
- Incentives for centers and indoor wayfinding techniques that improve accessibility; and
- Innovative techniques such as wayfinding apps, smart lighting, and other tools that can improve independence in personal mobility.

CD-16 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. City entry features and major corners should have design features that enhance wayfinding.

VI. Historic and Cultural Preservation

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).

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.

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).

Among the first modern-period buildings in the Redmond vicinity were log cabins and rural outbuildings constructed by early homesteaders. These were followed by wood frame structures, including clapboard sided houses.

During the rest of the 1950s, and into the 1960s, the City of Redmond pursued an aggressive policy of swallowing up surrounding neighborhoods, undertaking more than 40 annexations which increased the acreage of the city more than ten fold. This, and the expansion of local transportation networks, resulted in a rapidly burgeoning population. In the 1970s, this growth was

Tangible Cultural Heritage includes items you can see and feel: artifacts, photographs, books, buildings, sites, monuments, works of art, or physical districts significant in cultural histories. Tangible cultural heritage resource properties or objects, also referred to as cultural resources or historical resources, are actively surveyed by the Planning Department. These properties may be eligible for local recognition through Article xx designations, for state recognition through xx Register of Historical Resources listing, or federal recognition through National Register of Historic Places listing.

Intangible Cultural Heritage includes non-physical characteristics, such as customs and practices, artistic expressions, beliefs, languages, folklore, traditions, and even cuisine. Often passed down from generation to generation, it is constantly evolving in response to a communities' religious, political, and social environment, and provides a sense of identity and continuity. While intangible heritage is often more difficult to preserve than tangible items, it is no less relevant in promoting respect and understanding for cultural diversity and human creativity.

augmented by the influx of business parks and high-tech industries. Although all cities in the inland Puget Sound region experienced phenomenal growth during the last several decades, Redmond outpaced them all. As reported in Washington: A Centennial Atlas, "Between 1960 and 1980, in suburbs close to Seattle, the population of Edmonds tripled, that of Bellevue more than quadrupled, and that of Redmond increased more than sixteen times."

Policies

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. 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, and include any combination of these designations. The City of Redmond, King County, the State of Washington and the United States through the United States National Park Service all maintain registers of Historic Landmarks. In 2000 the Redmond City Council designated 16 landmarks for protection in the Redmond Heritage Resource Register. In 2000 the Redmond City Council designated 16 landmarks for protection in the Redmond Heritage Resource Register.

FW-HP-1 Maintain and periodically update an inventory and evaluation of historic properties in accordance with the Secretary of the Interior's Standards for Treatment of Historic Properties.

- HP-1 Require consent of the owner before proceeding with Redmond's landmarking process. Notify and involve the property owner when nominating historic properties for Landmark status.
- HP-2 Employ security protocols for protected information in accordance with the National Historic Preservation Act and Washington State standards for data management.

FW-HP-2 Cooperate with federal, state, and local laws, and with Tribal government regarding the protection and management of cultural resources.

- HP-3 Maintain and implement cultural resource management in consultation with affected Indian tribes and agencies for the continued protection and preservation of cultural resources located throughout the city. Look for innovative cross-cultural and multi-cultural partnerships and projects.

- HP-4 Seek opportunities in public and private development for interpretation and storytelling, reflecting indigenous and historic information.

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.

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 or the new tribal coordination and integration on the Marymoor Village placemaking tools.

FW-HP-3 Integrate protection and promotion of historical and cultural resources into City programs, regulations, and promotional materials and events.

- HP-5 Promote the compatibility of development adjacent to Landmark properties through measures such as design standards.
- HP-6 Evaluate qualifying the City to act as a Certified Local Government, designating special districts, and pursuing other similar designations to increase promotion of cultural resources and historic features, and to seek grant funding.
- HP-7 Coordinate the development of parks and trails and the acquisition of open space with the preservation, restoration, and use of historic properties.
- HP-8 Encourage and support community festivals or events that reflect the diversity, heritage, and cultural traditions of the Redmond community.

HP-9 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.

FW-HP-5 Encourage preservation, restoration, adaptive reuse, and landmark designation of historic properties.

HP-10 Protect designated Historic Landmarks from demolition or inappropriate modification.

HP-11 Protect significant archaeological resources from the adverse impacts of development.

HP-12 Acquire historic properties, when feasible, employing a variety of financial tools and partnerships with other public or private agencies or governments.

HP-13 Develop and provide incentives and other mechanisms such as tax abatement programs, low-interest loan funds, technical assistance, and transfers of development rights, to encourage the preservation of and mitigate adverse impacts to Landmark and eligible historic properties.

HP-14 Encourage restoration and maintenance of historic properties through code flexibility, fee reductions, and other regulatory and financial incentives.

Climate Resilience and Sustainability Element

Vision Statement

In 2050 Redmond will be a place where all community members and the environment can thrive, are resilient to the impacts of climate change, and City operations and the community have achieved carbon neutrality.

Redmond will be known as a community that develops sustainability programs with equity at the core; prioritizing the needs of community members most vulnerable to climate change, and those with disproportionate exposure to environmental injustice. By doing so, Redmond produces climate solutions that meet the needs of everyone in the community and it has dismantled disparities that were once common.

Redmond will be powered by clean, renewable electricity. Solar panels will provide clean distributed energy for community members and heat pumps will be in every home, providing sustainable heating and cooling for all.

Redmond will be a healthy and vibrant community with walkable neighborhoods, an integrated and electrified transportation system, and bikes and mobility devices serving all community members. Any cars on the road will be quiet and clean zero emissions vehicles, powered by renewable electricity from the grid.

Redmond will be a city leading by example, demonstrating climate and environmental solutions within City operations to showcase the benefits and lessons learned from early and meaningful action.

Comprehensive Plan requirements:

RCW 36.70A.070 (9) requires a climate change and resiliency element that is designed to result in reductions in overall greenhouse gas emissions and that must enhance resiliency to and avoid the adverse impacts of climate change.

Requirements include:

A greenhouse gas emissions reduction sub-element that:

- (A) Results in reductions in overall greenhouse gas emissions generated by transportation and land use within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state;
- (B) Results in reductions in per capita vehicle miles traveled within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state; and
- (C) Prioritizes reductions that benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice.

A resiliency sub-element that

- (A) Identifies, protects, and enhances natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration;
- (B) Identifies, protects, and enhances community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environment justice.
- (C) Address natural hazards created or aggravated by climate change, including sea level rise, landslides, **flooding, drought, heat, smoke, wildfire**, and other effects of changes to temperature and precipitation patterns.

This work will be done in close partnership with the community, non-profit organizations, other jurisdictions, businesses, and partners. Redmond will be known as a collaborator and innovator.

The solutions to meet our environmental and sustainability goals are here, and Redmond is taking rapid action to reduce emissions to net zero, increase resiliency, expand tree canopy and habitat, and support community members at risk for environmental and climate change impacts. Together, our efforts help create a healthy and thriving environment for all generations.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity and inclusion, resiliency, sustainability.

Equity and Inclusion	Resiliency	Sustainability
<ul style="list-style-type: none">• FW-CR-1• CR-2• CR-3• CR-6• CR-7• CR-9• CR-13	<ul style="list-style-type: none">• Section B - Resilience Sub-element	<ul style="list-style-type: none">• CR-4• CR-5• CR-8• CR-10• Section C - Greenhouse Gas Reduction Sub-element

Existing Conditions

Background

Preserving and protecting the environment is a top priority in Redmond. Residents and community members have volunteered thousands of hours to plant trees and enhance natural spaces, leaders in Redmond's business community are working to achieve bold clean energy and climate commitments, and the City has reduced energy use and preserved natural resources. Against this backdrop, our climate is rapidly changing, and the science is clearer than ever: now is the time for bold climate action.

In 2014, Redmond developed the Climate Action Implementation Plan, the City's first strategic plan to reduce community greenhouse gas emissions and integrate sustainability practices into City operations. Redmond built on this work with the adoption of the 2020 Environmental Sustainability Action Plan (ESAP) to unify the City's various strategic planning efforts and create a cohesive sustainability strategy. The ESAP is Redmond's functional plan and roadmap to preserve its natural resources and create a healthy, equitable, and resilient community for all.

Current Conditions

While community greenhouse gas (GHG) emissions have declined over time on a per-capita basis, total community emissions have increased and are projected to increase further due to a growing population. According to Redmond's 2022 greenhouse gas inventory, 81% of Redmond's GHG emissions stem from three sources: residential energy use, commercial energy use, and transportation. In 2017, Redmond's GHG emissions footprint was the second highest since Redmond began calculating emissions, but has since declined. Emissions in 2022 were more than 10% below the 2011 baseline, putting Redmond on track to meet its 2030 targets.

Future Projections

Under the business-as-usual scenario, Redmond can expect to see more cars on the road, more energy used by buildings, and more waste in our landfills. These future climate impacts will adversely affect the region's economies, cultural heritage, infrastructure, and public health. Addressing these risks will require urgent and significant investments in resilience and sustainability strategies that enhance local adaptive capacity.

The Environmental Sustainability Action Plan sets Redmond on a path to reduce emissions to net zero by 2050 and create a healthy, equitable and resilient Redmond for all. Focusing our efforts now on impactful and meaningful opportunities to address environmental impacts and foster resilience to future environmental changes will pay dividends as we work towards our goals.

Relationship to other Elements in the Comprehensive Plan

This element serves as the primary source of policies related to the City's comprehensive planning efforts to reduce greenhouse gas emissions over the next planning cycle as well provide a framework for climate resiliency efforts. In addition, other elements of the comprehensive plan also support and provide policy guidance on the city's efforts. These can be found in the following elements:

- Capital Facilities
- Utilities
- Land Use
- Transportation
- Parks, Arts, Recreation, Culture and Conservation (PARCC)
- Natural Environment

Policies

Redmond's resilience, greenhouse gas reduction, and general sustainability efforts are guided by the policies in the Climate Resilience and Sustainability Element. The element has the following basic functions:

- General policies to provide a framework for the City's sustainability and climate programming;
- A Resilience sub-element with policies to increase community resilience to climate change; and
- A Greenhouse Gas Reduction sub-element with policies to guide efforts to meet the City's GHG targets.

A. General Policies

The policies in this section provide a framework for the City's sustainability and climate programming.

- FW-CR-1 Develop partnerships and programs to rapidly and equitably reduce greenhouse gas emissions and create a thriving, climate resilient community.
- CR-1 Maintain the Environmental Sustainability Action Plan to achieve a target of reducing greenhouse gas emissions, compared to a 2011 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time, as well as progress towards adopted goals, and re-align as needed to be consistent with the latest guidance by the Intergovernmental Panel on Climate Change (IPCC) that aims to limit the most severe impacts of climate change.
- CR-2 Prioritize equitable City investments, policies, programs, and projects so vulnerable and underserved communities lead the clean energy transition and are resilient to climate change.
- CR-3 Integrate climate action into City planning efforts to incorporate climate mitigation, adaptation, and climate equity into plans, processes, and procedures that reduce climate change vulnerabilities and increase climate resilience.
- CR-4 Ensure that climate resiliency and sustainability policies and growth and development pattern policies are mutually re-enforcing, with a long-range focus on equity.
- CR-5 Align budget and procurement decisions in support of climate and sustainability goals.

› REDMOND 2050

- CR-6 Partner with regional organizations and underserved communities to equitably advance programs and policies to achieve net zero greenhouse gas emissions and resilient communities.
- CR-7 Conduct inclusive outreach and engagement to ensure diverse perspectives that reflects the impacts, needs, and climate solutions of the Redmond community.
- CR-8 Encourage and support businesses in adopting sustainable business practices while attracting and supporting businesses that embrace Redmond's environmental sustainability goals.

B. Resilience Sub-element policies

The policies in this sub-element provide a framework for the City's efforts to increase community resilience to climate change. The policies are organized to align with the findings of the 2022 Climate Vulnerability Assessment and Strategy.

- FW-CR-2 Ensure City services, infrastructure, and community members are resilient to climate impacts.

General Policies

- CR-9 Periodically update the Redmond Climate Vulnerability and Risk Assessment. Support enhanced data collection for hazards and vulnerable populations to provide a refined understanding of Redmond's risks.
- CR-10 Account for climate change impacts when planning, siting, designing, specifying building materials, and operating capital facility, utility, and infrastructure projects.
- CR-11 Integrate local climate impact risk assessment findings and climate projections into hazard mitigation planning and other strategic plans.
- CR-12 Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities.

Extreme Heat

- CR-13 Develop and implement an urban heat resilience strategy in collaboration with regional partners that includes heat mitigation and management actions to prepare for and respond to chronic and acute heat and humidity risk in the community. The strategy should be informed by urban heat island mapping and may include coordinated efforts such as cooling centers, early warning systems, development regulations, and energy grid resilience.
- CR-14 Provide community education and outreach on extreme heat, humidity, and air quality risks. Identify communities disproportionately impacted by extreme heat events and

develop and prioritize equitable distribution of resources for the community to stay safe during extreme heat, humidity, and poor air quality events.

- CR-15 Review and update development regulations to encourage the use of passive cooling approaches to reduce urban heat island effects. Advance energy efficient cooling technologies, reflective or vegetated roofs, and the integration of trees, landscaping, and green space to help reduce the health effects of extreme heat on vulnerable populations.

Wildfire and Smoke

- CR-16 Develop and maintain a wildfire protection plan consistent with the most current Washington State Wildland Fire Protection 10-Year Strategic Plan and King County Wildlife Risk Reduction Strategy.
- CR-17 Provide community education and outreach on wildfire smoke mitigation best management practices. Ensure outreach is accessible and prioritizes vulnerable communities, including those who work outside.
- CR-18 Work with community partners and overburdened communities to establish resilience hubs that can serve as clean air shelters for use by the public during wildfire smoke events.
- CR-19 Support forest health improvements to reduce wildfire risk and expand public awareness campaigns on wildfires by providing community education and outreach on wildfire mitigation and expand household-level wildfire mitigation assistance.

Extreme Precipitation

- CR-20 Work with community partners to identify and address the impacts of climate change on the city's ground, stormwater, and surface water systems.
- CR-21 Retrofit undersized stormwater infrastructure and install infrastructure in areas with uncontrolled runoff to improve flow control and water quality. Prioritize locations that provide the most benefit and are most vulnerable to extreme precipitation climate impacts.
- CR-22 Protect, enhance, and restore flood storage and conveyance, and the ecological functions and values of floodplains, wetlands, and riparian corridors.
- CR-23 Update development regulations in response to climate change for stormwater facility sizing, low-impact development, adopt nature-based solutions, and minimize impervious surface areas in private development and city capital improvements.

Drought

- CR-24 Proactively manage water resources sustainably in the face of climate change through conservation and regional collaboration to ensure a resilient water system.
- CR-25 Develop and implement a comprehensive water resilience and water use reduction strategy that factors in projected climate impacts to proactively protect and preserve water quality and quantity from drought, extreme heat, and other hazards exacerbated by climate change.
- CR-26 Coordinate and support public education by utility providers that raises awareness of the need for water conservation and empowers individuals across diverse audience segments to take action.

C. Greenhouse Gas Reduction Sub-element policies

The policies in this section provide a framework for the City's efforts to reduce greenhouse gas emissions. The policies are organized to align with the strategies and actions identified in the Environmental Sustainability Action Plan.

- FW-CR-3 Accelerate actions to eliminate greenhouse gas emissions and reduce per capita vehicle miles traveled (VMT).

Transportation and Land Use

Transportation and land use are critical elements of a sustainable, livable, equitable, and accessible Redmond. Transportation contributed to approximately 23% of Redmond's community 2022 GHG emissions. This section identifies policies that promote and support alternative transportation, improve land use planning, and encourage use of clean and energy-efficient vehicles.

- CR-27 Transition the City's fleet away from fossil fuels to clean alternatives such as electric vehicles.
- CR-28 Achieve a 50% reduction in per capita vehicle miles traveled (VMT) from 2017 levels by 2050.
- CR-29 Work with utility providers and other partners (such as developers and EV companies) to expand electric vehicle (EV) charging infrastructure across the city, ensure that people have equitable access to EV charging where they need it, and expand EV charging readiness for buildings.
- CR-30 Promote dense, mixed-use, and transit-oriented developments (TOD) through incentives or requirements for transportation demand management (TDM) measures,

including minimizing parking structures in favor of transit, rideshare, walking, and biking.

- CR-31 Implement and enforce commute trip reduction programs and partner with transit agencies to expand, maintain, and enhance multimodal transit services and related facilities, including better first mile/last mile access to transit. Work with third-party programs and businesses to increase the availability, accessibility, and convenience of shared mobility options (such as bike share, scooter share, or car share) and maintain affordability of services.

Buildings and Energy

Buildings and energy represent the largest source of GHG emissions in Redmond—accounting for about 65% of total 2022 emissions. The largest sources within this sector are from commercial electricity and residential natural gas consumption, largely used for heating, cooling, and powering appliances and equipment. The large contributions from this sector reveal an opportunity for renewable energy and energy efficiency measures to dramatically reduce Redmond’s community GHG emissions. Renewable energy sources are clean, inexhaustible, and increasingly cost competitive. Investing in solar, wind, and other advanced forms of energy generation can also create local jobs, support economic development, and reduce air pollution.

- CR-32 Achieve net-zero energy buildings for new construction.
- CR-33 Reduce existing building energy use and improve energy resilience by advancing residential, commercial, and municipal energy efficiency efforts. Prioritize programming for low-income and traditionally marginalized communities.
- CR-34 Support, develop, and implement building and energy codes and policies that reduce energy waste, reduce the embodied carbon of materials, reduce stormwater runoff, phase out natural gas use, and expand clean energy.
- CR-35 Support the transition of utility energy fuel mixes to renewable sources to achieve 100% renewable energy for the community.
- CR-36 Expand local onsite renewable energy production and storage on public and private properties across the city through policy, incentive programs, partnerships, and installations at municipal facilities.
- CR-37 Promote, support, and increase the use of clean, renewable energy technologies through state policy advocacy; supporting the development and use of innovative technologies such as battery storage and on-site renewable energy; and providing incentives for development that incorporate clean energy technologies.

- CR-38 Advocate for increased grid reliability through utility regulatory rulemaking, legislation, and technologies that support demand response, storage, and other clean technologies that reduce peak load and provide grid flexibility.
- CR-39 Implement the City of Redmond Operations Zero Carbon Strategy to decarbonize and achieve carbon neutrality for city facilities, operations, and services.
- CR-40 Work with Puget Sound Energy, its successor, and other energy providers, to expand grid storage and peak pricing solutions to increase grid resilience.

Natural Environment/ Sequestration

Sustainability priorities within the city's natural systems include protection and enhancement of native habitats and tree canopy and improvements to water quality, natural drainage systems, habitat quality, and green spaces. Increased urbanization paired with climate change will continue to threaten Redmond's natural systems by impacting their ability to provide water, stormwater treatment, recreation, and carbon sequestration.

- CR-41 Encourage the use of natural systems to store and sequester carbon through policies and programs in the Land Use, Natural Environment, and PARCC Elements that protect, restore, and enhance open space, forests, wetlands, and farmland.

Materials Management and Waste

Although the disposal of solid waste only contributes approximately 2% of Redmond's community GHG emissions, the upstream impacts of goods and services we consume as a society can be significant. Because the City cannot directly influence how goods are produced outside of Redmond, diverting more waste away from the landfill is one of the most direct strategies Redmond can focus on to reduce the environmental impacts of the city's consumption. Furthermore, without current state and federal policies in place to incentivize waste reduction, action at the local level is especially impactful. Strategies and actions in this sector focus on managing and reducing waste generation, increasing waste diversion, and encouraging recycling and composting activities.

- CR-42 Update municipal solid waste policies and programs to encourage waste prevention and take-back programs, maximize diversion and material reuse, ensure efficient collection routes, and promote hybrid and electric vehicles to transport and collect waste.
- CR-43 Develop, implement, and enforce construction and demolition (C&D) recycling and deconstruction policies and programs.
- CR-44 Support extended producer responsibility (EPR) related policies and actions that require companies that make consumer products to fund the residential recycling

system and that ensure that packaging and paper products are minimized and recycled.

CR-45 Collaborate with other jurisdictions and organizations to deepen waste prevention and reduction strategies that keep valuable materials in use and out of the landfill.

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