

City of Redmond



Agenda Study Session

**Tuesday, January 9, 2024
7:00 PM**

**City Hall: 15670 NE 85th St; Remote: Comcast Ch. 21/321, Ziplify Ch. 34,
Facebook (@CityofRedmond), Redmond.gov/rctvlive, or 510-335-7371**

City Council

*Mayor
Angela Birney*

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Jeralee Anderson
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Osman Salahuddin
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Please contact the City Clerk's office at (425) 556-2194 one week in advance of the meeting.**

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AGENDA

ROLL CALL

1. Redmond 2050: Phase 2 Policies - Second Drafts

Department: Planning and Community Development, 60 minutes

[Attachment A: Redmond 2050 Overview](#)

[Attachment B: Comprehensive Plan Element Drafts](#)

[Attachment C: CAC Presentation Slides](#)

[Attachment D: Presentation Slides](#)

2. Southeast Redmond Park Master Plan Update

Department: Parks and Recreation, 45 minutes

[Attachment A: SE Redmond Park Master Plan Concepts](#)

[Attachment B. SE Redmond Park Master Plan Presentation](#)

Legislative History

12/5/23

Committee of the Whole -
Planning and Public Works

referred to the City Council

3. Council Talk Time

10 minutes

ADJOURNMENT

Meeting videos are usually posted by 12 p.m. the day following the meeting at redmond.legistar.com, and can be viewed anytime on Facebook/YouTube (@CityofRedmond) and OnDemand at redmond.gov/OnDemand



Memorandum

Date: 1/9/2024
Meeting of: City Council Study Session

File No. SS 23-073
Type: Study Session

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Becky Frey	Principal Planner
Planning and Community Development	Lauren Alpert	Senior Planner
Planning and Community Development	Glenn Coil	Senior Planner
Planning and Community Development	Ian Lefcorte	Senior Planner
Planning and Community Development	Odra Cárdenas	Planner

TITLE:

Redmond 2050: Phase 2 Policies - Second Drafts

OVERVIEW STATEMENT:

Staff recommends that the City Council review and discuss second drafts of several Comprehensive Plan elements at the Council's Jan. 9 and Jan. 23 study sessions. Staff has invited the Redmond 2050 Community Advisory Committee (CAC) chair and vice-chair to share a summary of the CAC's work at the Jan. 9 study session. Also on Jan. 9, staff will highlight what is new in the second drafts to provide context for the Council discussion. Input that the Council provides at the January study sessions will help inform final drafts that will be brought to the Planning Commission for public hearings in Q1 and Q2 2024.

To help focus discussion, staff recommends devoting each study session to specific elements as follows:

- Jan. 9: Capital Facilities, Utilities, Natural Environment, Climate Resilience and Sustainability
- Jan. 23: Land Use; Community Development and Design; Participation, Implementation, and Evaluation

The second drafts are attached to this memo and were sent, except for Community Development and Design, by email on Dec. 28. Collectively these are the "Phase 2" elements. The Annexation and Regional Planning and Human Services Elements are not included with these materials because the Council reviewed second drafts of those elements in Q4 2023.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Policy PI-15 calls for periodic Comprehensive Plan reviews.
- **Required:**
The Growth Management Act requires that Washington cities and counties review and, if needed, revise their comprehensive plans and development regulations every ten years. For King County cities the periodic review must be completed by December 31, 2024.
- **Council Request:**
The City Council requested quarterly reports on project milestones, staff progress, and public involvement.
- **Other Key Facts:**
N/A

OUTCOMES:

Updating the Redmond Comprehensive Plan will ensure that the Plan is consistent with state law and regional policy direction; advances equity and inclusion, sustainability, and resiliency; and that Redmond is prepared for growth expected through the year 2050.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Outreach for Phase 2 policies began in summer 2022 and has continued through Q4 2023.
- **Outreach Methods and Results:**
Redmond 2050 outreach methods have included:
 - Redmond 2050 Website
 - Let's Connect questionnaires
 - Press releases
 - Social media
 - Short videos
 - Yard signs
 - Posters
 - Utility Bill inserts
 - Email newsletters to multiple City lists
 - Emails to partner organizations
 - Stakeholder input
 - Focus group meetings
 - Boards & Commissions meetings
 - Hybrid and remote workshops and interviews
 - Tabling at community events
 - Pop-up events in community spaces and workplaces
 - Translation of selected materials

- Community Advisory Committee input
- Technical Advisory Committee input
- Planning Commission public hearings
- Mailed property owner notifications

Quarterly engagement summaries are available at [redmond.gov/1495](http://www.redmond.gov/1495) <<http://www.redmond.gov/1495>>.

- **Feedback Summary:**

Feedback on first drafts that informed development of the second drafts included:

- Capital Facilities
 - Questions and clarifications on technical terms
 - Questions on how policies support or incorporate Redmond 2050 themes
- Utilities
 - Community generally supportive of updates
 - Comments on how utility policies could better support equity in service provision.
- Natural Environment
 - Community supportive of updates
 - Updated and added narrative and policies to Section B - Environmentally Critical Areas. This section was reviewed and updated separately as part of the City's update of its [Critical Areas Regulations](https://www.redmond.gov/2000/Critical-Areas-Regulations) <<https://www.redmond.gov/2000/Critical-Areas-Regulations>>.
- Participation, Implementation, and Evaluation
 - Use broader terms to encompass more community members
 - Consolidate and simplify policies
 - Include tribal participation
 - Add policies related to having a predictable development review process.
- Land Use
 - Support for "Complete Neighborhoods" concept
 - Consolidate residential zones
 - Remove barriers to home businesses
 - More housing choices
 - Support for safer pedestrian thoroughfare
 - Land uses to support multimodal transportation options
 - Align land uses with protection of drinking water natural resources
 - Support nightlife, mainly in centers
 - More opportunities for "active" areas for youth (young children to teenagers).
 - Support for food-based enterprises throughout the City, including food trucks, cafes, small grocers, and restaurants
 - Clarity on how open space and parks are regulated
- Climate Resilience and Sustainability
 - Support for developing element ahead of state requirement to do so.
 - Ensure that policies convey a sense of urgency.
 - Need a stronger sense of innovation, as well as being open to new ideas and collaboration. Eliminate already outdated strategies/tools/concepts examples, e.g., "hybrid vehicles".
 - Policies should also be aspirational.
 - Ensure we have policies around water management/conservation - protecting the CARA, for drought and extreme participation.

- Ensure "embodied carbon" is covered as a concept.
 - Ensure equity is prioritized in policies.
 - Move past the use of "deficit-based language/thinking".
 - Discussions of trade-offs and tensions between other City policies and priorities - growth targets, high density development, and what can/should be prioritized.
 - Discussion on commute trip reduction programs and how we can be innovative for it to be effective.
- Community Development and Design
 - Clarity on sustainability and equity in the context of community design
 - Making urban centers great places to visit for everyone and maintain a high quality of life for residents

BUDGET IMPACT:

Total Cost:

\$4,616,401 is the total value of the Community and Economic Development budget offer. This budget offer includes staff and consultant resources necessary to complete Redmond 2050.

Approved in current biennial budget: ☒ Yes ☐ No ☐ N/A

Budget Offer Number:

0000040

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs: ☐ Yes ☐ No ☒ N/A

If yes, explain:

N/A

Funding source(s):

General Fund, Washington State Department of Commerce grants

Budget/Funding Constraints:

Two Commerce grants supported updates to the Housing Element

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
10/6/2020	Business Meeting	Approve
11/17/2020	Business Meeting	Receive Information
3/16/2021	Business Meeting	Receive Information
3/23/2021	Study Session	Provide Direction
6/15/2021	Business Meeting	Receive Information
6/22/2021	Study Session	Provide Direction
9/21/2021	Business Meeting	Receive Information
9/28/2021	Study Session	Provide Direction
11/16/2021	Business Meeting	Receive Information
11/23/2021	Study Session	Provide Direction
2/15/2022	Business Meeting	Receive Information
5/3/2022	Business Meeting	Receive Information
5/10/2022	Study Session	Provide Direction
6/7/2022	Committee of the Whole - Planning and Public Works	Receive Information
7/19/2022	Business Meeting	Receive Information
7/26/2022	Study Session	Provide Direction
8/9/2022	Study Session	Provide Direction
10/4/2022	Business Meeting	Receive Information
10/11/2022	Study Session	Provide Direction
1/17/2023	Business Meeting	Receive Information
1/24/2023	Study Session	Provide Direction
3/7/2023	Business Meeting	Receive Information
3/14/2023	Study Session	Provide Direction
7/18/2023	Business Meeting	Receive Information
9/5/2023	Business Meeting	Receive Information
9/12/2023	Study Session	Provide Direction
9/26/2023	Study Session	Provide Direction
10/3/2023	Business Meeting	Receive Information
10/10/2023	Study Session	Provide Direction
11/28/2023	Study Session	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
1/23/2024	Study Session	Provide Direction

Time Constraints:

The Comprehensive Plan periodic update must be complete by Dec. 31, 2024.

ANTICIPATED RESULT IF NOT APPROVED:

Staff is not requesting action at this time.

ATTACHMENTS:

Attachment A: Redmond 2050 Overview

Attachment B: Comprehensive Plan Element Drafts (second drafts)

- Capital Facilities
- Utilities
- Natural Environment
- Climate Resilience and Sustainability
- Land Use
- Community Development and Design
- Participation, Implementation, and Evaluation

Attachment C: Community Advisory Committee Presentation Slides

Attachment D: Presentation Slides

Upcoming Council Review Topics



Jan.

- **Phase 2 policies: second draft**

Feb.

- Housing and Overlake regulations

Mar.

- Overlake Planned Action
- Transportation Element and regulations

Apr.

- Overlake Neighborhood Plan
- Overlake Planned Action

Comprehensive Plan - Adopts Vision for the City



PHASE ONE

PHASE TWO

Continual Support:



Community Involvement



Environmental Review

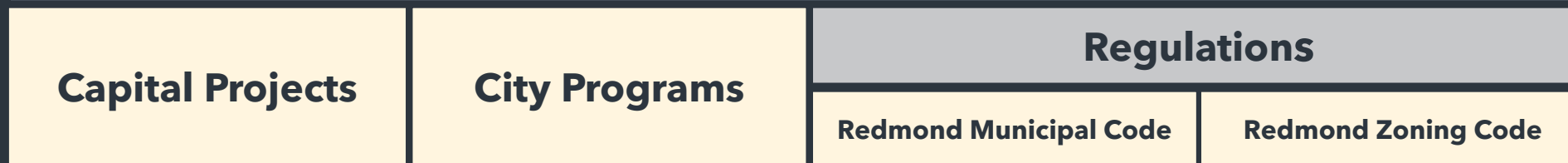
Functional & Strategic Plans - Defines How Vision will be Implemented



PHASE ONE

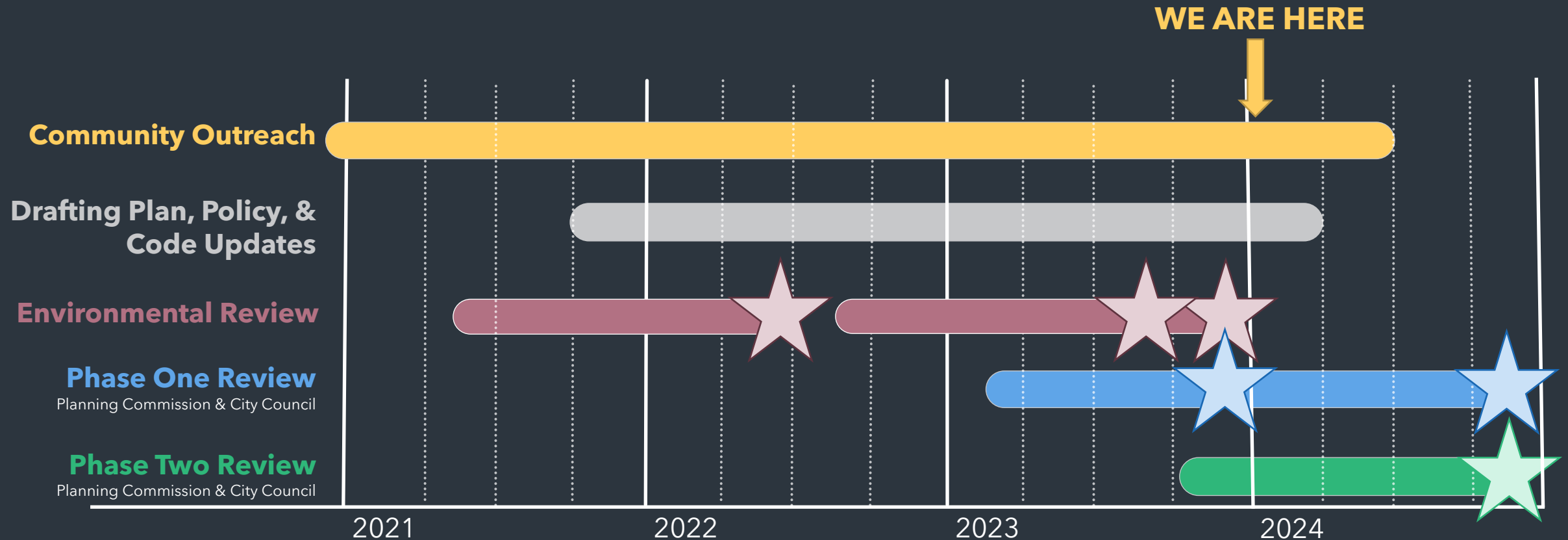
PHASE TWO

Financing & Implementation



BOTH PHASES

Redmond 2050 Timeline



PARCC Element and PARCC Plan were adopted in Nov. 2023
All other elements must be adopted by the end of 2024

★ = major milestone

Recent and Upcoming Activities



Q4 2023

- Publication of final EIS
- Adoption of PARCC Element and PARCC Plan
- Continued outreach, with focus on Marymoor Village, Southeast Redmond, Downtown, and Community Design, including community dinner, webinar, and postcard activity
- Continued Planning Commission review and public hearings for Housing Element, housing regulations, Centers policies for Overlake, and Overlake regulations
- Publication of second drafts of Participation, Implementation, and Evaluation; Capital Facilities; Utilities; Natural Environment; Land Use; Climate Resilience and Sustainability; and Community Development and Design Elements
- Monthly Community Advisory Committee and Technical Advisory Committee meeting
- Twice-monthly Planning Commission meetings

Q1 2024

- Planning Commission recommendations on Housing, Centers (Overlake only), Transportation, Annexation and Regional Planning, and Human Services Elements
- Planning Commission review of Utilities, Capital Facilities, Natural Environment, and Participation, Implementation, and Evaluation Elements
- Planning Commission recommendations on housing, Overlake, and transportation-related regulations
- Planning Commission review of residential zone regulations and related citywide SEPA infill exemption
- Planning Commission review of concepts for Downtown, Marymoor, and mixed-use zones
- Community engagement focused on Downtown, Marymoor, and mixed-use zones
- Monthly Community Advisory Committee and Technical Advisory Committee meetings
- Twice-monthly Planning Commission meetings

Capital Facilities Element

Vision Statement

In 2050 Redmond's infrastructure and services meet the needs of a growing population and promote a safe, equitable and sustainable community. Redmond provides high-quality public safety services and well-maintained and dependable public facilities.

The City's capital planning efforts, with a focus on resiliency and sustainability, have resulted in a community that continues to enjoy excellent fire and emergency response times, professional police services, beautiful parks, clean drinking water, and effective wastewater and stormwater management. An efficient multimodal transportation system has taken shape and is continually improved. Redmond residents also embrace and support the high-quality educational, cultural, and recreational facilities in the community.

The cost of providing and maintaining Redmond's quality services and facilities is borne equitably, balancing the needs of the community with those of the individual.

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

Comprehensive Plan requirements:

RCW 36.70A.070 (3) requires planning for capital facilities, including park and recreational facilities.

Requirements include:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) forecast of the future needs for such capital facilities;
- (c) the proposed locations and capacities of expanded or new capital facilities;
- (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

Policies in Redmond's Capital Facilities element provide a process for requirements (a) - (d) to be met in the respective functional plans, such as the City's Water System Plan, Wastewater Plan and PARCC Plan.

Framework Policies for Element

The following framework policies provide the overall guidance for the City's capital facilities and Capital Investment Strategy, which is further defined in the policies.

FW-CF-1

Plan, finance, build, rehabilitate and maintain capital facilities and services consistent with the following principles:

- Provide facilities and services that support the City's vision and Land Use Plan as articulated in the Redmond Comprehensive Plan;
- Ensure that capital facilities are sustainable, well designed, attractive and safe;
- Provide facilities and services that protect public health and safety;
- Ensure equitable and adequate provision of needed infrastructure and services;
- Allocate infrastructure funding responsibilities fairly;
- Optimize strategic actions and investments over near-, mid-, and long-term portions of the Comprehensive Plan's 2050 planning horizon while recognizing the need to retain flexibility to leverage opportunities and respond to changing conditions; and
- Provide reasonable certainty that needed facility and service improvements are completed in a timely manner.

FW-CF-2

Ensure that the costs of capital facility improvements are borne in proportion to the benefit received.

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-CF-1• FW-CF-2• CF-6• CF-8• CF-11• CF-13• CF-15	<ul style="list-style-type: none">• FW-CF-1• CF-2• CF-8• CF-12	<ul style="list-style-type: none">• FW-CF-1• CF-2• CF-6• CF-8• CF-11• CF-13

Existing Conditions

Background

The Capital Facilities Element establishes policies to direct the development of the City's capital investment program in support of the community's vision for the future. It guides the actions of public agencies, as well as private decisions related to individual developments. The Capital Facilities Element helps achieve Redmond's vision by:

- Providing a clear definition of the role and purpose of the City's capital investment program, which refers to all planning and budget documents that guide Redmond's capital investments;
- Assuring that capital facility investments are prioritized to support growth in the locations targeted in the Land Use Element, including infrastructure to support vibrant centers;
- Identifying service standards for capital facilities to meet community expectations for equitable municipal service delivery;
- Requiring that adequate long-term financial capacity exists to provide capital facilities needed to support expected growth, while maintaining adopted service level standards;
- Improving the reliability and resiliency of Redmond's facilities so that, in the event of a natural disaster, essential services are not compromised.
- Furthering Redmond's sustainability principles by minimizing environmental impacts of capital facilities when possible and mitigating unavoidable impacts; and
- Anticipating needs and costs for capital asset preservation and replacement.

Capital Facilities Inventory

The City provides services through capital facilities (such as parks, community centers, and police and fire stations), transportation systems (streets, trails, and bikeways), and utility infrastructure (water, wastewater, stormwater and surface water systems). This section summarizes existing publicly owned capital facilities that support services to Redmond community members. The descriptions are intentionally brief; the documents listed at the conclusion of this element contain detailed information on existing and planned capital facilities in Redmond.

General Government Facilities

The City owns, leases, and operates numerous facilities (buildings) which serve many purposes, enabling the City to provide administrative, maintenance, and critical governmental services to the community, including public safety, parks, human services, public works,

planning and development, and city government administration. City facilities are managed by the Parks and Recreation Department. The City's inventory includes 27 core facilities located on 13 sites, totaling over 500,000 square feet. Most of these buildings were constructed between 1952 and 2005. Facilities include City Hall, the Public Safety Building, fire stations, community and recreation centers, parking garages, and maintenance buildings.

Public Works and Parks Operations are based at the 8.6-acre Maintenance and Operations Center (MOC) in Southeast Redmond. The MOC has fourteen major and minor structures, including administrative offices, crew support spaces, shops, a decant facility, a fuel station used by all city departments, and storage for vehicles and materials.

Parks and Recreation Facilities

Redmond parks and recreation facilities include 47 city parks, three community centers, including the new Senior & Community Center, a historic farm park, and the Redmond Pool.

The park and recreation system comprises over 1,350 acres of land and 39 miles of trails.

Six historic landmark properties are managed by the Parks and Recreation Department, along with several older buildings and farmsteads on park properties that have intrinsic historic value. Additionally, the Bear Creek Archeological Site is on the National Register of Historic Places.

Nearby parks not part of the City's park system include King County's Marymoor Park and 60 Acre Park.

Fire and Emergency Medical Response

The Redmond Fire Department serves the City of Redmond and King County Fire District 34, providing a full range of fire suppression and emergency medical response services. The Fire Department operates a total of nine facilities, seven of which are fire stations. There is also a fleet maintenance building and an office annex building used to coordinate the Mobile Integrated Health program and provide storage for the Emergency Management program. The Fire Department's stations are within a 45-square mile service area as shown in **Map CF-1**.

The Department's mission is to *"compassionately, proactively, and professionally protect life, property, and the environment."* The Department also provides emergency medical services at the "Basic Life Support" level and is the lead agency for Northeast King County Medic One to deliver "Advanced Life Support."

Police Facilities

The Redmond Police Department provides public safety services, community outreach, and plans for capital facility improvements and equipment needs required to ensure quality public safety. Policing is carried out in partnership with the community, through long-term problem

solving, crime prevention and law enforcement, and provides backup for surrounding jurisdictions. The Police Department's primary capital facility is its operations center located in the City's Public Safety Building on the Municipal Campus.

Water Facilities

Water facilities serving Redmond and the Novelty Hill Service Area are developed and maintained by the City's water utility. Water is supplied through a combination of City-owned wells and water purchased from Cascade Water Alliance. Redmond's water system consists of five wells, 10 water storage reservoirs, and 330 miles of water pipe, serving residential and business customers through approximately 19,600 individual metered service connections. The City also owns approximately 90 monitoring wells in the wellhead protection areas. Several facilities are jointly owned with the Cities of Bellevue or Kirkland.

Wastewater Facilities

The City of Redmond through its wastewater (sewer) utility is the sole provider of sewer service within the Redmond city limits and the Novelty Hill Service Area. The Redmond wastewater system consists of a network of conveyance pipes and pumping facilities, over 236 miles of pipe ranging from 8 to 36 inches in diameter, 15 miles of easements, 7,335 manholes, and 22 lift stations.

The system works primarily on a gravity feed basis with some assistance from pumping stations. Larger transmission mains carry waste to King County interceptors, with wastewater ultimately transported and treated at King County's Brightwater Treatment Plant for most of the city. Wastewater collected from the Overlake area flows to Bellevue and is treated at the King County South Treatment Plant in Renton. As of 2021, approximately 500 parcels in Redmond are served by private septic systems.

Stormwater and Surface Water Facilities

The City of Redmond stormwater utility manages drainage systems, stormwater facilities, and surface water systems for the city.

The City of Redmond, through its NPDES Municipal Permit, is responsible for ensuring proper maintenance and operation of all public and private stormwater systems within city limits. These include approximately 363 miles of pipes, 23,500 catch basins and manholes, 940 vaults, 304 bioswales, 68 miles of streams, and 328 ponds throughout the City.

Stormwater Utility goals include:

- Ensure that public and private stormwater systems are planned, developed and maintained to prevent flooding, protect water quality, and preserve natural stormwater systems.

› REDMOND 2050

- Monitor water quality and provide leadership and focus for community efforts working toward improved stormwater management.
- Identify needs for capital improvement of the stormwater systems including streams and habitat; prioritize, select, and construct those improvements.
- Ensure that City construction and maintenance projects are planned and implemented to cause as little short-term and long-term harm as possible to the environment.

Transportation Facilities

Redmond is served by a multimodal transportation system designed to move people and goods, and support Redmond's planned land use. The transportation system is designed to support travel by pedestrians, bicyclists, transit riders, motorists and for moving goods, as well as those using micromobility options. As of 2021, the City's transportation system consists of:

- 197 centerline miles of roadway,
- 56 miles of bicycle lanes,
- 226 miles of sidewalk,
- 19 bridges, 107 traffic signals,
- 1,857 streetlights. and
- 13,000 street and traffic control signs.

The city also owns about 5,000 curb ramps, 80% of which do not comply with current American with Disabilities Act (ADA) standards.

The City is primarily responsible for the planning, construction, operations and maintenance of the local transportation system.

Public transportation services and facilities are operated by King County Metro and Sound Transit. The Washington State Department of Transportation is responsible for the development and maintenance of the State Route 520 corridor and has limited maintenance and development responsibilities associated with State Route 202 in Redmond.

Public Educational Facilities

The Lake Washington School District (LWSD) provides public primary and secondary education to most of Redmond. The locations of existing LWSD facilities are shown in **Map CF-2**. The Bellevue School District serves portions of Redmond in the Idylwood and Overlake neighborhoods. The Northshore School District serves the English Hill neighborhood, which is part of Redmond's Potential Annexation Area north of NE 128th Street.

Future needs

Redmond's future growth will increase demand for capital facilities. The City will also need to upgrade existing, or build new facilities, to help the City mitigate the impacts of climate change, reduce vehicle miles travelled, and reduce greenhouse gas emissions.

The City will ensure that as it builds new facilities, or upgrades existing facilities, the needs of underserved and overburdened communities are met, and that additional facilities do not have disproportionately negative impacts on those communities.

More detail about future facilities and needs can found in the respective functional plans for each system.

The City of Redmond strives to conduct effective asset management, by meeting a required level of service in the most cost-effective way through the planning, acquisition, operation, maintenance, rehabilitation, and disposal of assets to provide for present and future community members.

Policies

The policies identified in the following sections provide the framework for the City to fulfill its capital facilities vision and needs.

Capital Facilities Planning

Capital Facilities and Functional Plans

Successfully planning for the development of major capital facilities requires a disciplined and comprehensive process. The City of Redmond accomplishes that objective through the development of functional plans consistent with policies in the Capital Facilities Element and requirements for capital facility planning set forth by the Growth Management Act. The City of Redmond Water System Plan and Transportation Master Plan are examples of such functional plans.

Together, the policies in the Capital Facilities Element, the City's functional plans, its capital budget, the Capital Investment Strategy and the long-range financial strategy for capital investments comprise Redmond's Capital Facilities Program (CFP). This comprehensive planning and budgeting framework is used to assess the capital facility needs of the City based on service standards, the cost of obtaining and maintaining facilities over the long term, and financing strategies. Functional plans are core components of the CFP and provide opportunity for a detailed, professional assessment of background information, current and future needs, and alternative strategies for meeting those needs. Development of some of these documents, such as the Parks, Arts, Recreation, Cultural, and Conservation (PARCC) Plan and the Transportation Master Plan, also incorporates significant public involvement.

CF-1

Develop and regularly update functional plans that assess capital facility needs and strategies for addressing such needs. Provide opportunities for public involvement appropriate to the

nature of the update. Use functional plans to guide the development of capital priorities and investment decisions within the following functional areas:

- Fire protection and response, including the city and other contracted service areas;
- Police services;
- Stormwater and surface water management;
- Water and wastewater systems;
- Parks, arts, recreation, culture and conservation (PARCC);
- Transportation;
- Emergency preparedness and management;
- General government facilities; and
- Other functional areas as identified.

CF-2

Include in functional plans and supporting documents, at a minimum, the following **components** necessary to maintain an accurate account of long-term capital facility needs and associated costs to the City, and consistency with the Comprehensive Plan and applicable provisions of the Zoning Code:

- A description of the current capital facility infrastructure, **including green infrastructure**, and the scope and cost of its operation and maintenance;
- A description of current capital facility deficiencies and appropriate strategies to remedy these deficiencies;
- An analysis of capital facilities needed through the year 2050, and preliminary cost estimates to meet those needs;
- An analysis specifying how capital facilities will be financed and maintained;
- A description of the functional plan's public outreach, participation and review process;
- Criteria to be used to prioritize projects and inform the Capital Investment Strategy;
- An analysis of how proposed investments impact underserved communities and geographies;
- A description of how the plan addresses emergency preparedness and resilience to natural hazards, including climate change impacts;
- A description of how the functional plan and supporting documents **fulfill** Growth Management Act requirements; and

- An analysis indicating that the functional plan, including any subsequent revisions or modifications, is consistent with Comprehensive Plan policies, Zoning Code regulations, and applicable state and federal laws.

NEW- CF-3

Adopt functional plans or portions of functional plans into the Comprehensive Plan when they are used to fulfill Growth Management Act requirements.

CF-4

Require that new functional plans and updates to existing functional plans that are adopted as part of the Comprehensive Plan adhere to the following review processes:

- Administratively review changes that are consistent with and do not impede the implementation of the Comprehensive Plan.
- For major updates and new functional plans, use the Comprehensive Plan amendment review process to ensure consistency with the Comprehensive Plan. A major update is characterized by any of the following:
 - Amendments representing more than clarification of existing language or intent;
 - Significant changes to anticipated service provision based on new analyses, assumptions or implementation strategies;
 - Changes proposed by private parties that are inconsistent with or may impede implementation of the Comprehensive Plan.

CF-5

Require that properties, when they develop or redevelop, construct or contribute to improvements as identified in adopted plans. Ensure growth pays for its legal share of growth-related impacts or the cost incurred to mitigate for them.

Level-of-Service Standards

Service standards represent a yardstick against which to measure the safe and reliable performance of capital facilities. Service standards may be defined by local, state or federal law, as is the case with water and sewer systems and facilities. Standards may also be recommended by professional associations, as is the case for parks, or may be locally defined based on community preferences, such as policing standards. Once service standards are established for capital facilities, they become a requirement that dictates what type and level of investment must be made to maintain the standards. Increased population and employment growth may generate the need for increased levels of capital investment to keep capital facilities performing up to standard.

CF-6

Establish capital facility level-of-service standards that help determine long-term capital facility and funding requirements.

Water system:	A flow volume that meets instantaneous demand together with projected fire flows
Stormwater and surface water facilities	<ul style="list-style-type: none"> A level that permits flood and erosion control for the appropriate rainfall duration and intensity to ensure the safety, welfare, and convenience of people and property in developed areas. A level of stormwater treatment that adequately protects surface and groundwater quality and is protective of habitat for fish and wildlife, including fish passage through all fish-bearing streams. A stormwater system that is maintained to meet NPDES permit requirements.
Wastewater system:	A level that allows collection of peak wastewater discharge plus infiltration and inflow
Transportation facilities:	Improvements to the transportation system occur concurrently, proportionately, and in parallel with growth. See Transportation Element for details.
Parks and recreational facilities	<p>Provide recreational opportunities for all residents through sufficient and equitably distributed parks, trails, and recreational facilities.</p> <ul style="list-style-type: none"> Percent of households within a ½ mile of developed city park. Percent of households within a ½ mile of trail access Acreage of parkland per capita Recreation and Conservation Office (RCO) Level of Service Metrics
General government facilities	<ul style="list-style-type: none"> Facilities that are safe and meet all applicable health, safety, and accessibility standards. Facilities that are properly sized, designed for their intended purpose, and evolve to meet future demands, such as population growth, expanded infrastructure, and changes in regulatory requirements. Critical facilities are built or upgraded to standards that increase the likelihood that vital services continue in the event of a disaster. Constructed to support the equitable provision and use of facilities for all users.
Fire protection:	Travel time of six minutes or less for 90 percent of emergency fire and medical calls in the city.
Police services:	<ul style="list-style-type: none"> Police capital facility needs are associated with police services, general operations, special operations and support services. The service standard is to have facilities and equipment sufficient to meet the demand for police services and to meet needs of staff assigned to service delivery. Ensure emergency response times meet community expectations and call response types.

Capital Investment Strategy

Plan-Level Financial Balance

The Capital Investment Strategy describes the capital investments, costs, sequence, forecasted revenues, and strategic actions needed to deliver Redmond's long-term vision. Fulfilling Redmond's vision for the future is highly dependent on the City's ability to provide and maintain adequate capital facilities. The City must be able to demonstrate that it can afford to construct the facilities that are needed to support growth anticipated by the Land Use Plan, both to preserve the high quality of life offered by Redmond, as well as to meet Growth Management Act requirements. The success of the Comprehensive Plan hinges on "plan-level financial balance." This means the financial capability to operate programs and construct adequate facilities at the time they are required, in support of growth anticipated by the adopted Land Use Plan through the planning period (year 2050). This does not require that the details or timing of every capital project be identified in advance. Rather, it calls for general comparison of anticipated capital improvements to be made against reasonably expected revenues to ensure that they are in balance.

CF-7

Develop and maintain a capital investment strategy for implementing capital projects in support of the City's land use vision as described by the Comprehensive Plan. The intent of the plan is to:

- Guide the City's investment decisions in the near, middle and long term through 2050;
- Further strengthen the City's readiness for grant applications and partnerships;
- Help the City to strategically leverage capital investment opportunities working in partnership with others when consistent with City priorities;
- Ensure effective use of public funds;
- Develop strategic and innovative infrastructure funding approaches that are consistent with adopted City financial policies; and
- Inform the community of the overall strategy.

CF-8

Ensure that the Capital Investment Strategy:

- Is consistent with the Comprehensive Plan;
- Supports the growth of Redmond's centers consistent with the future land use plan;
- Reflects estimated project costs based on a standard approach;
- Uses functional plans, strategic plans, and asset management data as the primary sources of planned capital investments, and efforts are aligned to achieve consistency when planning and prioritizing projects;

- Summarizes the revenue and expense components of the City's functional plans;
- Includes financial data for capital spending in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2050 and the 20-year capital investment period;
- Identifies key strategic actions and investments needed to carry out the Comprehensive Plan vision;
- Summarizes planned capital facility improvements, sequencing and costs over a 20-year period;
- Prioritizes planned six-year CIP projects;
- Takes into account staff resources and funding availability to implement planned CIP projects;
- Includes all functional areas;
- Addresses service deficiencies;
- Addresses ongoing operating costs, capital maintenance, preservation, and replacement;
- Explores options to address identified funding gap;
- Develops funding strategies;
- Identifies follow-up work for future CIS efforts; and
- Describes how implementation progress will be monitored and reported.

CF-9

Define "plan-level financial balance" as the financial capability to construct and operate adequate capital facilities at the time that they are required, in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2050 and the 20-year capital investment period.

CF-10

Evaluate the City's ability to achieve "plan-level financial balance" **every two years**. Take one or more of the following actions if the financial capacity to provide necessary capital facilities for all or part of the city is found to be insufficient:

- Reassess planned land use and adjust the capacity for growth;
- Institute mechanisms for phasing or deferring growth;
- Reassess service standards for capital facilities; or
- Identify new revenue sources.

CF-11

Adopt the City's Six-Year Capital Improvement Program (CIP) as the short-term budgetary process for implementing the long-term Capital Investment Strategy. Ensure that project priorities, funding allocations, and financing strategies incorporated in the CIP are substantially consistent with the CIS.

Redmond's Revenue Sources

Unrestricted Capital Revenue

A portion of revenues available for capital investment within the Six-Year CIP are unrestricted revenues and are allocated to support projects in the CIS.

CF-13 Prepare a long-range revenue forecast to promote consistency and stability in capital planning and programming, as well as to inform the budgeting process and Capital Investment Strategy. [Allocate unrestricted funds to functional areas that support CIS projects and fulfill the City's long-term vision.](#)

Developer and Other Restricted Funding

Restricted revenues include those collected through taxes and fees. Impact fees are a type of restricted revenue that allow new growth to assume an equitable share of the costs associated with growth. To promote orderly growth and ensure that adequate facilities are available to serve it, the Growth Management Act (GMA) provides the City of Redmond with the authority to collect impact fees for

- (a) public streets, roads, and bicycle and pedestrian facilities that were designed with multimodal commuting as an intended use;
- (b) parks, recreational facilities and open space;
- (c) school facilities; and
- (d) certain fire protection facilities.

State law also allows for the "pooling" of impact fees, whereby fees are allocated to projects that will be completed within the ten-year fee collection window. The City's policies for establishing and maintaining impact fees are provided below. For Redmond, impact fees allow growth to occur while ensuring quality capital facilities for the long term.

CF-14

Follow the principle that growth shall pay for the growth-related portion of capital facilities. When imposing impact fees on new development:

- Impose fees only for system improvements that are reasonably related to growth;

- Structure the impact fee system so that impact fees do not exceed the proportionate share of the costs of system improvements attributable to growth and are reasonably related to the new development;
- Balance impact fee revenues with other public revenue sources to finance system improvements that serve new development;
- Use fee proceeds for system improvements that will reasonably benefit the new development;
- Prohibit the use of impact fee proceeds for correcting existing capital facility deficiencies;
- Maintain an annual adjustment to impact fees based on an appropriate capital cost index and other relevant local construction data, subject to annual City Council approval;
- Review the impact fees and the indices used periodically to ensure that the fees reflect the cost of planned system improvements related to growth; and
- Pool fees to more efficiently fund capital facilities resulting from new growth.

Outside funding and impact fee exemptions

Many opportunities arise for the City to obtain funding for capital facilities from outside sources, such as state and federal grants. Securing these outside funding sources usually requires supplying some local matching funds. Using local funds as a match to grant funds allows the City to leverage its financial resources more efficiently. In addition, other financing strategies are available to the City to further support the capital program. Presenting these options in tandem with capital plans allows decision makers and the public to consider implications of alternative financing.

CF 15

Pursue funding from other levels of government, nonprofit, and private agencies to accomplish Redmond's CIS, while optimizing use of City resources. As appropriate, pursue alternative financing strategies such as public-private partnerships to further support the capital program.

CF-16

Consider exempting from payment of impact fees certain developments that have broad public purpose.

School Facilities

Upon the formulation of a school Capital Facility Plan and at the request of the responsible school district, the City of Redmond has the authority to impose impact fees to pay for new school facilities that future growth necessitates. The City must exercise diligence in assuring that the facility plans developed by the school district are consistent with the amount and location of growth envisioned in the Redmond Comprehensive Plan. Similarly, the City must

determine that the school service standards used by the school district in development of the school facility plan are consistent with community expectations and values.

CF-17

Require school districts that propose to have the City of Redmond impose impact fees for them to prepare capital facility plans that include:

- Plans for capital improvements and construction over a 20-year horizon,
- A demonstration of how facility and service needs are determined,
- An annually updated six-year (or longer) finance plan that demonstrates how capital needs are to be funded,
- Population and demographic projections consistent with those used in developing the City's Comprehensive Plan, and
- An assessment and comparison of the condition and functional characteristics of school facilities across the entire district.

Lands Useful for Public Purposes

To ensure that adequate lands are available for public uses, the GMA requires local governments to identify lands useful for public purposes, including land for governmental functions, such as parks and recreation areas, streets, trails, transit, fire stations, other government buildings and utilities. Redmond's primary strategy for identifying lands useful for public purposes is to identify them in functional plans. Many of these sites are also identified in general terms in the various elements of the Comprehensive Plan. As the City acquires these properties, they may be identified more specifically in functional plans; or, if they are large, they may be identified on the Land Use Plan Map.

CF-18

Identify lands useful for public purposes in functional plans and in the appropriate elements of the Comprehensive Plan. Identify alternative sites or lands more generally where acquisition is not immediate. Identify lands specifically when acquired and used for public purposes on the Land Use Map, or in the appropriate elements of the Comprehensive Plan where not otherwise identified by City or other governmental agency functional plans.

In addition to identifying lands useful for public purposes, the GMA also requires the local governments in a county to cooperatively develop a prioritized list of lands required for public facilities that serve more than one jurisdiction. These "shared needs" public facilities may include joint-use facilities or facilities that serve a region or the whole county. Local capital acquisition budgets must be consistent with this prioritized list.

CF-19

Identify shared capital needs and the lands that may be used to meet these needs with nearby cities, King County, neighboring counties, the State of Washington, the Puget Sound Regional Council, school districts, special purpose districts and other government agencies. Maintain a capital acquisition budget and schedule that reflects the jointly agreed upon priorities.

Capital Planning References

Functional plans are adopted by the City as part of the Comprehensive Plan to fulfill Growth Management Act requirements for comprehensive plan elements, such as capital facilities, utilities, transportation, and parks, and for the City's Capital Investment Strategy.

Facility and management plans may also be used to inform and implement the City's Comprehensive Plan goals and strategies, as well as capital planning.

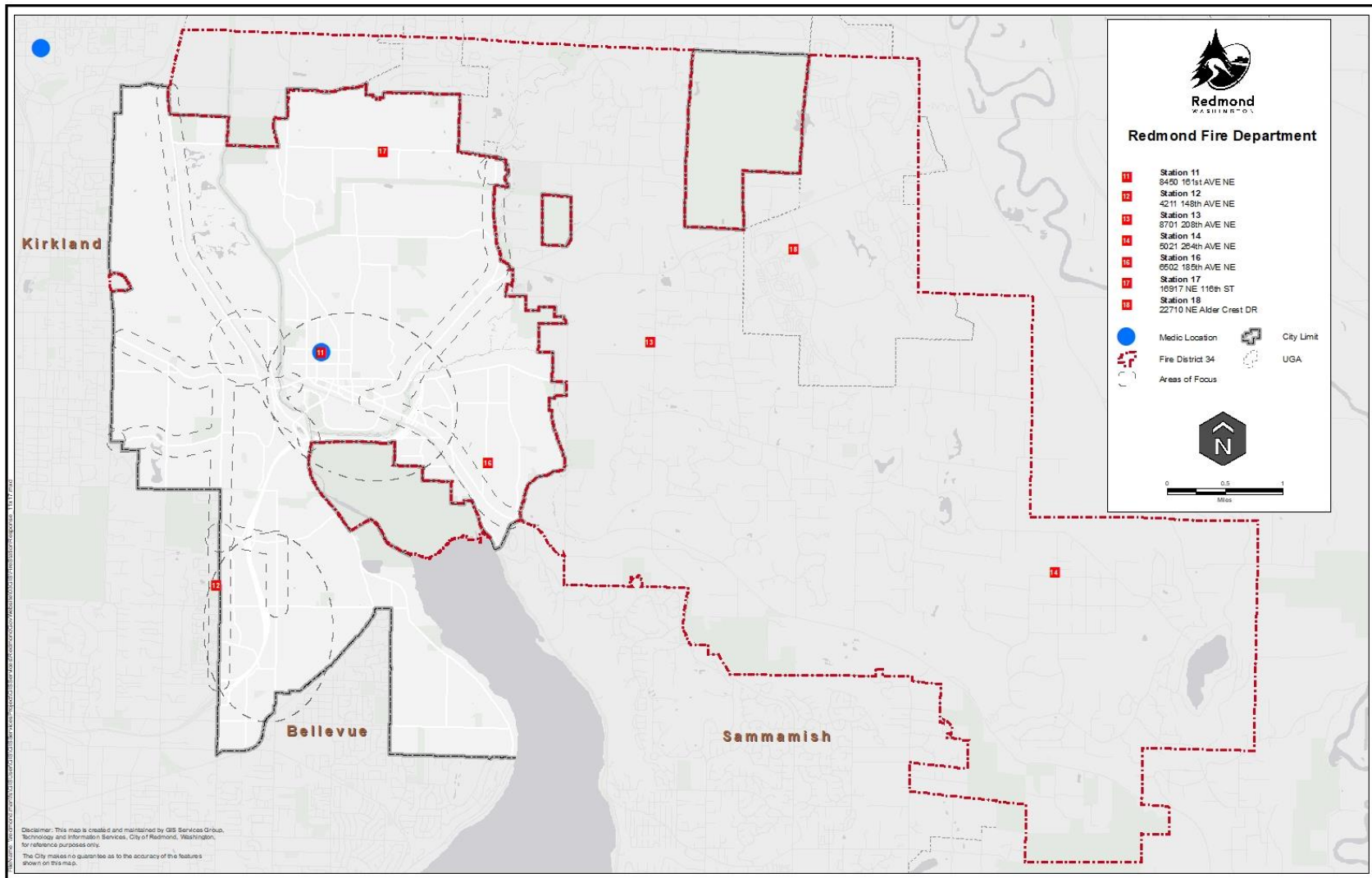
These functional, facility, and management plans are listed below and should be consulted and used for more detailed information on existing and proposed facilities, level-of-service standards and capital facility planning.

- City of Redmond, Stormwater Comprehensive Plan (Includes Regional Stormwater Facilities Plan, February 2010; Stormwater Management Plan/ NPDES Phase II Permit, 2013; Watershed Management Plan, 2011).
- Redmond Fire Department 2022-2027 Strategic Plan
- Redmond Fire Department 2022 – 2027 Standards of Cover Plan
- City of Redmond, General Wastewater Plan. Adopted by Ord. 3061, October 5, 2021
- City of Redmond, Parks, Arts, Recreation, Culture and Conservation Plan, 2017-2030. Adopted 2017.
- Redmond Police Department Functional Plan 2022-2040. Approved 2022
- City of Redmond, Transportation Master Plan, 2013-2030. Adopted 2013.
- City of Redmond, Water System Plan, 2011-2017. Adopted 2011.
- King County, Final 2019 Comprehensive Solid Waste Management Plan. Adopted by Resolution 1522, July 2, 2019
- King County, 2021 Hazardous Waste Management Program Plan. Adopted 2001. Updated 2021

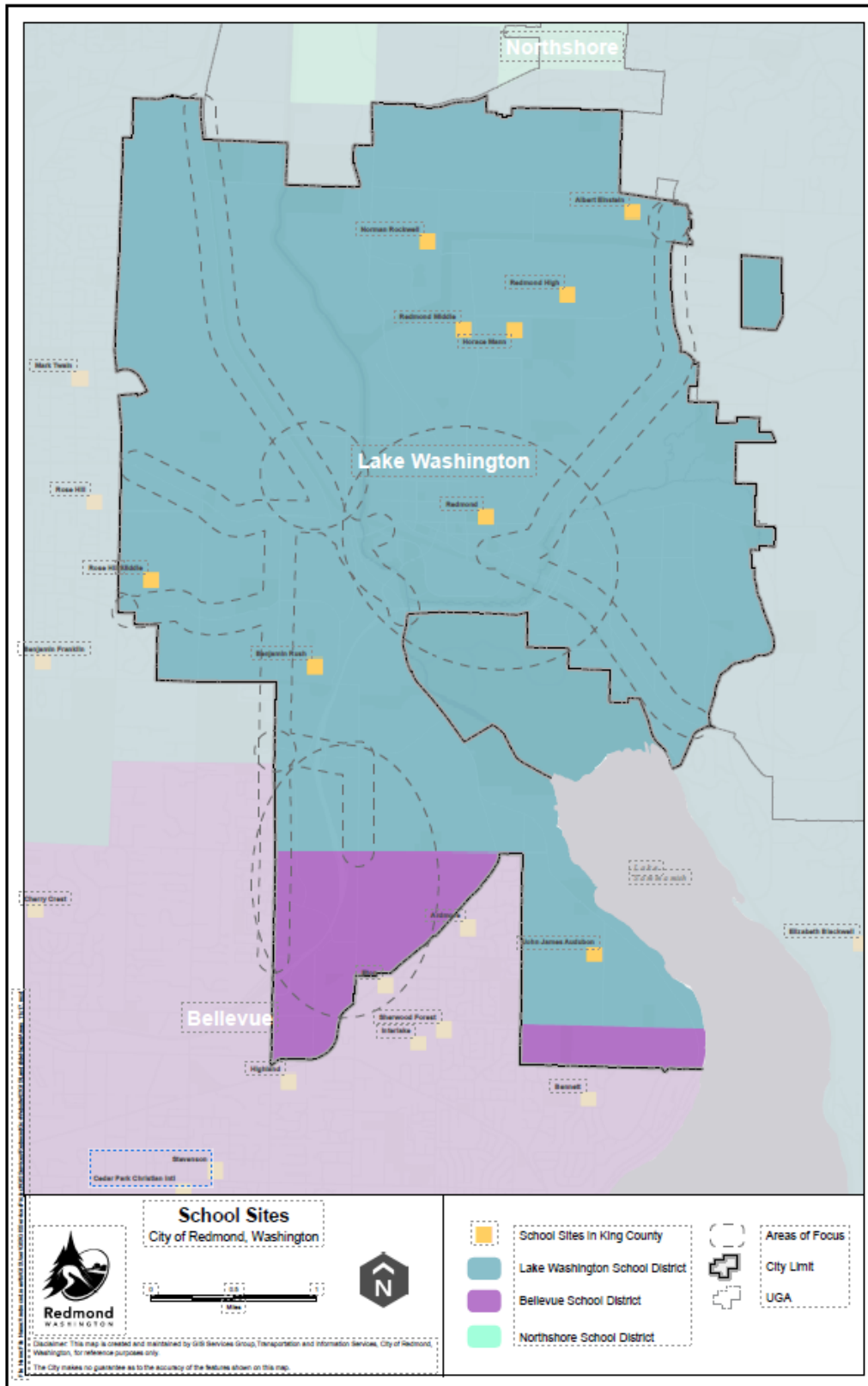
- Lake Washington School District, Six-Year Capital Facility Plan, updated and adopted annually.

DRAFT

Map CF-1: Redmond Fires District 34 – facilities and service area



Map CF -2: School Districts serving Redmond, with facilities



Utilities Element

Vision Statement

In 2050, the planning and placement of utilities in Redmond has supported the community's vision for the location and amount of growth. The City provides certain utilities in support of the desired location and pace of growth. For those utilities provided by private companies, the City has ensured sufficient area is available to locate such facilities and provided a reasonable regulatory climate.

Utility planning has contributed to a high quality of life for Redmond community members by ensuring efficient utility delivery. Telecommunications facilities have kept up with rapid changes in technology. Conservation and protection of existing resources has ensured a continued supply of clean water and energy. Proper utility planning has also protected Redmond's natural environment and resources. Upgrades to the sanitary sewer system have eliminated most septic systems, thereby controlling contaminants released into the environment. The City has protected the natural environment with planning, design, and construction of stormwater systems that reduce negative impacts from stormwater runoff pollutants and flows while encourage conservation and implementing low-impact development practices.

Comprehensive Plan requirements:

RCW 36.70A.070 requires a utilities element consisting of

- the general location,
- proposed location, and
- capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

Framework Policies for Element

The following framework policies provide the overall vision for the City's utility systems, as well as private utilities operating in Redmond.

NEW - FW-UT-1

Provide the Redmond community with reliable, equitable, safe, and resilient utility services and programs that protect and sustain the natural environment and quality of life.

NEW - FW-UT-2

Encourage private utilities to provide equitable and resilient services using facilities that are innovative, safe, and minimize negative impacts on the Redmond community.

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-UT-1 • FW-UT-2 • UT-7 • UT-8 	<ul style="list-style-type: none"> • FW-UT-1 • FW-UT-2 • UT-3 • UT-13 	<ul style="list-style-type: none"> • FW-UT-1 • FW-UT-2 • UT-1 • UT-6 • UT-12

Existing Conditions

Background

The City of Redmond provides utility services for water, wastewater, solid waste and recycling, and stormwater. The City also provides water and wastewater services in the Redmond Ridge and Trilogy Urban Planned Developments within the Novelty Hill area of unincorporated King County.

Private utilities for gas, electric, and telecommunications (which include both wired and wireless services for internet, television, and phone) serve Redmond community members under franchise or other agreements.

More information about City-owned utilities can be found in the Capital Facilities element, as well as related functional, strategic, and operations plans.

Future needs

The City' will continue to maintain its utility-related service levels as the City grows, while fulfilling its mission to *"provide the Redmond community with reliable, safe, and resilient utility services and programs that protect and sustain the natural environment and quality of life."*

Redmond identified six objectives to meets its utility service goals and needs by 2050:

- Safely and responsibly manage City utility assets.
- Protect and restore the natural environment.
- Provide outstanding customer support and equitable services.
- Be the employer of choice for Utility staff.
- Coordinate City programs and processes to prepare for the future.
- Demonstrate regional leadership.

Policies

General Utility Policies

Adequacy and Phasing of Facilities

Availability of utilities is an important factor considered by developers when deciding where, when and whether to build. Having adequate utilities is also very important to people who live or work in Redmond. Therefore, land use and utility policies work together to help achieve Redmond's vision for the future of the community. To encourage annexation, public utilities are generally not extended beyond city limits. However, City services will be allowed outside the city limits to address health and safety issues or to serve areas where previous agreements include the area in the Redmond service area. If service is extended to rural lands due to service agreements, design of the systems must be rural in nature to prevent urban sprawl.

UT-1

Ensure that adequate public utilities and facilities are planned for, located, extended, and sized consistent with the planned growth and service standards described in the Redmond Comprehensive Plan.

UT-2

Design and maintain public utility facilities to meet service standards identified in the Capital Facilities Element and corresponding functional plans.

UT-3

Encourage the use of innovative strategies to:

- Provide, maintain, and improve utility services;
- Reduce the negative impacts of additional utility service demands;
- Improve the resilience of the utility systems;
- Reduce, where appropriate, the overall demand on utility systems.

UT-4

Prevent extension of City-provided urban utilities to rural areas except to meet State Department of Health or other applicable health, safety and welfare codes. Design such extensions to rural standards and do not condition the extension with other urban development standards, such as street widening, sidewalks or street lighting.

UT-5

If a utility extension to a [potential annexation area](#) becomes necessary and immediate annexation is not possible, condition extension with an agreement to annex in a timely manner and an agreement to design the extension to City development standards.

UT-6

Conduct City operations in a manner that leads by example through practices such as recycling, greenhouse gas reduction, water conservation, energy conservation, [tree replacement and retention](#), and low-impact development.

Economic Considerations

In order to balance capital expenditures with revenues and maintain established service standards, new development will pay for the portion of facility improvements related to its level of demand on the system. In this respect, both private and public funds have a role in building City utility infrastructure. There are cases where one development occurs prior to another and is not adjacent to existing infrastructure. The new development may extend transmission pipes across the frontage of undeveloped properties and incur the cost of that extension in order to develop their parcel. Redmond uses reimbursement agreements to employ equitable cost sharing for infrastructure improvements. These provide for a reimbursement to the original developer of costs associated with that portion of the line that is later used by another development. This is one way of maintaining the concept of fair share financing.

In limited cases, public utilities may be extended outside city limits. However, it is more costly to provide long-term, low-density service. Public utilities presently fund improvements from revenues. If, in the future, general taxes were to be used to fund infrastructure, properties outside the city would benefit from the infrastructure without paying those taxes to fund it. Equity can be established through a differential rate structure or differential connection fees to ensure that Redmond residents are not subsidizing the extension of services outside city limits. Right-of-way acquisition and installation of facilities are also factors in the cost of utilities.

Coordination of facility planning can reduce those costs in several ways. For instance, if utilities are notified of roadway construction and repairs, they may be able to place or upgrade lines or pipes at the same time, or several utilities may be able to use the same trench. Right-of-way acquisition cost could be shared where such right-of-way would serve joint uses.

UT-7

Require development to pay for or construct the growth-related portion of infrastructure needs to the extent consistent with state and federal law.

UT-8

Ensure equitable financing of capital facilities between customers located in geographically and functionally distinct areas by managing the City and Novelty Hill Water and Wastewater Service Areas as independent utilities with capital and operational expenses separately assigned.

UT-9

Promote the efficiency of utility placement both in cost and timing through methods such as the following:

- Co-locate public and private utilities in shared trenches or utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable legal and safety considerations;
- Coordinate facility planning so that utilities may locate in transportation corridors and other dedicated rights-of-way;
- Provide timely notice to utilities or coordinate with them when the construction or repair of existing and new roadway, bridges or sidewalks is anticipated;
- Provide a reasonable regulatory climate, recognizing that utilities provide a critical service to the community;
- Provide expeditious permitting, recognizing that avoiding utility project delay can minimize service disruptions and associated costs for residents and businesses;
- Design new public infrastructure to allow for projected future utilities that may be placed within those facilities at a later time; and
- Encourage joint use of utility corridors for utilities, recreation and appropriate nonmotorized connections.

UT-10

Determine utility infrastructure necessary for a given development at the subdivision or entitlement phase of permit review.

Environmental Considerations

Redmond has many natural features, such as fish spawning creeks, open space and forested areas. Minimizing utility intrusion into these areas is a means of protecting these important assets by preventing destruction of habitat for installation. When utilities are allowed to build in wetlands, periodic maintenance will require intrusion and constructed access into sensitive areas and may disrupt wildlife during critical reproductive periods. Utility corridors often need to be free of vegetation for maintenance and safety purposes. Similarly, sewage or stormwater lines that are not carefully located, designed and constructed can create undesirable environmental impacts. Placing utilities underground prevents the need to prune trees and

shrubs, which can be detrimental to the plant and often result in oddly shaped vegetation. Undergrounding also can be more aesthetically pleasing. Though undergrounded facilities may not be readily accessible for maintenance, they can reduce the incidence of power and telecommunications loss due to events, such as storms and collisions with utility poles caused by vehicle drivers, as well as protect the public from fallen lines.

Above-ground facilities can be designed to be compatible with or to enhance an area. Examples include Well No. 4, the King County York Pump Station at Willows and NE 124th Street, and the SE Redmond Water tank.

UT-12

Design, locate and construct facilities to protect and minimize adverse impacts to the environment and to protect environmentally **critical** areas.

UT-13

Require underground installation of all new utility distribution lines, except where underground installation would cause greater environmental harm than alternatives.

UT-X1

Ensure consistency with Washington Utilities and Transportation Commission tariff structure and state law regarding utility franchises.

UT-14

Promote the undergrounding of existing utility lines by means such as:

- Requiring undergrounding of utility distribution lines or provide for future undergrounding as a condition for development projects,
- Undergrounding utility distribution lines or providing for future undergrounding as street projects occur,
- Funding undergrounding through a capital improvement program or through formation of a local improvement district, and
- Requiring individual service lines to be undergrounded when significant site improvements are made.

UT-15

Require reasonable screening or architecturally compatible design of above ground utility facilities. Consider incorporating public art to accomplish this purpose.

Public Utilities

Water Utility

Sources of Supply

Redmond provides water service to most areas within city limits, the Novelty Hill Urban Area to the east, and some properties outside the city. The City's water supply comes from its wells and the Cascade Water Alliance (CWA). CWA supplies water from Seattle Public Utilities (SPU) through connections to SPU's Tolt pipeline No. 2; Tolt Pipeline; and the Tolt Eastside Supply Line. Redmond operates facilities jointly with the cities of Bellevue and Kirkland. A number of water purveyors serve the areas surrounding the city, including Bellevue, Kirkland, Woodinville Water District, Northeast Sammamish Sewer and Water District, Union Hill Water Association, and Sammamish Plateau Water and Sewer District.

Future water supply demands will be met by the City through wholesale purchases from CWA and from Redmond's wells. To meet the growing needs of its members, CWA will continue to pursue additional sources of water supply. CWA has purchased Lake Tapps as a future water supply resource. Redmond's well system draws from a shallow aquifer and is susceptible to contamination, especially as urbanization of the Aquifer Recharge zone continues. It is imperative to maintain the water quality of the well source. Redmond's Wellhead Protection Program helps to preserve the resource. In addition, reducing water use through conservation measures lessens the demand for new supply.

The water service area is shown in the City's adopted Water System Plan, together with an inventory of water facilities.

UT-16

Utilize, protect and sustain the Redmond well system to maximize the efficiency of the system. Ensure water is treated to meet state and federal drinking water regulations.

UT-17

Protect groundwater **quality and quantity** by maintaining and monitoring a Wellhead Protection Program that guides:

- Land use decisions,
- Development regulations,
- Stormwater facility requirements,
- Coordination with other agencies, and
- Other measures necessary to protect Redmond's well system.

UT-18

As a member of Cascade Water Alliance, actively participate in the decisions impacting long-term water viability made at Cascade Water Alliance Committee and Board meetings. Ensure Redmond has ample water supply to meet current and future needs in a cost-effective and environmentally sustainable manner.

Facilities

The City maintains design standards to ensure that utility systems are designed as an integrated whole. Well documented standards allow development and capital projects to produce designs that can be approved by the City and construct improvements that are compatible, have a reasonable economic life, are reliable to operate, and are resilient to operational challenges while continuing to meet the needs of the community. Adequate supply, water storage, integrated distribution, and inter-ties with neighboring water systems ensure reliability and resiliency for the system. These coordinated measures allow sharing of resources to reduce the need for larger and more expensive facilities.

UT-20

Design water delivery and storage systems to provide efficient and reliable service, to balance short- and long-term costs, and to comply with state and federal regulations.

UT-21

Require new development to construct water system improvements necessary to serve the development and to provide a reliable integrated distribution system.

UT-22

Maintain adequate water storage facilities to meet equalizing and fire demand volume and emergency supply.

UT-23

Ensure a resilient water system by pursuing the creation of emergency inter-ties with adjacent purveyors.

UT-24

Prohibit the creation of new water systems within city limits to ensure that Redmond is the primary provider of water service. Encourage the connection to City water for those properties on existing private well systems.

UT-25

Require connection to the City water system for all new development permitted by the City, and for existing uses when development, such as a short plat, subdivision or other significant land use action, occurs on that property.

Wastewater/Sewer System

Facilities

A majority of Redmond is served by a sanitary sewer. However, there are still a few areas which have onsite disposal systems such as septic tank systems. Some of the proposed annexation areas lack sewer. A proliferation of septic systems can reduce the health and safety of the community. Therefore, Redmond requires or encourages connection to the sanitary sewer. Redmond needs to ensure standardization of sewer facility design so that facilities will be compatible, less costly and have a reasonable economic life. Standards, including system designs such as gravity flow, are less costly and more reliable and therefore should be used. Defining service standards offers a way of measuring performance against community standards. Standardization of design and level of service standards also assists the developer in design and cost calculations.

Regional treatment facilities have replaced local ones in King County for environmental reasons and economies of scale. Regional facilities have been able to ensure higher levels of treatment for sewage before release back into the environment. This system will likely be the system of choice for some time into the future. King County, which provides wastewater treatment facilities, currently has sufficient capacity to meet Redmond's present needs and capacity to serve future demand. The sewer service area is shown in the City's adopted General Wastewater Plan, together with an inventory of sewer facilities.

UT-27

Ensure that the City of Redmond is the primary provider of wastewater service within the city limits.

UT-28

Require connection to the City wastewater system for all new development and for existing uses when development, such as a short plat, subdivision, or other significant land use action occurs.

UT-29

Design wastewater systems to provide efficient and reliable service while balancing short-and long-term costs.

UT-30

Require development to construct sewer system improvements necessary to serve the development and to use design and construction standards for wastewater facilities that:

- Facilitate long-term operation and maintenance at the lowest reasonable cost,
- Meet or exceed the State Department of Ecology standards,
- Comply with state or federal regulations, and
- Provide a reliable integrated collection system.

UT-31

Support a regional approach to wastewater treatment by contracting with King County for transmission and treatment of Redmond's wastewater.

Septic systems policies

Some areas in Redmond are served by septic or other on-site wastewater disposal systems. As urbanization continues, these systems become less viable. Sometimes individuals do not properly pump and maintain their systems. To compensate for poor soil conditions, systems are increasingly incorporating mechanical pumps, which require periodic maintenance and flow regulation. Some systems are located in Critical Aquifer Recharge Areas (CARA) and pose potential contamination issues to Redmond's groundwater supply. Generally, soil type and saturation levels in this area are not well suited to these systems. It is necessary to prevent the proliferation of new systems and to convert the existing on-site systems to sewer in order to protect the public health and safety.

UT-33

Require existing development to connect to the City wastewater collection system when on-site systems have failed, sewer facilities are available, or when required by the King County Health Department.

UT-34

Encourage conversion from onsite wastewater disposal systems as sewer lines become available so that all septic systems in the city are eventually eliminated.

Stormwater

Redmond's stormwater management programs focus on stormwater runoff, groundwater recharge, surface waters, and riparian (water-related) habitat. Programs address basic conveyance of runoff, flood hazard reduction, water quality issues, riparian habitat protection, and protection of groundwater quality. It is especially important that new development or

significant redevelopment effectively manages stormwater with the appropriate facilities to ensure the public's protection and conservation of the City's natural resources.

UT-36

Require development and capital projects to comply with stormwater design and construction standards that:

- Address rate of discharge, water quality and method of stormwater drainage;
- Incorporate best management practices;
- Address methods to control runoff during construction to limit erosion, siltation and stream channel scouring; and
- Minimize adverse impacts to natural watercourses.

UT-37

Utilize regional stormwater facilities as preferred infrastructure for stormwater management where stormwater [can be effectively managed in such facilities to maximize development in urban centers](#).

UT-38

Ensure that the design of stormwater management facilities approximates predevelopment levels of infiltration and that they are designed to provide recharge in those areas where recharge is appropriate.

Stormwater facilities

Stormwater facilities can serve multiple purposes. They help protect natural waterways by providing basic treatment to stormwater runoff and by slowing high-energy flows that can scour stream beds and erode stream banks. They protect properties by conveying floodwater away from roads and buildings. They allow groundwater recharge and support plant life, and they can be incorporated into the landscaping design as an aesthetically pleasing element. They can provide a park amenity, comprise a part of a streetscape, and can reduce building temperatures when incorporated into roof gardens. Allowing stormwater facilities to fulfill some of the open space requirement increases the land available for development, reducing the burden on the developer, while still meeting the intent of open space requirements.

UT-40

Allow at-grade or above-ground stormwater retention/ detention facilities to qualify towards fulfilling open space requirements. Tie the percentage allowed to the intensity of use and density: a smaller percentage for low-density residential graduating to a higher percentage for high-density residential and nonresidential.

UT-41

Encourage incorporation of natural systems into building designs to minimize runoff.

UT-42

Design public infrastructure to minimize impacts to surface water.

Planning

There are a number of mandates detailing actions the City must take to protect human health, prevent flooding, and conserve natural resources. -Groundwater management is particularly important for Redmond because the City relies on groundwater for drinking water. Drainage basins often extend across city limits and as such require cooperation with other jurisdictions and governmental agencies to manage.

UT-43

Use the current Redmond Stormwater Technical Manual when conditioning development or designing systems.

UT-44

Cooperate and participate in groundwater management and basin plans with surrounding jurisdictions and implement policies where local action is feasible.

Maintenance and spill response

Private maintenance of stormwater facilities such as private oil separators is not always performed or is performed improperly. If these systems are not properly maintained, they become dysfunctional, defeating the purpose of requiring such systems.

City ground and surface water management programs this. The City sets standards for storage, disposal, and accidental spillage of hazardous materials, and prepares for emergency responses to spills. Spill response involves police, fire and transportation, as well as City maintenance or inspections crews.

UT-45

Maintain and enforce minimum operation and maintenance standards for publicly and privately owned stormwater systems as set forth in the Redmond Stormwater Technical Notebook and the Municipal Code.

UT-48

Develop and implement regulations and procedures concerning the storage and use of hazardous materials.

UT-49

Develop and implement an emergency response plan for responding to surface and groundwater contamination emergencies to protect public safety, Redmond's wells, and the natural environment.

UT-50

Establish and implement street waste and decant facility management standards.

Solid Waste and Recycling

Solid Waste Planning

Through an interlocal agreement, King County prepares comprehensive solid waste plans on behalf of the City to ensure that the community has access to safe, reliable, efficient and affordable solid waste handling and disposal. Garbage, recycling, and compost pickup and removal is provided by a private company under a contract with the City. These subscriptions are voluntary for residential and commercial customers; however, the cost for residential curbside recycling and composting is included as part of the residential garbage fee. Whether pickup is by private carrier, individual or is self-hauled by businesses, the waste stream portion is taken to a transfer station and then hauled to the King County Cedar Hills regional landfill. There is adequate landfill capacity until 2040. Several factors make it difficult to predict future capacity for solid waste disposal: community members' changing behaviors with respect to waste; technologies of the solid waste industry; economic trends; state environmental, solid waste and hazardous waste laws; and the regional nature of landfill and recycling operations.

UT-51

Coordinate with King County on regional hazardous and solid waste issues.

Solid Waste Management

The Washington State Solid Waste Reduction Act and the Hazardous Waste Management Act include mandates on reduction of the waste stream, education and recycling. A decline in waste generation typically means that the amount of materials disposed, both garbage and recycling, has been reduced. Even with increased recycling and waste prevention, recent studies indicate that about 60 percent of materials disposed in the landfill could have been recycled.

UT-52

Provide solid waste, recycling, and organic waste collection services within the city and advance zero-waste practices that support sustainable consumption.

UT-53

Continue public education programs and behavior change focused outreach on solid waste management, recycling, waste reduction, composting, and the proper storage and disposal of hazardous wastes.

UT-54

Ensure adequate and conveniently located space for garbage, compost, and recycling collection containers is provided in multifamily and non-residential developments.

Programs and debris management

City offices can serve as a good example to the community in waste reduction by recycling and purchase of recycled goods. The City also sponsors recycling collection opportunities for items which are not easily hauled with curbside service but have recycle or reuse capability. King County also offers opportunities for the collection of hazardous substances.

The city is responsible for assisting with the management of the debris from natural hazards and disaster events.

UT-55

Support and implement city-focused efforts to reduce waste and increase recycling and composting to set a best practice model for the community.

UT-56

Consider implementing mandatory programs or adopting other mitigation measures that would further sustainability goals if solid waste reduction and recycling goals are not met.

UT-57

Maintain a Debris Management Plan that establishes procedures and guidelines for managing disaster-related debris in a coordinated, environmentally responsible, and cost-effective manner, and is coordinated with state and regional debris management planning.

Private Utilities and Services

F. Energy

Service Overview

Electrical energy and natural gas are provided to the City of Redmond and surrounding communities by Puget Sound Energy (PSE).

UT-58

Work with energy service providers to ensure energy facility plans reflect and support Redmond's Land Use Plan and that energy resources are available to support the Land Use Plan.

UT-59

Work with energy service providers to support the transition to 100% renewable energy for the community.

UT-60

Coordinate and seek to cooperate with other jurisdictions when energy transmission facility additions or improvements cross jurisdictional boundaries. Include efforts to achieve consistency between jurisdictions in permit timing.

Electrical Energy and Facilities

Redmond is served by PSE, a private regulated electrical utility whose operation and rates are governed by the Washington Utilities and Transportation Commission. Redmond has several high-voltage transmission lines running east-west and north-south. At present, it has one transmission substation and a number of smaller distribution substations.

UT-61

Utilize the current Puget Sound Energy Electrical Facilities Plan for electrical utilities serving Redmond.

NEW- UT-X2

Support initiatives to increase grid reliability, resiliency, and flexibility as a means to increase energy efficiency and reduce need for additional facilities.

UT-62

Allow electrical utility facilities as a permitted use where appropriate to ensure that land is available for the siting of electrical facilities.

UT-63

Coordinate with Puget Sound Energy or any successor when considering land use designations or new development in the vicinity of proposed facility locations that might affect the suitability of the designated areas for identified infrastructure need..

UT-64

Encourage and ensure the pruning of vegetation and proper choice and placement of plants to direct growth away from overhead utility lines.

Natural Gas Energy and Facilities

Puget Sound Energy is also the provider of natural gas within Redmond and the region. PSE purchases natural gas from a number of sources and is transported to the Redmond area via a high-pressure pipeline system operated by Williams Northwest Pipeline.

As part of its climate goals to phase out fossil fuels and reduce greenhouse gas emissions, as well as for health and safety reasons, the City of Redmond is committed to phasing out the use of natural gas as an energy source.

UT-71

Move away from natural gas as an energy source while ensuring that existing natural gas facilities are maintained and improved for safety and efficiency.

Telecommunications

Telecommunications is a broad term applied to different types of services that provide and receive data/information to homes, businesses, and individuals, as well as public facilities and infrastructure, through wired and wireless networks. Examples include internet, cable television, wired and wireless telephone services, as well as over-the-air (OTA) television, radio, and emergency communications.

The City's priority is to provide adequate land, space, and a fair and consistent regulatory environment that allow telecommunication service providers to operate, as well as install and maintain facilities, in a way that provides the opportunity for equitable service for all users in Redmond. The City will also ensure that its facilities are prioritized for its own use, especially for emergency communications.

UT-82

Negotiate mutually beneficial franchise contract conditions that support the delivery of cost-effective services desired by Redmond residents and businesses including to require undergrounding when above-ground electrical facilities are abandoned.

UT-83

Promote a wide range of telecommunications options, including use of City facilities, as well as regulatory flexibility, for new and emerging technologies and services to ensure reliable and universal access to telecommunications services for all.

UT-85

Prioritize City emergency and operating communications uses on City-owned facilities.

Hazardous Liquid Pipelines

Facilities, Inventory of Conditions and Future Needs

The Olympic Pipeline Company, operated by BP Pipelines, North America, operates a 400-mile-long petroleum pipeline system from Ferndale, Washington, to Portland, Oregon. Two parallel lines, 16-inch and 20-inch, pass through the west portion of Redmond generally along the Puget Sound Energy easement. The pipelines carry gasoline, diesel and aviation fuel. Delivery lines carry products from this mainline to bulk terminals at Sea-Tac International Airport; Seattle, Tacoma, Olympia and Vancouver, Washington; and Linnton and Portland, Oregon.

The pipelines are hazardous liquid pipelines, as defined by state law. Liquid pipelines transport petroleum products much more efficiently and safely than is possible by truck. Pipeline facilities, if ruptured or damaged, can pose a significant risk to public safety and the environment due to the high operating pressure and the highly flammable, explosive and toxic properties of the transported products.

The Federal Office of Pipeline Safety (OPS) is responsible for regulation of interstate pipeline facilities and addresses safety in design, construction, testing, operation, maintenance and emergency response for pipeline facilities. The Washington State Utilities and Transportation Commission (UTC) has authority to act as an agent for OPS.

In 2000, Redmond's Fire Department established a response plan in the event of a pipeline failure. The Olympic Pipeline Response Plan includes technical information about the pipeline, potential hazards, a guide to hazardous materials scene management, emergency response and evacuation plans, and contacts and other resources.

The policies below supplement existing state regulations and the City's risk management/response plan by focusing primarily on land use measures that help minimize and prevent unnecessary risk to the public due to hazardous liquid pipelines, recognizing it is impossible to eliminate risk entirely.

Policies to Minimize Pipeline Damage

The corridor for the hazardous liquid pipeline system through Redmond varies, but is typically about 50 feet wide and contains the pipelines within rights-of-way or easements. The depth and location of the pipelines within the corridor also varies, although the lines are typically buried at a depth of less than five feet. The depth of cover over the pipelines may change over time due to erosion or other reasons. If not properly directed, on- or off-site stormwater

discharge can erode soil cover over the pipelines, particularly where the pipeline is located in areas of steep slope, such as the Willows/Rose Hill Neighborhood.

Development of Construction Management and Access Plans in coordination with Olympic Pipeline's Damage Prevention Team outline specific actions developers can take to protect the pipelines from vehicle and equipment surcharge loads, excavation, and other activities in consideration of Olympic's general construction and right-of-way requirements and in consultation with Olympic on project design.

External forces, accounting for 31 percent of all accidents, are the leading cause of reported pipeline releases according to OPS statistics. Damage from external forces such as construction equipment can produce an immediate release or a scratch on a coated-steel pipeline can lead to accelerated corrosion and failure later. During development review and construction for projects in the vicinity of the pipelines, setting requirements for avoidance of damage and coordination between Redmond and the pipeline operator, Olympic Pipe Line Company, or its successor can help avoid problems. The following actions can reduce the chance of an incident:

- Identifying the location of the pipeline corridor on site plans, plats or other construction drawings;
- Using the one-call locator service, particularly during construction on adjacent properties;
- Physically verifying pipeline locations as needed to minimize the likelihood of damage;
- Establishing and maintaining setback requirements from the hazardous liquid pipelines for new or expanded structures and other significant land disturbance; and
- Monitoring land disturbance close to the pipeline by the pipeline operator or its representative.

UT-89

Require proposed developments, expansions of existing uses and construction projects, both public and private, located near hazardous liquid pipeline to [develop Construction Management and Access Plans in coordination with Olympic Pipeline's Damage Prevention Team](#). These plans typically incorporate the following:

- Show [and field verify](#) the location of the liquid pipeline corridors in relation to proposed structures, utilities, or clearing and grading activities;
- Use techniques prior to and during construction to minimize the potential for disturbing the pipeline;
- Identify and mitigate potential erosion over pipelines from stormwater discharge;
- Use setbacks and other site design techniques to minimize the potential hazard; and

- Develop emergency plans as appropriate.

UT-90

Coordinate with the pipeline operator when developments are proposed near a hazardous liquid pipeline corridor to reduce the potential for problems. Methods include but are not limited to:

- Notifying the pipeline operator of proposed development projects located within one-quarter mile of a pipeline corridor;
- Seeking the pipeline operator's participation in preconstruction meetings for projects located within 150 feet of a pipeline corridor;
- Requesting the operator to determine if additional measures above the normal locating process are necessary to physically verify pipeline locations before proceeding to develop;
- Arranging for Olympic representatives to be on site to monitor construction activities near the pipelines;
- Identifying demarcation and protection measures as recommended and required by Olympic;
- Providing all necessary information for Olympic to perform pipe stress calculations for equipment crossings and surface loads (surcharge loads). The calculations may warrant installing timber mats, steel plating, or temporary air bridging, or avoiding crossing certain areas; and
- Establishing settlement monitoring points, as necessary, when work occurs in close proximity to the pipelines.

Land Use Compatibility

Redmond can help reduce the risk of injury in the event of a pipeline failure by not allowing certain land uses to locate near hazardous liquid pipelines. Land uses with high-density on-site populations that cannot be readily evacuated or protected in the event of a pipeline failure are considered "high consequence land uses." Examples are schools and multifamily housing exclusively for elderly or handicapped people. Uses such as these carry a relatively higher risk and have higher potential consequences in the event of a pipeline failure and therefore are not as appropriate as other uses near pipelines. Facilities that serve critical "lifeline" or emergency functions, such as fire and police facilities or utilities that provide regional service, are also considered "high consequence land uses."

UT-91

Prohibit new high consequence land uses from locating near a hazardous liquid pipeline corridor.

There are other developments, such as the businesses located along Willows Road and multifamily development in the Grass Lawn and Willows/Rose Hill Neighborhoods, that while not defined as high consequence land uses are located in the vicinity of the hazardous liquid pipelines. Because of this location, these developments warrant special consideration due to the number of occupants, characteristics of the development or other factors and should have in place appropriate emergency procedures, such as an emergency guide or plan. New or expanded developments can use measures such as site planning that reflect anticipated flow paths for leaking hazardous materials and emergency procedures.

UT-92

Require appropriate mitigation measures that help reduce adverse impacts in the event of a pipeline failure.

Pipeline Safety

People who live, own property or work near the pipelines can play an important part in avoiding pipeline damage and identifying potential problems early on. Redmond and the Olympic Pipeline Company or its successor can promote public safety through periodic neighborhood mailings and meetings.

UT-95

Maintain, in cooperation with pipeline owners, a pipeline safety education program with a focus on properties near hazardous liquid pipeline facilities.

Natural Environment Element

Vision Statement

Redmond in 2050 has maintained a green character. Community members benefit from its livability which contributes to the general quality of life. The city is framed within a beautiful natural setting, with open spaces and an abundance of trees continuing to define Redmond's physical appearance, including forested hillsides that flank the Sammamish Valley, Lake Sammamish and Bear Creek. Clean air not only contributes to a healthy community, it also helps keep the scenic mountain vistas visible from the city.

A system of interconnected open spaces provides habitat for a variety of wildlife. The community prides itself on its environmental stewardship, including an emphasis on sustainable land use and development patterns, landscaping that requires little watering, and other techniques to protect and conserve the natural environment, while flourishing as a successful urban community. People continue to enjoy Lake Sammamish and the Sammamish River for boating, swimming, and other types of recreation. Bear and Evan Creeks provide regionally significant habitat for wild salmon spawning and rearing. Through many cooperative efforts, the improved water quality is demonstrated annually in the increasing salmon runs and a productive aquatic ecosystem. Public access to shorelines has been enhanced while protecting the natural environment and property owners' rights.

Comprehensive Plan requirements:

A Natural Environment element is not a requirement under the Growth Management Act. It does require that the land use element provide for protection of the quality and quantity of groundwater used for public water supplies and shall review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

Policies supporting this requirement are included in the Natural Environment element.

Additionally, policies supporting the Shoreline Master Program are found in the Natural Environment element.

Framework Policies for Element

The framework policies are the overarching policies that help to communicate how the community wants Redmond to look and feel over the next 20 years and that set the direction for the rest of the policies identified in this element, as well as support the City's overall vision and direction.

FW-NE-1 (FW-6)

Protect, enhance and restore habitat and natural ecosystems to levels of function that provide resilience and adaptability, reduce risks from natural hazards, and support biological imperatives for clean water and air.

FW-NE-2 (FW-7)

Protect and restore the natural resources and ecological functions of shorelines, maintain and enhance physical and visual public access, and give preference to uses that are unique or dependent on shoreline locations.

FW-NE-3 (FW-11)

Emphasize Redmond's role as an environmental steward by conducting City business in a manner that:

- Increases community understanding of the natural environment through education and involvement programs to promote active participation in addressing environmental challenges and solutions;
- Promotes sustainable land use patterns and low-impact development practices;
- Leads by example in the conservation of natural resources, such as energy, water and [habitat](#); and
- [Avoids](#) adverse environmental impacts.

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-NE-3	<ul style="list-style-type: none">• FW-NE-1	<ul style="list-style-type: none">• FW-NE-2• FW-NE-3

Existing Conditions

Background

The Natural Environment Element implements the vision of Redmond as a city enriched with valued natural features that enhance the quality of life for the community and support the Redmond 2050 vision of equity and inclusion, sustainability and resilience. This element provides policies to maintain key natural processes and functions that provide the natural physical foundation for the community while acknowledging the need to accommodate growth. It is important to be responsible stewards of our natural resources so that future generations enjoy and benefit from them as we do today. It is equally important to recognize that resources exist for the benefit of not only humans but also for other living creatures and plants as well. The “green infrastructure” of the city provides the backbone on which physical development occurs. Key strategies to maintaining the city’s environmental assets are summarized below:

- Work actively to address informational gaps in the environmental network;
- Use a science-based approach to ensure no net loss of critical areas’ significant ecological functions;
- Maintain and strive to enhance a healthy natural ecosystem;
- Monitor and report on the effectiveness of Redmond’s environmental protection programs, policies, and regulations;
- Foster a high quality of life by retaining trees, promoting clean air, ensuring high water quality, and limiting noise and light pollution.
- Strive towards becoming an equitable, resilient, and sustainable community; and
- Promote the economic vitality of the community.

Future needs

To the implement the City’s vision, policies, plans, codes, and regulations will continue to be implemented, and updated as needed, to ensure that the City’s continued growth and development supports and enhances the natural environment.

Policies

The policies identified in the following sections provide the framework for the city to fulfill its natural environment vision and needs.

Policy Table of Contents

- A. Environmental Stewardship
- B. Environmentally Critical Areas
- C. Tree Preservation and Canopy Enhancement
- D. Air Quality
- E. Noise
- F. Light Pollution

A. Environmental Stewardship

The environmental stewardship policies address the need to consider the long-range implications of City policies on the environment, to conduct City operations in a manner that protects the environment, and to provide education on how the City, its businesses, and community members can improve the quality of the environment.

NE-1

Incorporate a whole-system approach into policy, regulatory, and service decisions, recognizing the interrelationships among people, nature, and the economy. Consider broader implications and look for ways to accomplish multiple goals.

NE-3

Provide quality municipal services conserving resources and minimizing adverse environmental impacts.

NE-4

Maintain and strengthen efforts to improve air quality, water quality, soil quality, and ecosystem function to ensure the health and well-being of people, animals, and natural systems.

NE-5

Strengthen efforts to reduce or eliminate the release of harmful substances into the air, surface water, soil, and groundwater that degrade the quality of Redmond's natural systems.

NE-6

Encourage the judicious use of renewable natural resources and conserve nonrenewable resources.

NE-7

Conserve water and optimize reuse of material resources to protect natural systems by reducing resource extraction, greenhouse gas emissions, and air and water pollution.

NE-8

Promote sustainable consumption strategies and zero waste of resources.

NE-9

Promote and lead education and involvement programs to raise public understanding of environmental issues and encourage environmental stewardship.

NE-10

Support sustainable development and strive towards becoming a sustainable community.

NE-12

Advance environmentally responsible construction practices that minimize natural resource use, reduce waste, advance net zero energy, and leverage low impact development strategies.

NE-13

Encourage projects that utilize alternative technologies, engineering, and designs that emphasize low-impact development strategies through incentives and flexibility in meeting regulatory requirements.

NE-14

Collaborate with public, tribal, non-profit, and private sector organizations to advance sustainability and conservation goals to protect and enhance the environment.

NE-15

Ensure that the planning and implementation of environmental sustainability and hazard mitigation projects are equitable and do not disproportionately impact vulnerable populations.

B. Environmentally Critical Areas

The environmentally critical areas policies provide for the protection of designated critical areas identified in the Growth Management Act. This includes Fish and Wildlife Habitat Conservation Areas, Wetlands, Frequently Flooded Areas, Critical Aquifer Recharge Areas, and Geologically Hazardous Areas. Environmentally critical areas are important contributors to Redmond's high quality of life. Some critical areas are protected to preserve and maintain their ecological functions and values, and the quality of life and livability for humans. Others that present public health and safety hazards are protected to prevent loss of property and human life caused by inappropriate development in these areas.

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

NE-16

Use Best Available Science to preserve and enhance the functions and values of critical areas through policies, regulations, programs, and incentives. Periodically update through adaptive management to reflect changes in scientific advances and local circumstances.

NE-20

Use the precautionary principle when there is an absence of, or incomplete, valid scientific information accompanying a development application. Use rigorous analysis to appropriately limit development and land use activities until the uncertainty is sufficiently resolved.

NE-21

Conserve and protect environmentally critical areas from loss or degradation. Maintain these areas in native growth protection tracts.

NE-22

Allow modification of critical areas when it is scientifically documented they have relatively low ecological value, and the functions and values will be fully replaced and provide an ecological lift. Avoid land uses and developments that are incompatible with environmentally critical areas.

NE-23

Avoid the creation of new parcels with building sites entirely within wetlands, streams, steep slopes, frequently flooded areas, and their associated buffers. Configure future parcels to have a building site outside of these areas.

NE-24

Encourage use of creative and appropriate site design and housing types to balance environmental protection and achievable density.

NE-xx1

Require buffers adjacent to critical areas to protect the ecological functions integral to healthy critical areas ecosystems and/or avoid risk to human life and safety.

NE-xx2

Require a building setback from critical areas buffers to protect the critical area buffer from temporal loss during project construction and to provide useable yard areas for both residential and commercial developments.

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

critical areas regulations be administered so that each property has some community-appropriate economic use.

NE-25

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

While local variations need to be accommodated, consistency between King County jurisdictions can help citizens and the development community work more efficiently with critical areas regulations.

NE-26

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

Geologically Hazardous Areas

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

NE-27

Avoid or minimize potential impacts to life and property from geologic hazards such that the site is rendered as safe as one not containing such hazard. Support this using geotechnical studies and analysis that reflect sound engineering principles.

NE-29

Strictly limit disturbance in Landslide Hazard Areas.

NE-31

Manage development in Geologically Hazardous Areas using Best Management Practices (BMPs) to promote soil stability, maximize tree retention, follow natural drainage patterns, minimize erosion, and avoid potential landslides during construction and use.

NE-36

Require site-specific seismic hazard preparedness studies for essential public facilities and utility services.

Critical Aquifer Recharge Areas

Critical Aquifer Recharge Areas (CARA) are areas with a critical recharging effect on aquifers used for potable water. Redmond's CARA is highly susceptible and vulnerable to contamination from surface activities due to the shallow depth to groundwater.

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

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

NE-37

Protect the quality of groundwater used for public water supplies to ensure adequate sources of potable water for Redmond and the region. Ensure that the level of protection provided corresponds with the potential for contaminating the municipal water supply aquifer.

NE-39

Ensure degradation of groundwater quality does not occur. Where appropriate, prohibit the infiltration of runoff from pollution generating surfaces and prohibit infiltration into contaminated soil.

NE-40

Prohibit discharge of wastewater and potentially contaminated stormwater to groundwater. Prohibit reclaimed water and greywater from infiltrating in the critical aquifer recharge area to preserve drinking water quality.

For water to be pumped on a sustainable basis, new water must enter the aquifer. The best available data indicates the aquifer is recharged by rainwater infiltrating into the ground through permeable soils and by recharge from rivers, streams and lakes. Wetlands and natural areawide landscape depressions with standing water likely aid in groundwater infiltration by slowing runoff and allowing it to seep into the ground when located in suitable areas. Impervious surfaces and wetland fill associated with development decreases aquifer recharge.

NE-41

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

In urbanized areas, maintaining open space, areas of natural vegetation, and wetlands also can help recharge aquifers. By siting these areas on lands with the highest potential for groundwater recharge, they can provide both aesthetic and recreational functions and groundwater recharge.

NE-42

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

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

NE-43

Encourage cleanup of contaminated sites outside of critical aquifer recharge areas. To encourage such cleanups, ensure regulations and standards are performance based, do not duplicate state and federal requirements, and provide for expeditious approval where local review is required.

NE-44

Clean up contaminated sites within critical aquifer recharge areas that may affect Redmond's groundwater supplies to such a standard that the sites will not present a risk to drinking water supplies.

Frequently Flooded Areas

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

The Federal Emergency Management Agency (FEMA) delineates flood hazards along major river and stream corridors, such as the Sammamish River, Bear Creek, and Evans Creek, to

identify areas at risk from floodwater. This information is used for both floodplain management and insurance rating.

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

As an environmental asset, floodplains provide critical functions for fish species. They provide important areas of riparian habitat, habitat formation, connectivity to wetlands, store and convey stormwater and floodwater, and recharge groundwater.

NE-45

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

NE-46

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

NE-47

Achieve no net loss of the structure, value, and functions of natural systems constituting Frequently Flooded Areas.

NE-48

Regulate development in the 100-year floodplain to avoid substantial risk and damage to public and private property and loss of life. Ensure these regulations, as a minimum, comply with state and federal requirements for floodplain regulations.

NE-50

Locate public facilities outside of the 100-year floodplain unless needed to serve development within areas characterized by urban development or because efficiencies from locating near existing public facilities already within the 100-year floodplain would clearly outweigh the risk of damage to the facility.

NE-53

Cooperate with flood hazard reduction planning carried out by King County and update policies and development regulations to incorporate appropriate recommendations from these studies.

NE-54

Require compensatory floodplain storage for all projects constructed within the 100-year floodplain.

As a watershed develops the amount of impervious surfaces increase, increasing runoff and consequently flood depths. One way of anticipating and responding to these changes as well as impacts from climate change, is to identify the future-conditions floodplain. The future-conditions floodplain is the area that will be inundated by a 100- year flood when the watershed is fully developed. FEMA flood hazard maps are based on current and historic conditions, not build-out. Additional work is needed to identify the future-conditions floodplain.

NE-56

Include flood flow estimates anticipating climate change and representing build-out conditions into the City's floodplain regulations as it becomes available.

Properties outside the 100-year floodplain can aggravate flooding and flood damages. Development in landslide or erosion prone areas can lead to the clogging of streams and drainage systems, increasing flooding within and outside the 100-year floodplain. As areas outside the 100-year floodplain develop, increased impervious surfaces may increase runoff during storms and thus increase flood heights within the 100-year floodplain and cause flooding outside the existing 100-year floodplain. Increased stormwater runoff can significantly impact salmon and steelhead habitat by literally washing it away. Reducing the amount of impervious surface and implementing stormwater detention can help reduce these impacts, but not eliminate them entirely.

NE-58

Mimic natural systems by limiting impervious surfaces and increasing infiltration where appropriate.

NE-59

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

Wetlands

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

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

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

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

NE-61

Preserve wetlands to achieve no net loss of functions and values. Strive to maintain wetlands acreage over the long term.

NE-63

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

NE-64

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

NE-65

Pursue opportunities to enhance and restore degraded wetlands.

NE-66

Support the use of mitigation banks located in the City for capital improvement projects that are linear, such as road and utility projects.

Water Quality and Basin Planning

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

Redmond is located in Water Resources Inventory Area (WRIA) 8, which represents the salmon recovery planning area of the Lake Washington/Cedar/Sammamish watershed. Chinook salmon are listed as threatened under the Endangered Species Act. In WRIA 8, residents, scientists, businesses, environmentalists, and governments are cooperating on protection and restoration projects and on developing a science-based plan to conserve salmon today and for future generations. Funding for the salmon conservation plan is provided by the 29 local governments, including Redmond, in the watershed.

NE-67

Maintain surface water quality necessary to support the protection of native fish and wildlife meeting state and federal standards over the long term.

NE-68

Restore, protect, and support the biological health and diversity of Water Resource Inventory Area (WRIA) 8 within the city and those natural systems that underpin watershed health and hydrological integrity.

NE-71

Control the flow of nutrients (especially phosphorus and 6PPD-quinone), heavy metals, and other emerging pollutants into streams, rivers, Lake Sammamish and other area lakes, and natural wetlands. Require treatment measures where development results in discharges to surface or groundwaters.

The City uses watershed management planning to address water impairments and reduce impacts to water resources caused by urbanization, as supported by the Washington State Department of Ecology (DOE) and the U.S. Environmental Protection Agency (EPA).

NE-72

Cooperate regionally with state agencies in developing and implementing watershed management plans, water quality management plans, and monitoring programs.

NE-73

Complete and maintain watershed management plans for all areas in the city. Address water quality, habitat, stormwater runoff, and flooding issues. Review each plan for effectiveness at least once each five years.

NE-74

Use recommendations of watershed management plans to inform Comprehensive Plan policies, development regulations, and capital facility plans.

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

NE-75

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

NE-76

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

NE-77

Protect and restore the near shore habitat of Lake Sammamish to encourage green shorelines by avoiding bulkheads within the 100-year floodplain elevation.

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

NE-78

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

Channelization and urbanization have impacted the Sammamish River and city streams. Restoring rivers and streams to their original conditions can improve fish and wildlife habitat, environmental functions, recreational uses and aesthetics, and reduce flood damage.

NE-81

Reroute Evans Creek from its current degraded position in a highly industrialized setting to an area to the north that allows for improved conditions, floodplain and wetland connectivity, and ample buffer widths.

NE-82

Encourage improvements such as removal of fish barriers when abutting properties are developed.

Public education is an important component in efforts to protect surface and groundwater. Individual choices can either protect or adversely impact surface water and groundwater. Education can help residents and businesses choose options that meet their needs and desires while protecting surface and groundwater quality.

NE-83

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

- Increasing the public's awareness of potential impacts on water bodies and water quality and what they can do to help and get involved in their community;
- Encouraging the use of safer, less toxic lawn, gardening and farming practices, including environmentally appropriate fertilizers, chemicals, and natural yard care;
- Encouraging proper use, recycling, and disposal of chemicals;
- Educating businesses on surface and groundwater protection Best Management Practices in cooperation with other government agencies and other organizations; and
- Educating the public and businesses on identifying and using less toxic chemicals and eliminating or reducing pollution generating practices and activities.

Natural drainage courses can function to lessen flood damages. Properly functioning natural streams and drainage ways include pools and overflow areas that slow stormwater runoff. Retaining natural drainage courses also helps to accommodate stormwater flows from upstream properties.

NE-84

Avoid alteration of riparian stream corridors to the maximum extent possible. Whenever possible, avoid reduction in the capacity of natural drainage courses and minimize enclosures of natural drainage ways. Discourage stream relocation except for City-approved relocation to

provide improved ecological lift due to current development encroachment and poor existing ecological lift. Replace and enhance the flood control and habitat values of drainage courses when relocation or alteration is necessary for public benefit. Require enhancement when alteration of a stream to increase the usability of a site is permitted.

NE-85

Use bridges as the preferred method of crossing a watercourse that has habitat suitable for fish use or may be rehabilitated for fish use in the future. Design these bridges to allow small animal migration. Consider allowing fish passable culverts that provide stream beds similar to natural channels where there is no loss of habitat and the cost of a bridge does not justify its benefits to fish passage, flood control, wildlife passage or other resources.

NE-xx3

Prohibit creation of fish barriers and remove existing fish barriers.

NE-86

Stabilize stream banks and shorelines, as necessary, by bioengineering techniques except where infeasible.

NE-87

Daylight natural drainage channels that have been placed within culverts and have had their capacity or habitat value reduced as development or redevelopment occurs. Allow retention of existing culverts for stream crossings where they do not result in a fish barrier in streams that contain or have the potential to contain fish habitat.

Fish and Wildlife Habitat

The Growth Management Act defines Fish and Wildlife Habitat Conservation Areas. These lands primarily include areas with which endangered, threatened, sensitive, candidate, and priority species have a primary association. They also include aquatic areas and lands critical for habitat connectivity.

Fish and wildlife enhance the quality of life in a community. Salmon and steelhead are enduring symbols of the Northwest. Birds are valued for their songs and appearance. Other wildlife is attractive and helps maintain the valued character of the area. Wildlife diversity is often an indicator of environmental health.

Native American Tribes in the region retain strong spiritual and cultural ties to aquatic species based on thousands of years of use for tribal religious/cultural ceremonies, subsistence, and commerce. In particular, these species include salmon and steelhead.

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

NE-88

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

NE-89

Preserve and restore regional biodiversity with a focus on promoting native species and preventing and eliminating invasive species.

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

Core Preservation Areas form the backbone of the habitat areas within the city. These areas are already protected through other regulatory mechanisms.

Quality Habitat Areas provide significant wildlife value by virtue of their characteristics.

NE-90

Protect, restore, and enhance Core Preservation Areas within the city.

NE-92

Pursue opportunities to preserve Quality Habitat Areas and ensure all development, parks, and recreation areas minimize impacts to, and retain the character of, these areas.

Species protection is identified and accomplished during a site-specific study. Development is regulated through a series of management recommendations as established by state and federal agencies.

NE-94

Protect natural resources having a primary association with Species of Concern, Priority Species, and Species of Local Importance.

NE-97

Modify City plans, programs, and policies, such as public projects, private development standards, maintenance standards, and utility practices, to be consistent with regional and local ESA policies and requirements.

NE-99

Give special consideration to conservation and protection measures to preserve and enhance anadromous fisheries.

Habitat fragmentation occurs when wildlife habitats become separated from each other due to urbanization. In part, this is a natural consequence of the development of urban areas. Where sections of critical habitat are linked, populations can move between the habitat areas.

NE-100

Minimize habitat fragmentation caused by public and private development by linking wildlife habitats via corridors.

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

NE-102

Coordinate land use planning and management of fish and wildlife resources with other local governments within the region, affected state and federal agencies, and affected tribal communities.

Monitoring and managing urban wildlife habitats is critical to maintaining their integrity against numerous outside influences and managed landscapes surrounding them. A management strategy is needed for the maintenance of wildlife habitat.

NE-103

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

Pesticides can kill birds, cause cancer, and decimate prey. Use of these substances to maintain City-owned rights-of-way, parklands, and public spaces should be reduced to the maximum

extent practical. Alternatives to using pesticides and fertilizers, such as employing compost-amended soils or compost tea during development and redevelopment, could minimize use of these synthetic and harmful products.

NE-104

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

Noxious weeds are a problem because they replace native plant species and provide little to no value in terms of forage, cover, or nest sites for the wildlife community. These weeds spread quickly from one area to another and already adversely affect most native habitats.

NE-105

Use native vegetation on City capital projects, preventing the continued spread of invasive and noxious weeds to habitat areas through implementation of Integrated Pest Management practices.

NE-106

Use a majority of native vegetation that is supportive of wildlife for new developments, including City capital projects, adjacent to wildlife habitats.

NE-107

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

Non-regulatory measures are a key component of a comprehensive wildlife habitat management strategy. Additionally, education is integral to fostering an appreciation for wildlife habitat management. City certification as a Community Wildlife Habitat involves the entire community. This designation may include certified backyard sites, certified school sites, a public demonstration garden, participation by the business community, and related projects, such as wildlife surveys, sensitive areas mapping, and creation of wildlife corridors.

NE-109

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

NE-110

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

C. Tree Preservation and Canopy Enhancement

The tree preservation and canopy enhancement policies address the value of protecting trees and enhancing the placement of trees within the city. A healthy tree canopy supports stormwater management and provides water quality improvements in receiving waters, as well as helps resist the spread of wildfire during dryer months.

The City maintains and updates a Tree Canopy Strategic Plan to implement the policies found here.

NE-112

Enhance green space, tree canopy, habitat quality, and natural drainage systems.

NE-113

Increase Redmond's tree canopy to 40% of city's land area by 2050 using strategies identified in the Tree Canopy Strategic Plan.

NE-114

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

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

NE-115

Design and construct city capital projects to maximize tree canopy by:

- Identifying and protecting trees during site development.
- Allowing removal and replacement of trees that are impacting critical infrastructure.

- Planting replacement trees on appropriate areas of the site or off-site locations to replace significant trees removed during construction.
- Encouraging appropriate tree pruning, avoiding topping.

Trees for water quality improvement

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

NE 117

Preserve trees within streams, wetlands, and their associated buffers, [including building setbacks from said streams, wetlands, and associated buffers.](#)

NE-118

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

Street Trees

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

NE-119

Require street trees along all arterial streets and along local streets designated in neighborhood policies. Select, place, and install street trees to maximize tree life and reduce safety hazards.

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

NE-121

Provide resources and incentives to residents and property owners that encourage them to plant trees on their properties.

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

NE-122

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

NE-123

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

D. Air Quality

Clean outdoor air quality supports human health and well-being, together with the health of the natural environment. Clean air helps to keep the mountains, Lake Sammamish, Sammamish River and other areas visible from many areas in Redmond. These are views that the community values. Continued federal funding for transportation improvements is dependent on complying with federal air quality standards. While other agencies regulate air quality, Redmond and other cities have an important role to play in maintaining high air quality. This includes transportation planning to reduce emissions and land use planning to internalize trips and reduce emissions.

More recently, smoke from wildfires has been the primary contributor to degraded air quality in Redmond, especially during the summer. Redmond maintains policies in its Climate Resilience and Sustainability element to help mitigate the negative impacts of wildfire smoke. The City also maintains codes and regulations to reduce the impacts of wildfire and smoke, and has programs and initiatives to support those most vulnerable to wildfire-related smoke.

NE-130

Promote compliance with federal and state air pollution control laws and improvements to regional air quality in collaboration with the Puget Sound Clean Air Agency.

NE-131

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

NE-132

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

NE-134

Reduce airborne particulates through a street sweeping program, dust abatement on construction sites, covered loads of hauled materials, and other innovative methods.

E. Noise

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

In addition to the policies identified here, other City goals and policies will contribute to the reduction of excessive noise, such as reduced reliance on personal vehicles as well as the electrification of machinery and tools, such as leaf blowers.

NE-135

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

NE-136

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

NE-137

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

F. Light Pollution

Light Pollution policies address the protection of the community from excessive glare and promote the concept of "dark skies." Glare is strong, steady light that shines away from the area that is meant to be illuminated. Glare interferes with views and, in extreme cases, may interfere with the normal use of nearby properties. Inappropriate overhead lighting along the

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

NE-139

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

NE-140

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

NE-141

Encourage the use of low-intensity lights that are located and shielded to prevent light from reaching the water surface of Lake Sammamish or the city's various streams. Encourage the use of pedestrian level or shaded lighting when providing lighting along trails and walkways in natural areas.

The "dark skies" policy seeks to reduce glare and maintain views of stars and planets. Redmond recognizes that night lighting is needed, but seeks to minimize artificial light spillage into the sky.

NE-142

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

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) Result 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) Result in reductions in per capita vehicle miles traveled within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state; and

(C) Prioritize 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) Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration;

(B) Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent

(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.

Framework Policies for Element

The following framework policies provide the overall guidance for the City's climate resilience and greenhouse gas emissions reduction strategy, which is further defined in the policies.

CR-FW-1 - Develop partnerships and programs to rapidly and equitably reduce greenhouse gas emissions and create a thriving, climate resilient community.

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

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

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">• CR-FW-1• CR-2• CR-3• Cr-6• CR-X1• CR-8• CR-12	<ul style="list-style-type: none">• Section B - Resilience Sub-element	<ul style="list-style-type: none">• CR-4• CR-5• CR-7• CR-9• 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. The City 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 for Redmond. The ESAP is Redmond's functional plan and roadmap to preserve its natural resources and create a healthy, equitable, and resilient Redmond 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, the vast majority (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 have since declined. 2022 emissions 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.

CR-FW-1 - Develop partnerships and programs to rapidly and equitably reduce greenhouse gas emissions and create a thriving, climate resilient community.

CR-1 - Reduce greenhouse gas emissions 50% by 2030, 75% by 2040, and 95% including net-zero emissions through carbon sequestration and other strategies, by 2050 compared to a 2011 baseline.

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.

CR-5 - Align budget and procurement decisions in support of climate and sustainability goals.

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- X1 - Conduct inclusive outreach and engagement to ensure diverse perspectives that reflects the impacts, needs, and climate solutions of the Redmond community.

CR-7 - 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.

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

General Policies

CR-8 - 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-9 - Account for climate change impacts when planning, siting, designing, specifying building materials, and operating capital facility, utility, and infrastructure projects.

CR-10 - Integrate local climate impact risk assessment findings and climate projections into hazard mitigation planning and other strategic plans.

CR-11 - Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities.

Extreme Heat

CR-12 - 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-13 - 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-X2 - 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-14 - 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-15 - 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-16 - 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-17 - Work with partners to identify and address the impacts of climate change on the city's ground and surface water systems.

CR-18 - 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-19 - Protect, enhance, and restore flood storage and conveyance, and the ecological functions and values of floodplains, wetlands, and riparian corridors.

CR-20 - 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-X3 - Proactively manage water resources sustainably in the face of climate change through conservation and regional collaboration to ensure a resilient water system.

CR-21 - 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-22 - 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.

CR-FW-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-23 - Transition the City's fleet away from fossil fuels to clean alternatives such as electric vehicles.

CR-X4 - Achieve a 50% reduction in per capita vehicle miles traveled (VMT) from 2017 levels by 2050.

CR-24 - 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 access to EV charging where they need it, and expand EV charging readiness for buildings.

CR-25 - 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-26 - 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-27 - Achieve net-zero energy buildings for new construction.

CR-X5 - 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-28 - Support, develop, and implement building and energy codes and policies that reduce energy waste, reduce the embodied carbon of materials, stormwater runoff, phase out natural gas use, and expand clean energy.

CR-29 - Support the transition of utility energy fuel mixes to renewable sources to achieve 100% renewable energy for the community.

CR-30 - Expand local onsite renewable energy production and storage across the city through policy, incentive programs, partnerships, and installations at municipal facilities.

CR-31 - 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-32 - 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-33 - Implement the City of Redmond Operations Zero Carbon Strategy to decarbonize and achieve carbon neutrality for city facilities, operations, and services.

CR-34 - 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-35 - 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-36 - 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-37 - Develop, implement, and enforce construction and demolition (C&D) recycling and deconstruction policies and programs.

CR-38 - 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.

Land Use – 2.0 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.

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-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 has acted to maintain a strong economy and a 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.

Framework Policies

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

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 a resilient and adaptive economy that includes a mix of research, retail, health, technology, and manufacturing uses; 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 walking, rolling, bicycling, transit, and other accessible forms of travel.

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

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 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. 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 Residential	4,478	43.6%

Neighborhood Multifamily	898	8.7%
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.

Middle Housing

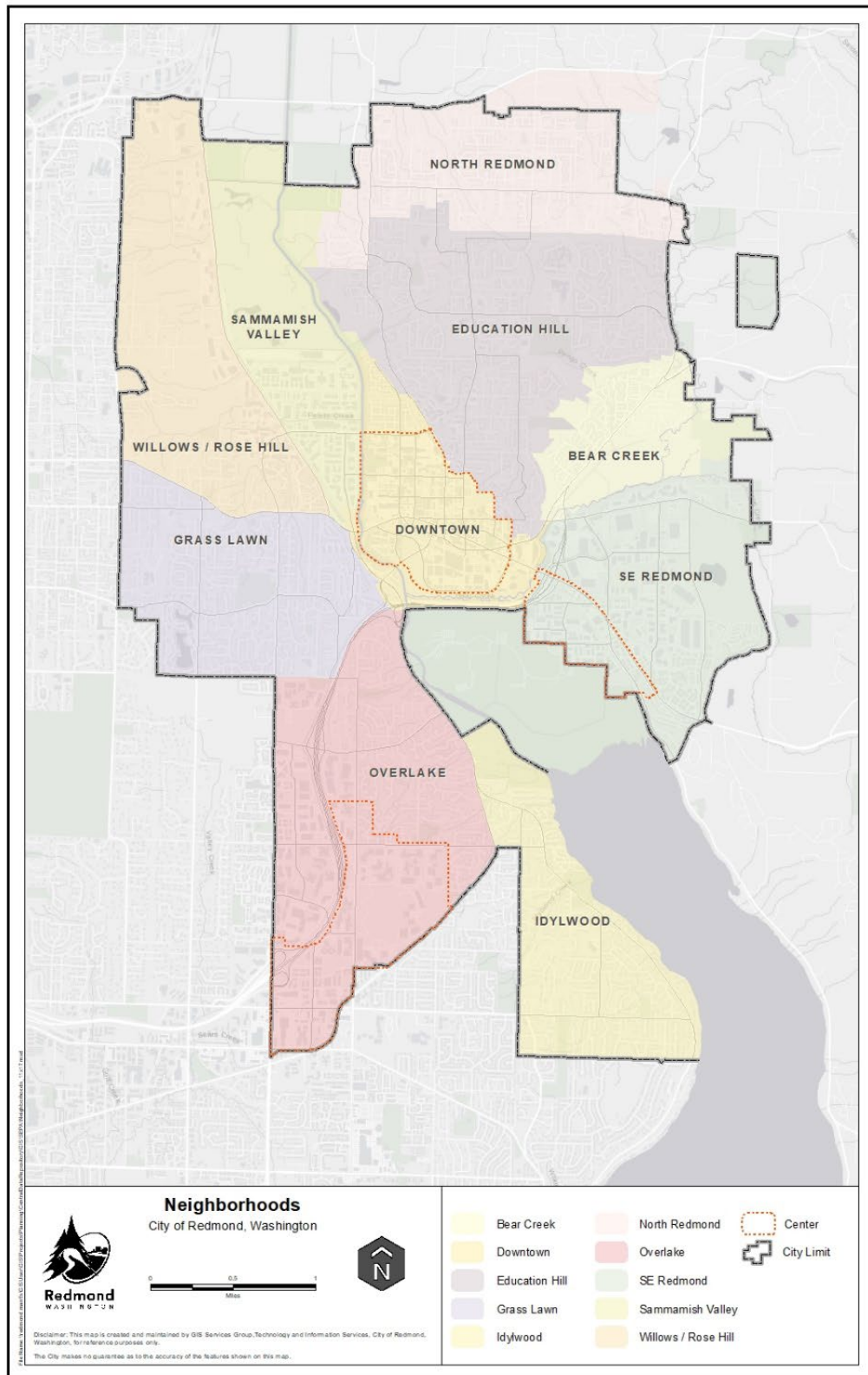
Middle housing (sometimes also called “missing middle housing”) refers to types of housing structure types that are denser than detached single-family homes but less dense than mid-rise, multi-family development. The middle housing types included in state law (RCW 36.70A.635) are duplexes up to sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. Middle housing offers community members a wider range of housing choices to best suite the needs of their household.

TABLE: NEIGHBORHOOD ACREAGE

Neighborhood	Acres	Percent Area of All Neighborhoods
Idylwood	840	8%
Overlake	1,493	14%

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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 Growth & Design Element for more information and policies related to the city's 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.

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

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.

- 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

› REDMOND 2050

2044- 2050 Growth	+4,800	+5,760
2050	56,539	127,665

- 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.

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 a resilient and adaptive economy that includes research, retail, health, technology, and manufacturing uses; 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 walking, rolling, bicycling, transit, and other accessible forms of travel.

The Redmond community has multiple objectives for Redmond's land use pattern. 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** Encourage sustainable development of public and private lands in Redmond.
- 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, 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** For residential uses located within or adjacent to Manufacturing Park or Industrial zones the owners, developers, and/or permit applicants shall be required to notify potential residents that uses in the manufacturing park or industrial zones could create undesirable or harmful impacts for even if those manufacturing park and industrial zone businesses 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 human service providers, 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-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 requires consistency of the proposed facility 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.

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.

› REDMOND 2050

- LU-17** Recognize green infrastructure as a capital and public asset and support 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.

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

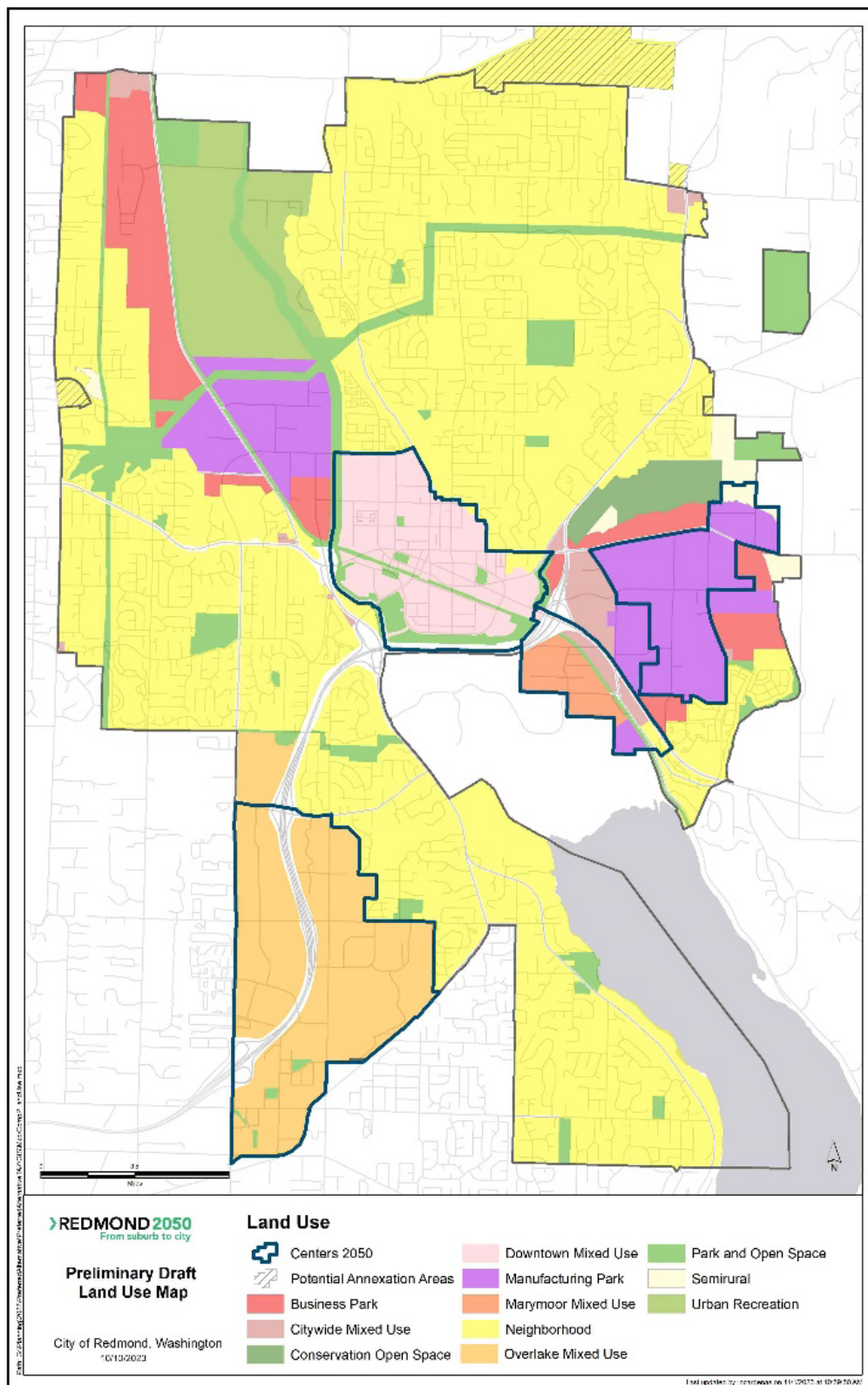
Clear land use designations are essential to reaching community goals because they provide structure, clarity, and focus. They facilitate long-term planning and enable Redmond to align proposed development with the community vision and the Redmond 2050 themes of sustainability, resilience, and equity 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 Village Core Marymoor Village Edge Marymoor Village 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	Neighborhood 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	Bear Creek Conservation Open Space
Semirural	RA-5

Map LU-2: Future Land Use Map



Neighborhood

The integration of primarily residential uses with some non-residential uses promotes complete neighborhoods across much of the City of Redmond. 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.
- 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. Prioritize capital investment funds to build the necessary infrastructure for these centers, including transportation, utilities, stormwater management, 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;
 - 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 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 and similar uses.
 - Support services and uses that reinforce the creation of complete neighborhoods will be permitted.
 - 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 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, asphalt and other resources to prevent conflicts with nearby land uses, 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; 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 (Draft 2)

I. Introduction

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

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

There is a concerted effort at the regional level and in Redmond to find 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 specific housing types/sizes or limits/bans different housing types, or indirect exclusion by limiting options that are allowed,

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, along with definitions that are important to this chapter, while each remaining section has policies specific to that topic.

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.

A key objective of the chapter is promoting community design for all members of our community, all ages and abilities. The policies in this element are informed by community input on how we can build a Redmond that makes community members feel welcome, comfortable, safe, included, and proud. Redmond is a diverse community in which our connections to each other are valued, and our public realm needs to be conducive to building and maintain those connections to each other, the region, our centers, and our neighborhoods.

The policies in this chapter reflect our growth from a suburb to a city, the look and feel of our centers, and how our neighborhoods will reflect our vision of an equitable, sustainable, and resilient Redmond in 2050.

Vision Statement

In 2050, Redmond will have several centers, each with a unique sense of place. Most housing and jobs will be in those centers and along major corridors leading to and between centers. Redmond's neighborhoods will be more complete, with residents able to meet most of their basic daily needs close to home.

In 2050, Redmond will be known as a community that intentionally designs for equity, sustainability, and resiliency. Buildings, parks, and public spaces are designed, built, and operated to create a sense of welcoming for all community members..

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

Pending.

II. Accommodating Growth

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 into 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

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

III. 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.¹

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.
- ***Urban Growth Centers (Urban Centers)*** have an important regional role, with dense existing jobs and housing, high-quality transit service, and 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.

¹ PSRC, **Regional Centers Framework Update**, March 22, 2018.
www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

Countywide Growth 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 maximize opportunities for transit-oriented development in the centers.

Common 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

The following policy sections apply in Metro Growth Centers, Urban Growth Centers, and Countywide Growth Centers. Some policies will also apply generally, and be include the industrial center.

Land Use

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.

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.²

CTR-3 Maximize opportunities for equitable, sustainable, and resilient transit-oriented development that creates 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.

² See PSRC's 2015 [Transit Supportive Densities and Land Uses report](#).

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 uses are located near transit stations or stops.

Character and Design

Thousands live or work in the centers, so it is especially 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.

CTR-7 Ensure that each center shares the following design attributes:

- High-quality design with durable, sustainable materials/features and utilize innovative solutions to urban design and affordability priorities.
- Performance or outcome-based standards and provision of flexibility to ensure that each building is unique and different from adjacent properties.
- Public places that attract people for visits and provide opportunities for community events.

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 pedestrian- and bicycle-friendly 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 to be safe and comfortable for pedestrians, to feature connected bicycle networks for cyclists of all ages and abilities, to be attractive, and to 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 in order to take advantage of local and regional transit opportunities. Designate TOD Focus Areas to implement TOD and maximize TOD and equitable TOD (eTOD) opportunities, including development standards and incentives as well as other innovative tools and partnerships.

CTR –13 Encourage active and accessible transportation options by adding bicycle parking 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. Overall, 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, 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. Help to retain and enhance a focus on sustainability and resiliency within the area through addition of parks, street trees and landscaping.

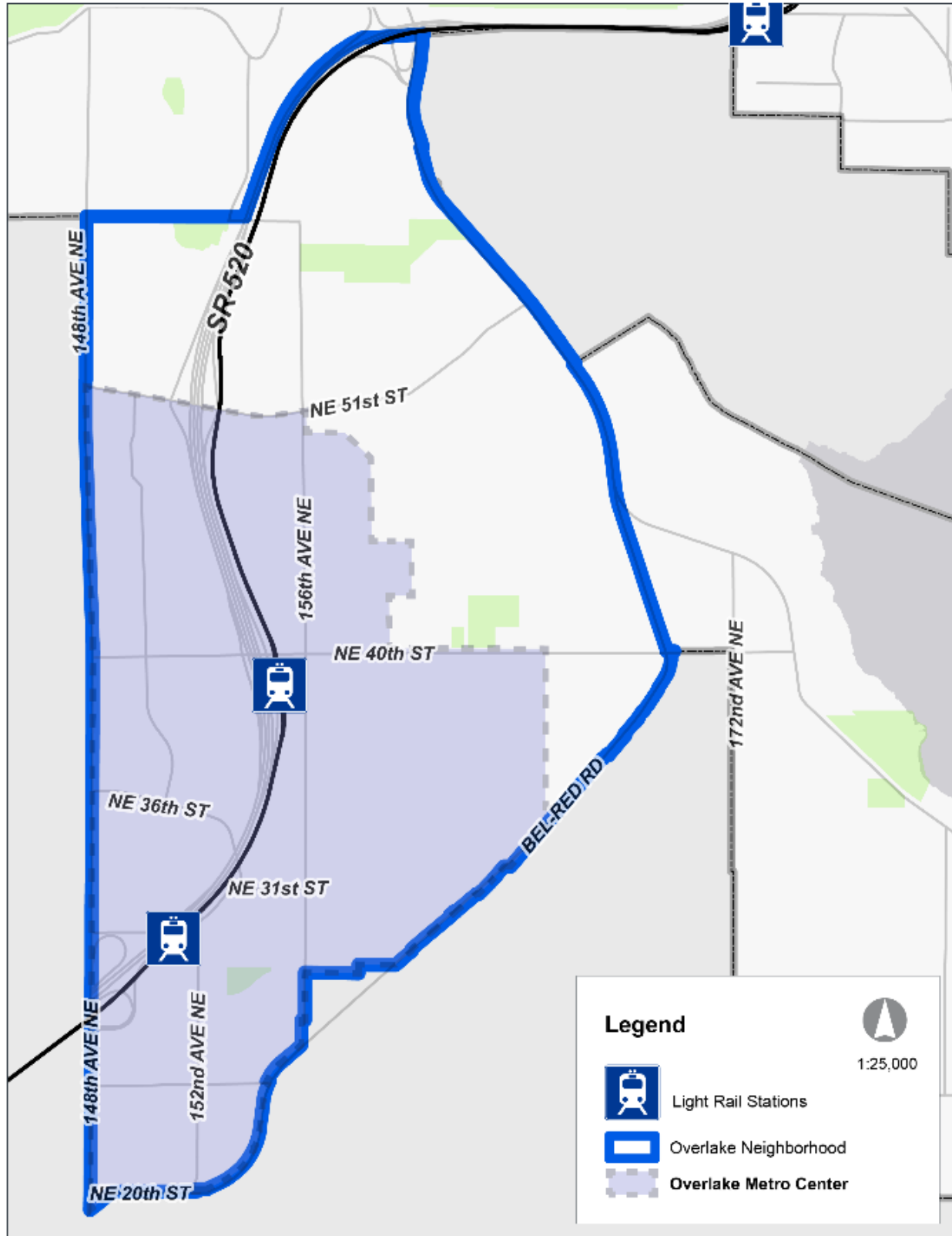
Policies

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



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

- OV-1** Maintain development regulations inside the Overlake Metro Center that provide capacity to accommodate job and housing growth allocations and related services, amenities, and infrastructure.
- OV-2** To ensure that the City has the capacity to meet the needs of non-residential spaces/uses, residential uses shall be located either in mixed-use buildings or on mixed-use sites and not as a stand-alone use. 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.
- OV-3** Support economic development measures that retain and promote existing businesses and attract new businesses compatible with the scale and vision of Overlake.
- 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.

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 well-balanced with available and planned 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 within this area of employment concentration and provide opportunities for employees to live near work.

- OV-6** In the OBAT zoning district, encourage development 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

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. A number of opportunities exist in Overlake to provide for the variety of housing needs of the community and well as allowing more people to live near their place of work. To accommodate growth, most new housing in Overlake will be urban multi-family, mid-rise, and high-rise developments.

- OV-7** In the Metro Center, provide incentives for housing that:

- Meet area median income targets identified in the Housing Action Plan and Housing Element;
- Encourage the most intense development within a TOD Focus Area;
- Support equitable TOD such as by incorporating design features for a diversity of household types and sizes, and for people of all ages and abilities; and/or
- Mitigate displacement of low- and moderate-income households.

Disabled community members 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, and in Overlake specifically (several hundred community members with intellectual and developmental disabilities are employed in Overlake).

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

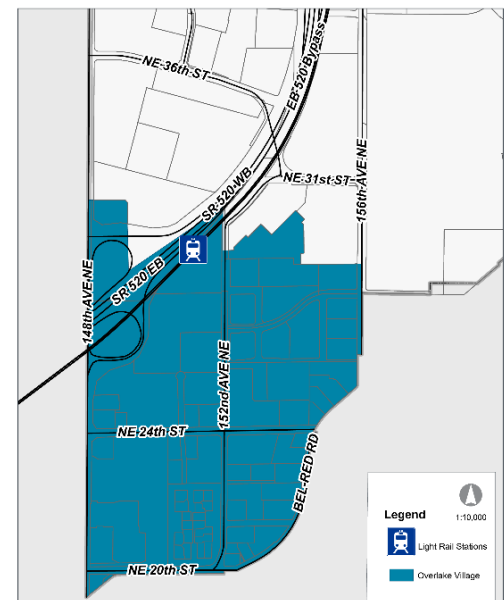
- Ensure that the housing types that support community members with disabilities (group homes, adult foster care, supervised residential settings, and independent living) and supportive services are allowed in the Overlake zoning districts.
- Provide incentives for affordable accessible housing.
- Seek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

Existing residential areas also offer housing options in Overlake. 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.

Map OV-2. Overlake Village area



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 use innovative methods and partnerships to ensure that they 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 yet 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 innovative 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 that accommodate pedestrians, bicyclists, and other non-automotive transportation users (wheelchairs, scooters, etc.) of all ages and abilities as an efficient and cost-effective means of meeting pedestrian and bike standards. Support alternative commute modes and provide connections to bus routes, major 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 pedestrians, bicyclists, transit users, residents, employees, and visitors.

- 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 by expanding the street grid in Overlake Village as redevelopment occurs.

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.

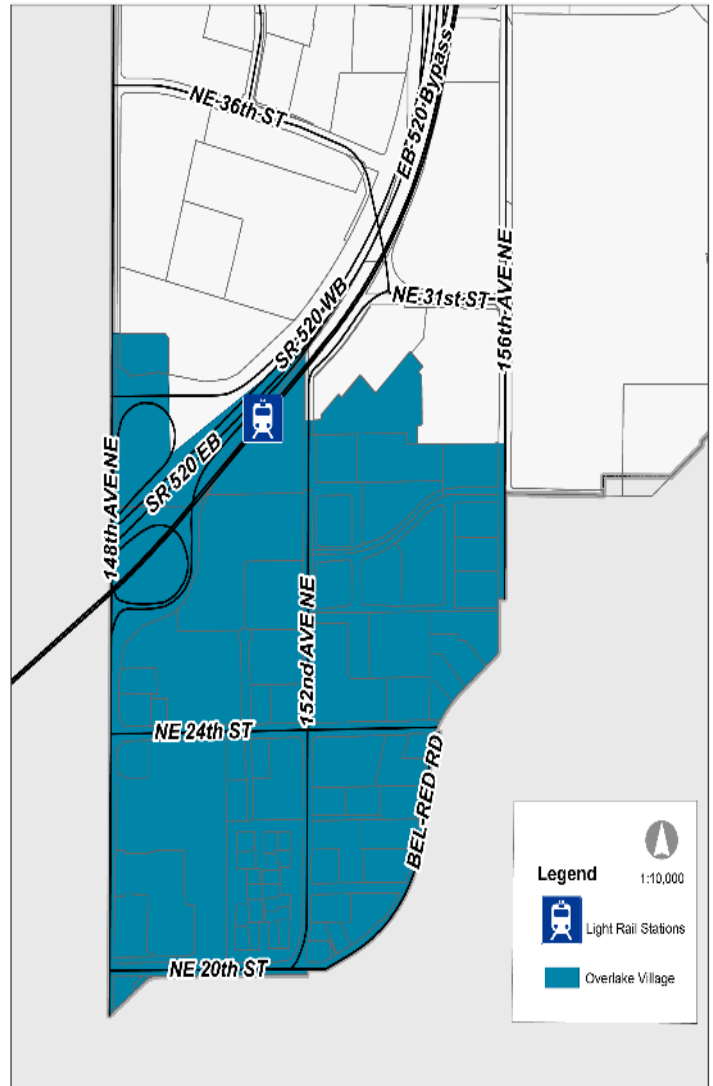
- OV-20** Seek out community-oriented public/private partnerships or other opportunities to co-locate public safety facilities, community centers, schools, childcare, public works facilities, stormwater, and other public infrastructure or facilities.
- Use co-location opportunities wherever possible 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 continue to expand 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 future transit connections, it will be connected to surrounding communities through the robust regional trail network, and it is a place to connect with each other.

The light rail will allow people to walk out their door in Downtown Redmond and travel the eastside, the region, and the world. Transit Oriented Development, developing mixed-use buildings with residential and commercial businesses near light rail and other high frequency transit, 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. Transit Oriented Development 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 the Redmond Senior and Community Center, 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 typologies 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.

FW-DT-1 Land Use – 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.

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

Policies

FW-DT-1 Framework Policy – Land Use

Land use policies specific to Downtown 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.

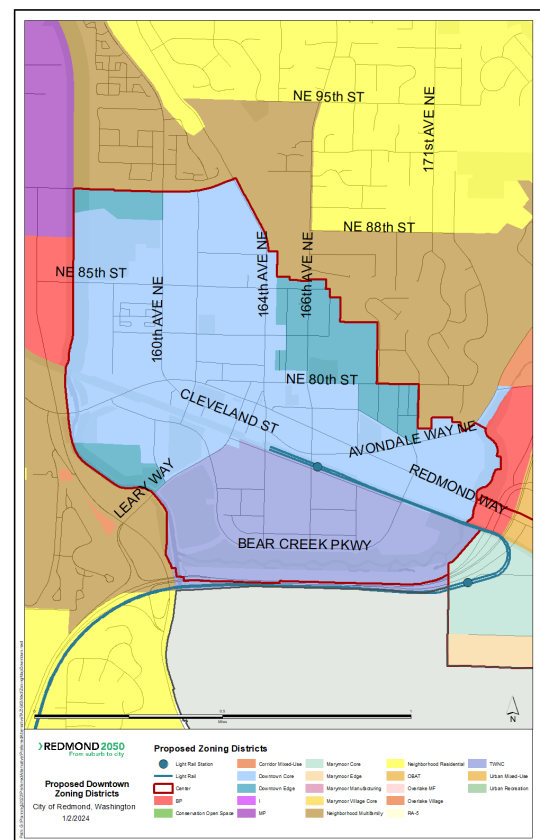
DT – 3 Support economic development measures that retain, locate, and promote existing businesses while attracting new businesses that create vibrant and bustling daytime activity and an active nightlife. including but not limited to: innovative services, restaurants, cafes, pop-ups, food trucks, evening entertainment, personal services, offices, medical services, 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. This natural landscaping and open space can act as transition to adjacent neighborhoods and Marymoor Park.

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 distinctly different places within the Downtown, characterized by different building heights, designs and land uses, distinctive entrance corridors, streetscapes, roadway designs, landscaping, and amenities.



Downtown Core

The Downtown Core zone 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;
 - Encourage building designs and orient building entrances, plazas, and upper-story open spaces to 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. The long-term vision for Town Center is that it 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 in the Center 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 existing Downtown 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 “residential” character than the other nearby mixed-use areas. 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 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 only structures for non-residential and commercial uses.

FW-DT-2 Framework Policy Community Design

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 signing, 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 and provide for changing recreational needs for 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. Continue to maintain currently used 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.

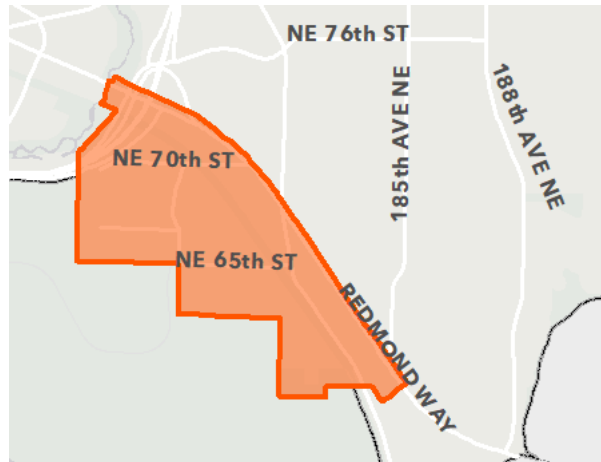
DT – 31 Improve access to Downtown destinations by actively managing off street parking, fees, and implementing dynamic parking regulations. Facilitate more effective use of private parking, improving access to downtown destinations.

Marymoor Village

Vision Statement

The Marymoor Village Countywide Growth Center (Marymoor Village) is home to a wide variety of business and services, manufacturing, educational, cultural, and residential uses in medium-density transit-oriented development. Has a wide variety of services as a complete neighborhood, including daycares.

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 when redevelopment challenges can be addressed. The connection to the Sammamish Valley runs deep for the affected and interested Tribes. They consider this land to be 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 from primarily manufacturing and office uses to a complete neighborhood through incremental redevelopment and anti-displacement provisions as well as allowing adaptive reuse of existing buildings.

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** Consider development incentives that encourage the transition to a mixed-use center; meets community needs related to equity and inclusion, sustainability, and resiliency; and address displacement.
- MV-3** Reserve land and maintain policies that allows for light manufacturing and related uses in Marymoor Village.
- MV-4** Support business growth and adaptive reuse of structures in this subarea by implementing zoning that emphasizes building form and performance standards over use standards.

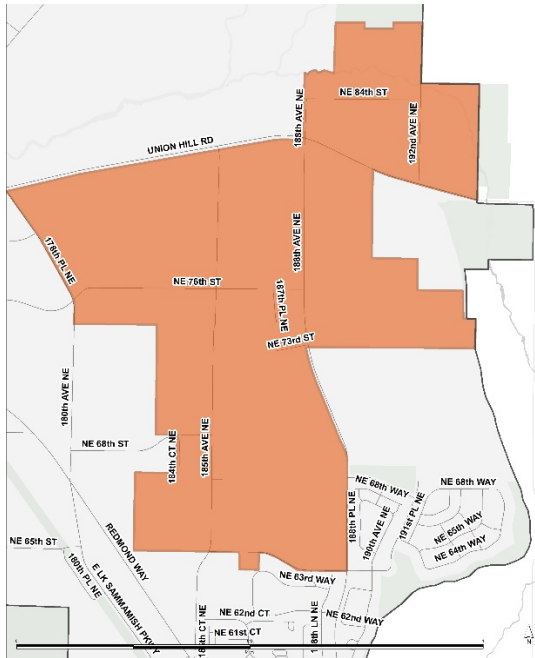
FW-MV-2 Support Marymoor Village as a Countywide Growth Center, with a focus on equitable and inclusive transit-oriented development with housing, employment, and services opportunities in a form that respects the history of the area and constraints of the land, and is supportive of the city's social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

- MV-6** Ensure through private and public investment that Marymoor Village transitions into an attractive urban neighborhood with a character that is inclusive of a mixed-income population, and achieves high quality design.
- 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/or facing windows onto the park.
- MV-11** Focus employment growth in a mixed-use context nearest the light rail station and along Redmond Way. Focus residential growth near Marymoor Park.

MV-12 Retain general retail uses along Redmond Way to serve both local and regional users while allowing additional housing.

MV-13 Utilize development incentives that encourage the transition to a mixed-use center; meets community needs related to equity and inclusion, sustainability, and resiliency and addresses business displacement.

Southeast Redmond Manufacturing and Industrial Center (SE-MIC)



Introduction

Redmond's manufacturing and industrial land uses and jobs are geographically concentrated in the Southeast Redmond neighborhood. Southeast Redmond includes a variety of light and heavy industrial and manufacturing uses. Redmond's Manufacturing Park and Industrial zones are facing increasing pressure to redevelop as Redmond grows.

A countywide industrial growth center designation will support regional policies to protect industrial zoning from encroachment and provide a diverse economic base that supports living wage jobs. Redmond's drinking water aquifer is also located in this area and lies just a few feet beneath the ground. The policies for the SE-MIC will protect light industrial and manufacturing land uses that are appropriate to the Critical Aquifer Recharge Areas where these industries are located.

FW-SE-1 Protect light industrial, and manufacturing uses in SE Redmond.

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

Policies

FW-SE-1 Protect light industrial, and manufacturing uses in SE Redmond.

Manufacturing and Industrial land is increasingly under pressure for redevelopment. The following policies are aimed to protect these uses in SE Redmond and mitigate the impact of these uses on critical areas. There has been an increasing focus on supporting green businesses, especially in this area.

SE-1 Continue to encourage manufacturing, research and development, distribution, light industrial uses, and complementary uses. Restrict incompatible uses in this area, such as stand-alone housing, general retail, and uses that jeopardize the critical aquifer recharge area (CARA)

SE-2 Ensure all allowed uses follow CARA guidelines and protect natural resources.

SE-3 Support the SE-MIC as a significant jobs location in the following ways:

- Support citywide 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 designation to protect and encourage the growth of manufacturing and industrial uses and protect them from future pressures 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 movement 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.

IV. Corridors

Redmond will continue to grow along corridors.

Corridors are identified as:

- close to high frequency transit,
- between centers, or near centers, and
- connect centers and neighborhoods to each other.

Corridors support:

- increased growth and density, and
- creation of complete neighborhoods

The growth around corridors will be a part of the neighborhood planning process.

Framework Policies for Corridors

FW-COR-1 Complete corridor planning where needed to accommodate growth and implement the vision of the city. Establish corridor-specific design policies 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
- public art

V. Neighborhoods

Framework Policies for Element

FW-NH-1 Strengthen ongoing dialogue between each neighborhood and City officials.

FW-NH-2 Make each neighborhood a better place to live or work by preserving and fostering each neighborhood's unique character and preparation for a sustainable future, while providing for compatible growth in residences and other land uses, such as businesses, services or parks

Policies

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.

VI. Community Design

Redmond is planning for growth in the future 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 private partners have continued to sponsor a wide variety of community events in an array of public places. Community members also enjoy community gardens, parks, 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: CABI (2006) The principles of inclusive design

Framework Policies

- FW-CD-1** Use design standards and requirements to create a welcoming and inclusive community.
- FW-CD-2** Design standards and review process use performance standards and identified outcomes to meet the vision for our city and neighborhoods while providing flexibility where appropriate, streamline and simplify review, and enhance the public realm. Standards and guidelines focus on advancing equity and inclusion, sustainability, resiliency, and community safety.
- FW-CD-3** Public realm and public facilities standards encourage active and welcoming community spaces that provide multiple formal and informal opportunities for community gathering spaces.

Policies

Inclusive Design

The Redmond community is committed to being a city that intentionally designs our spaces and places to be inclusive and welcoming. The city utilized inclusive design and universal design and well as specific ways to enhance accessibility for community members with disabilities.

- **Inclusive Design** is designing an environment so that it can be accessed and used by as many people as possible, regardless of age, gender, and ability. An environment that is designed inclusively is not just relevant to buildings; it also applies to surrounding open spaces, wherever people go about everyday activities. This includes shops, offices, health care uses, leisure facilities, parks and streets. In city planning, that means looking at the community demographics, involving the impacted community members (particularly those that are typically underrepresented or underserved), then identifying and meeting the needs of that specific community. Inclusive Design can also include identifying and considering the removal of exclusive design features.

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.

- **Universal Design** increases the potential for a better quality of life for a wide range of individuals by improving human performance, health and wellness, and social participation. It creates products, systems, and environments to be as usable as possible by as many people as possible regardless of age, ability, or situation. Universal Design considers all aspects of the built environment—homes, mobility routes, landscapes, commercial developments, products, and life space, including equipment and architecture—with the goal of making them accessible to every person, regardless of age or ability.

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.

• **Visitability** refers to integrating a few core accessibility features as a routine construction practice into all newly built housing units. These features allow the home to be visited by relatives, friends, and others who may have disabilities, accommodate short term occupancy by people with disabilities, and facilitate additional adaptations that may be needed in the future.

Visitability differs from the broad Universal Design and Inclusive Design concepts because it refers to specific design features incorporated into housing units. Visitability features include a zero-step entrance, wider doorways and hallways, ground floor bathroom, light switches and electrical outlets within comfortable reach for all, and reinforcements in walls in bathrooms to facilitate future installation of grab bars. These features create housing that is more resilient by making it adaptable to change, including making it easier and less expensive to modify for future accessibility needs. Other adaptive reuse techniques include closet reinforcement for future elevator installation capability, etc.

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
- 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 forms and spaces:

- 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, etc., 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, criterion, 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 contributions toward the city's growth pattern for both housing and employment.

FW-CD-2 Development regulations utilize performance standards and identified outcomes to achieve the vision for our city, neighborhoods, and public spaces while providing flexibility where appropriate. 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. The City should perform the least amount of review 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.

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 publicly accessible verses private space.

- **Activity** is sometimes a natural outcome from a collection of uses or may be programmed through music presentations or 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 the 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 Public realm and public facility standards encourage active and welcoming community spaces that provide multiple formal and informal opportunities for community gathering spaces.

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,
- Multi-seasonal attractions 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 public and private investments in the public realm, that provide high-quality pedestrian and 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 Redmond's 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 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 have design features that enhance wayfinding.

VII. Historical 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 the 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 town by more than ten times. This, and the expansion of local transportation networks, resulted in a rapidly burgeoning population. In the 1970s, this growth was augmented by the influx of business parks and high-tech industries. Although all towns in the inland Puget Sound metropolitan region experienced phenomenal growth during the last several decades, Redmond out-paced 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."

Framework Policies for Element (Objectives)

FW-HP-1 Ensure cooperation with federal, state, and Tribal authorities regarding the protection and management of cultural resources.

FW-HP-2 Encourage preservation, restoration, adaptive reuse, and landmark designation of historic properties.

FW-HP-3 Maintain and periodically update an inventory including an evaluation of historic properties, in accordance with the Secretary of the Interior's Standards for Treatment of Historic Properties.

FW-HP-4 Integrate protection and promotion of historical and cultural resources into other City programs, regulations, and promotional materials and events.

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 called in the Redmond Heritage Resource Register. Of these, 12 sites were designated as Redmond Regional Landmarks during 2010 and 2011, including the Redmond Pioneer Cemetery. Three sites were designated as Redmond Regional Community Landmarks and one maintained as a Historic Landmark on the Redmond Heritage Resource Register. Other sites can be designated with owner consent.

FW-HP-1 Maintain and periodically update an inventory including an 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 Landmark 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 Ensure compliance and cooperation 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 on public and private lands throughout the city.
- 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.

FW-HP-3 Integrate protection and promotion of historical and cultural resources into city program, 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.

Participation, Implementation and Evaluation – Draft 2.0

Vision Statement (Goals)

The City of Redmond actively encourages the participation of community members in Redmond's planning process and system improvements, and the community's preferences are continually incorporated into decision-making processes so that Redmond continues to be the place desired by members of the community. Community engagement efforts include responding to, and anticipating, the changing needs of the community.

In 2050 Redmond community members describe their community as one that is complete, offering a wide range of services, opportunities, and amenities. The community's evolution has successfully woven the small town feel of older, established neighborhoods with the energy and vitality of Redmond's centers. The result is it's a place where people are friendly, often meet others they know, and feel comfortable and connected. It's a place where diversity and innovation are embraced, and collaborative action is taken to achieve community objectives. It's a place that is home to people from diverse backgrounds, which contributes to the richness of the city's culture.

Community members from all backgrounds, cultures, ages, and abilities participate in city government and boards, commissions, and the city council. Plans, policies, and regulations advance the community's vision and are discussed and decided with robust community engagement. The City provides continually evaluates outreach methods and incorporates new opportunities for effective engagement,

Framework Policies for Element (Objectives)

FW-PIE-1 Support an equitable, inclusive, sustainable, and resilient community.

FW-PIE-2 Promote active participation by all members of the Redmond community in planning Redmond's future.

FW-PIE-3 When preparing City policies and regulations, consider the good of the community, respect the contribution that private property owners make to advancing the future vision of the City and allow reasonable economic use for all properties.

FW-PIE-4 Maintain development review processes that are predictable and result in timely permit decisions.

FW-PIE-5 Support a culture of dialogue and partnership among City officials, community members, property owners, the business community, and agencies and organizations to facilitate development that advances City's future vision.

FW-PIE-6 Evaluate the effectiveness of policies, regulations, and other implementation actions in achieving Redmond's goals and vision for an equitable, inclusive, sustainable, and resilient future and adapt as needed.

Comprehensive Plan Guiding Principles

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

Equity	Resiliency	Sustainability
• PI-1 to PI-24	• PI-24	

Existing Conditions

Background

The Growth Management Act (chapter 36.70A RCW) requires that each Washington city and county review its comprehensive plan and development regulations every 10 years to establish the framework to manage population growth and ensure that infrastructure investments happen concurrently. State planning laws require community outreach through public hearings and other methods before plans or regulations are adopted.

The first task that a city must undertake in a comprehensive plan update is to establish a public participation program to ensure that the public is aware of the process and knows how to participate. The program must include procedures for notifying interested individuals and creating a plan for public review and comment. The program must provide for early and continuous public participation and ensure that notice of the update is broadly and effectively disseminated.

The Growth Management Act also emphasizes that comprehensive plans and regulations must be continually reviewed and evaluated to ensure the plan is being implemented and provide a mechanism to adopt plan amendments once per year.

Puget Sound Regional Council and VISION 2050

A primary goal of VISION 2050 is to provide opportunities for all. VISION 2050 emphasizes equity and providing access to improved quality of life to all people. It also stresses the need to incorporate into the planning process people that have been historically excluded.

Current Conditions

According to the 2020 5-year American Community Survey, Redmond is increasingly diverse, with 50% of the total population being people of color. 40.6 % of the population of Redmond is foreign born, 45% of residents speak a language other than English at home and 12% of the population aged 5 and older speak English less than “very well.” People under the age of 20 comprise 15% of the population while people aged 65 and above comprise about 10% of the population. Almost all households in Redmond have access to a computer (97.7%) and have access to broadband service (94.9%). Access to broadband is increasingly important to access opportunities like jobs and education.

The diversity of Redmond’s population and the languages present in the community make it imperative to have a multilingual approach when considering community outreach. Other common participation barriers that should be considered in community outreach include age, limited mobility, disabilities, work schedules, digital literacy, and children/elder care obligations.

The City of Redmond has a variety of Boards and Commissions that provide input to City decisions, such as:

- Design Review Board
- Environmental Sustainability Advisory Committee (ESAC)
- Human Services Commission
- Landmark Commission
- Parks and Trails Commission
- Pedestrian Bicycle Advisory Committee (PBAC)
- Planning Commission
- Redmond Arts and Culture Commission (RACC)
- Redmond Youth Partnership Advisory Committee

The City also actively solicits community participation by creating relationships with community organizations such as Centro Cultural Mexicano, Chinese Information and Service Center, Indian American Community Services, Muslim Community and Neighborhood Association, Eastside for All, and OneRedmond and by engaging with the community during large public events such as Cinco de Mayo, Ananda Mela Joyful Festival of India, Derby Days and the United Festival.

Redmond Zoning Code

Development regulations contained in the Redmond Zoning Code (RZC) are one of the main ways the Comprehensive Plan is implemented. One can think of the RZC as the regulatory translation of policy contained in the Redmond Comprehensive Plan.

Redmond's first GMA-compliant zoning regulations were adopted in the mid-1990's and known as the Redmond Community Development Guide. In 2011 those regulations were overhauled and re-adopted as the Redmond Zoning Code. There have been dozens of amendments over the years, large and small, many in response to Redmond Comprehensive Plan policy updates.

Beginning in 2021, the Redmond Zoning Code is undergoing a thorough update that coincides with Redmond 2050. The update, called the RZC ReWrite, is happening in multiple phases over multiple years.

Policies (Policy)

The policies in this element support Redmond's vision of a community that is equitable, resilient, and sustainable.

Public Participation

Active, equitable, diverse, and continuous community participation is essential to maintaining an effective and useful Comprehensive Plan. However, public participation in Comprehensive Plan updates is just part of the process. The community also must be involved as the Plan is implemented, including opportunities to review proposed updates to regulations and functional plans, as well as to review public and private projects. Different levels of involvement are appropriate at various stages of Plan preparation and implementation.

FW-PI-1 Support an equitable, inclusive, sustainable, and resilient community.

FW-PI-2 Promote active participation by all members of the Redmond community in planning Redmond's future.

- PI-1** Promote equitable and effective public participation and ensure that input represents Redmond's diverse community on issues of significance.
- PI-2** Involve community members in government decisions that are important to them, especially those belonging to communities that have been historically excluded such as immigrant, refugees, Black, Indigenous, and other People of Color communities, people with low incomes; people with disabilities; seniors; and communities with language access needs.
- PI-3** Provide appropriate opportunities for public review of plans, regulations, and development proposals. Provide communications that are culturally, and linguistically appropriate, clear, timely, and easily accessible. Utilize a wide variety of technologies and best practices to ensure information is readily available to the public.
- PI-4** Consider the input of all community members as an important component of governance. Treat all members of the public with respect.
- PI-5** Provide substantial opportunities for tribal governments to review the city's plans and projects.

- PI-6** Promote a culture of dialogue and partnership among community members, property owners, the business community, organizations, and City officials.
- PI-7** Enable community members to learn more about local government and promote public discussion of community issues through use of techniques such as educational materials, workshops, and special programs.
- PI-8** Evaluate the effectiveness of community involvement methods and continuously adapt to improve public participation outcomes.

Consistency

The Growth Management Act requires local governments to make decisions on planning activities, including development regulations and functional plans, as well as the capital budget, in a manner that conforms with and supports their comprehensive plans. Redmond's development regulations are located primarily in the Redmond Zoning Code. The City has adopted several functional plans, such as the General Sewer Plan; Water System Plan; and Parks, Arts, Recreation, Culture and Conservation Plan.

The Comprehensive Plan is also implemented through specific plans that address policies related to a particular geography or topic in more detail, such as the Economic Development Strategic Plan and Environmental Sustainability Action Plan. In addition, the City implements the Comprehensive Plan through provisions in the Redmond Municipal Code, such as those dealing with building construction.

The Growth Management Act also requires consistency among all the elements of a comprehensive plan. While the City takes steps to ensure this consistency, sometimes conflicts and questions of priority arise in the implementation of policies. In deciding these conflicts and questions, the City needs to carry out the adopted community goals for how Redmond should look and feel over the next 20 years.

- PI-9** Maintain a Comprehensive Plan that embodies the future vision for Redmond and accomplishes the City's local, regional, and state responsibilities.
- PI-10** Ensure that development regulations, functional plans, budgets, and other implementing measures and actions are consistent with the Comprehensive Plan and advances the community vision.
- PI-11** Resolve tensions or conflicts that arise when applying Comprehensive Plan policies or implementing measures in a manner that supports the goals for Redmond in the Comprehensive Plan and considers the City's intent in establishing a policy or regulation.
- PI-12** Use the following guidelines for resolving tensions or conflicts within the Comprehensive Plan:
 - If there are tensions or conflicts within the Comprehensive Plan, base decisions on the map or policy that most specifically addresses the issue.
 - If there are tensions or conflicts between the Comprehensive Land Use Plan Map and the land use designation policies, base decisions on the Land Use Plan Map.
 - If updated development regulations have not yet been adopted, base decision on existing zoning regulations.

Plan Amendments

Comprehensive Plans must be periodically reviewed to ensure it reflects the best available information, current community views, and changing circumstances. The Growth Management Act also provides that local governments must consider amendments to a comprehensive plan not more than once a year to avoid piecemeal erosion of the plan's integrity.

- PI-13** Establish a docket of proposed amendments to the Redmond Comprehensive Plan no more frequently than once a year, considering the Plan amendments as a package to better evaluate their cumulative impact.
- PI-14** Conduct a major Comprehensive Plan review no less frequently than once every ten years. Analyze the opportunities and issues facing the community, review changes in state law, complete a thorough review of existing policies, and update the Plan and implementing measures as needed.
- PI-15** Take the following considerations, as applicable, into account as part of decisions on applications for amendments to the Comprehensive Plan:
 - Consistency with the Growth Management Act, the Procedural Criteria, VISION 2050 or its successor, and the King County Countywide Planning Policies;
 - Consistency with the Comprehensive Plan,
 - Potential impacts to vulnerable community members

- Potential economic impacts,
- Potential impacts to the ability of the City to provide equitable access to services
- Potential impacts to the natural environment, such as impacts to critical areas and other natural resources;
- The capability of the land for development, including the prevalence of sensitive areas;
- Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;
- If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, and
- For issues that have been considered within the last two annual dockets, whether there has been a change in circumstances that makes the proposed amendment appropriate, or whether the amendment is needed to remedy a mistake.

PI-16 Update functional plans and any other applicable City code provisions in a timely manner following amendments to the Comprehensive Plan to ensure consistency between the Comprehensive Plan and other planning and regulatory documents.

Development Review

FW-PIE-3 When preparing City policies and regulations, consider the good of the community, respect the contribution that private property owners make to advancing the future vision of the City and allow reasonable economic use for all properties

FW-PIE-4 Maintain development review processes that are predictable and result in timely permit decisions.

FW-PIE-5 Support a culture of dialogue and partnership among City officials, community members, property owners, the business community, and agencies and organizations to facilitate development that advances City's future vision.

The administrative policies below guide how Redmond should implement the Comprehensive Plan policies to meet community goals in cooperation with the public and private sector. Time is a critical factor in financing development projects. Promoting predictability and clarity as part of development review and reducing the time needed to receive final approval from the City can translate into savings to the applicant and, eventually, to those who live or work in the development. Predictability and clarity in the development review process are also important for the community so that residents and businesses can have confidence regarding the potential nature of future development and redevelopment in Redmond. Finally, reporting on the performance standards on the development services ensures that Redmond can keep a predictable and transparent review process.

Major or potentially controversial projects can benefit from consulting with community members early in the process. Early involvement can often lead to project design that more successfully meets goals for both the applicant and neighbors. Undertaking this process before substantial sums have been spent on detailed design can reduce costs and expedite approvals.

- PI-17** Prepare and maintain development regulations that implement Redmond's Comprehensive Plan and include all significant development requirements. Ensure that the regulations are clearly written and can be efficiently and effectively carried out. Avoid duplicative or inconsistent requirements. Ensure that the development regulations can be accessed, understood, and used to the greatest extent possible by all people.
- PI-18** Ensure that Redmond's development review process provides applicants and the community a high degree of certainty and clarity that results in timely and predictable decision making on development applications.
- PI-19** Report on development services performance standards annually and adapt as necessary to meet objectives.
- PI-20** Encourage applicants with major or potentially controversial projects to involve the community in the design process, provide project information promptly, and respond timely to requests for information and review.
- PI-21** Allow voluntary, concurrent development review and permit processing where appropriate.
- PI-22** Establish in the development regulations a reasonable period during which approved development permits remain valid to enable an applicant to complete a project, while ensuring new development regulations will apply if a project does not proceed in a timely manner.

Implementation and Monitoring

Achieving the values and goals held by people in the community for how Redmond should look and feel depends on acting. Like any budget, while there are not sufficient resources to accomplish all the strategies simultaneously, the City can make progress on carrying out the Comprehensive Plan by identifying priorities.

Successful implementation of the Plan also depends on evaluating the actions taken to determine if they are meeting community goals. Finally, implementing the Comprehensive Plan requires the cooperation of and partnerships among the private sector; the public; the City of Redmond; and other local, state, tribal and federal agencies.

The City's monitoring program for the Comprehensive Plan will provide a framework for accomplishing these objectives. This monitoring program will be guided by the policies below:

FW-6 Evaluate the effectiveness of policies, regulations, and other implementation actions in achieving Redmond's goals and vision for an equitable, inclusive, sustainable, and resilient future and adapt as needed.

PI-23 Establish a program for measuring the effectiveness of the Comprehensive Plan as implemented. Regularly assess the impact of policies and programs to identify actual outcomes and update as needed to achieve intended goals. Report periodically on progress toward carrying out the Comprehensive Plan, and any suggested amendments needed to meet community goals.

PI-24 Seek community participation in evaluating the effectiveness of the Comprehensive Plan.

PI-25 Develop and use equity impact review tools when developing plans and policies to test for outcomes that might adversely impact vulnerable populations such as Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low incomes; people with disabilities; seniors and communities with language access needs.

REDMOND »»» 2050 From suburb to city

Community Advisory Committee Report

January 9, 2024



Community Advisory Committee (CAC)

- Monthly meetings
- Phase 1 and Phase 2 of project

**Advise Staff on
Goals & Policies**

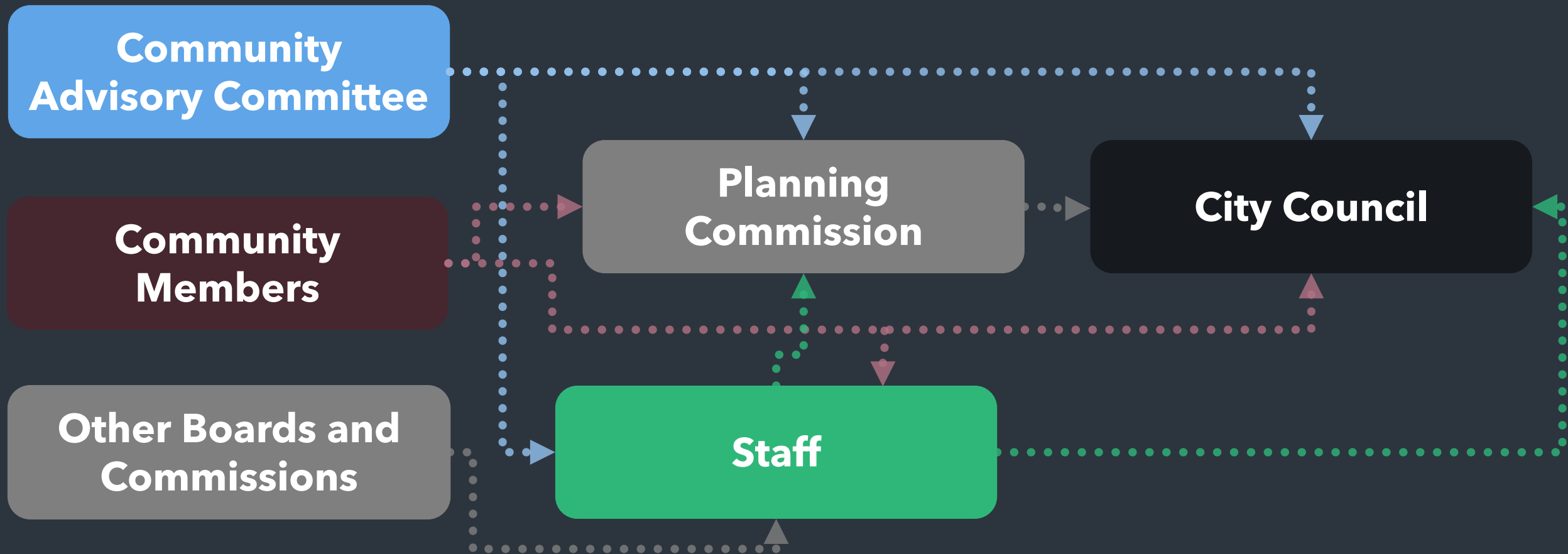
**Community
Ambassadors**

**Review
Draft
Documents**

Who is the CAC?

- Students
- Retired people
- Volunteers
- People who moved here recently
- People here for decades
- People who rent homes
- People who own land
- People of different genders
- People of different races or ethnicities
- People who work outside the home
- People with disabilities
- People with children
- And more...

Input into Redmond 2050

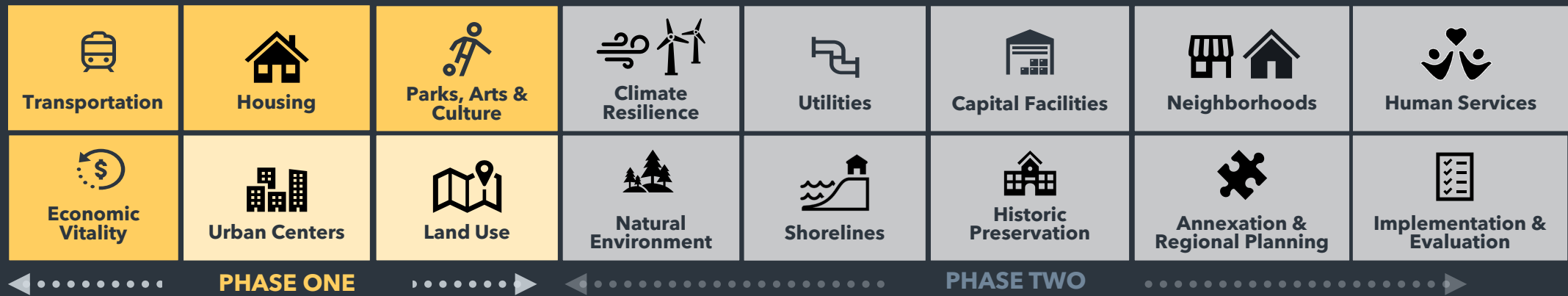


Getting Started

- How does planning happen in Washington state?
- Community profile, existing conditions
- What should be considered as part of this plan update?
- Where should growth go?
- What should it look like?



Diving Into Each Plan Element



Together with special topics like **complete neighborhoods** and **community design**

Opportunities to Make a Difference

Urban and natural character

- Welcoming, walkable neighborhoods
- Active centers, vibrant neighborhood corners
- Integrating nature into urban areas
- Protecting natural beauty

Inclusion

- Inclusive land use and zoning rules
- Transportation options for inclusive mobility
- Cultural and economic diversity
- Growing while ensuring diversity, equity, and inclusion

Biggest Challenges in the Future

Infrastructure

- Transportation
- Walkability
- Access to light rail

Environmental

- Habitat loss
- Urban heat island
- Carbon emission reductions

Social and Cultural

- Welcoming attitude
- Safeguarding public safety
- Improving affordability
- Addressing homelessness
- Community connections
- Retaining ability, desire to re-invent in the future



Thank You





Phase 2 Elements – Second Drafts

January 9, 2024



Agenda

- Introduce second drafts: What's changed since first drafts?
- Community Advisory Committee chair and vice-chair report

Objective:

Obtain Council input for final drafts

From Needs Assessment to Final Action



- What updates are required?
- What is outdated?

- What's missing?
- What else should be considered?

- Are the policies headed in the right direction?

- **Are you seeing input reflected in later drafts?**

**Misplaced, Outdated, Duplicative, Regulatory, Nonsensical*

Capital Facilities

Input on First Draft

- Questions on technical terms
- Questions on how these policies support Redmond 2050 themes

Changes in Second Draft

- Added narrative
- Updated level-of-service standards for parks, transportation, and stormwater
- Miscellaneous revisions for grammar, word usage, and alignment with best practices

Utilities

Input on First Draft

- Community generally supportive of updates
- Comments on how utility policies could better support equity in service provision

Changes in Second Draft

- Added and updated narrative
- Miscellaneous revisions of policy language for grammar, clarity, word usage, and alignment with best practices
- Added two new policy frameworks for city-owned and private utilities
- Updated policies and narrative in Hazardous Liquid Pipelines section to include new mitigation and damage prevention planning measures

Natural Environment

Input on First Draft

- Community supportive of updates

Changes in Second Draft

- Added and updated narrative
- Miscellaneous revisions of policy language for grammar, clarity, word usage, and alignment with best practices
- Updated and added narrative and policies to Section B – Environmentally Critical Areas

Climate Resilience and Sustainability

Input on First Draft

- Supportive of effort to develop element ahead of state requirement
- Convey a sense of urgency
- Need a stronger sense of innovation, as well as being open to new ideas and collaboration, flexibility
- Policies should also be aspirational
- Ensure we have policies around water conservation and embodied carbon
- Prioritize equity
- Move past "deficit-based language / thinking"
- Discussions of trade-offs and tensions between other city policies and priorities - growth targets, high density development, and what can/should be prioritized
- Discussion on commute trip reduction programs and how we can be innovative for it to be effective

Changes in Second Draft

- Includes narrative text and formatting, including vision statement
- New policies on:
 - Diversity in outreach and engagement
 - Passive cooling
 - Water resource conservation
 - Vehicle Miles Traveled (VMT) reduction target
 - Energy efficiency for *existing* buildings

Land Use (*for Jan. 23*)

Input on First Draft

- Desire amenities closer to home
- Reduce barriers to small businesses, home businesses, and daycares
- Youth, kid, and teen friendly space
- Protect drinking water

Changes in Second Draft

- Added narrative
- Updated neighborhood land use designation and zones
- Clarified allowed uses in Urban Recreation and Parks and Open Space policies
- Miscellaneous revisions for grammar, clarity, word usage, and alignment with community vision

Community Development and Design (for Jan. 23)

Input on First Draft

- Clarity on sustainability and equity in the context of community design
- Making urban centers great places to visit for everyone and maintain a high quality of life for residents

Changes in Second Draft

- Added narrative
- Consolidated policies from several elements into this new element
- Removed subarea distinctions – confusing
- Language clean-up for consistency
- Minor edits for clarity
- New policy addressing business displacement and universal design

Participation, Implementation, and Evaluation (*for Jan. 23*)

Input on First Draft

- Update terms and language
- Consolidate and streamline policies
- Include tribal participation
- Development review process

Changes in Second Draft

- Added narrative
- Inclusive language
- Added policy for tribal consultation
- Added policy for predictable development review process

Next Steps

Tonight

Begin discussion of second drafts

Jan. 23 Study Session

Continue discussion of second drafts

Q1-Q2 2024

Planning Commission public hearings on final drafts



Thank You





Memorandum

Date: 1/9/2024
Meeting of: City Council Study Session

File No. SS 24-074
Type: Study Session

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Parks	Loreen Hamilton	425-556-2336
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DEPARTMENT STAFF:

Parks	Caroline Chapman	Parks Planning Manager
Parks	Cameron Zapata	Senior Planner

TITLE:
Southeast Redmond Park Master Plan Update

OVERVIEW STATEMENT:
The community has provided feedback on three park concepts via LetsConnectRedmond.com/SERedmondPark. Staff and Berger Partnership will present a summary of community feedback received to date and the draft preferred concept for the park.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
2023/24 City of Redmond Adopted Budget
2023 PARCC Plan
- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**
\$75,000 was allocated for this project in the 2023/24 adopted budget.

OUTCOMES:

Developing a Southeast Redmond Neighborhood Park Master Plan will help define community needs and support the future funding, design, and construction of the park.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Fall 2023: Community meetings and public involvement on initial ideas for the park space.
Winter 2023: Refinement of conceptual plans for the neighborhood park.
- **Outreach Methods and Results:**
Community meetings (September 13; October 17)
Online questionnaire at LetsConnectRedmond.com/SERedmondPark
Onsite activation and engagement opportunities
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
\$75,000

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:
000009 - Parks, Trails, and Open Space and 0000146 - Service Enhancement

Budget Priority:
Healthy and Sustainable

Other budget impacts or additional costs: ☐ **Yes** ☐ **No** ☒ **N/A**

If yes, explain:
N/A

Funding source(s):
General Fund Surplus

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
4/23/2023	Committee of the Whole - Parks and Environmental Sustainability	Receive Information
5/2/2023	Business Meeting	Approve
9/26/2023	Committee of the Whole - Parks and Environmental Sustainability	Receive Information
12/5/2023	Committee of the Whole - Planning and Public Works	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

This is an area of high need for public park space and is not meeting level of service goals. If not approved, the timeline to develop and construct a park in SE Redmond will be pushed further out.

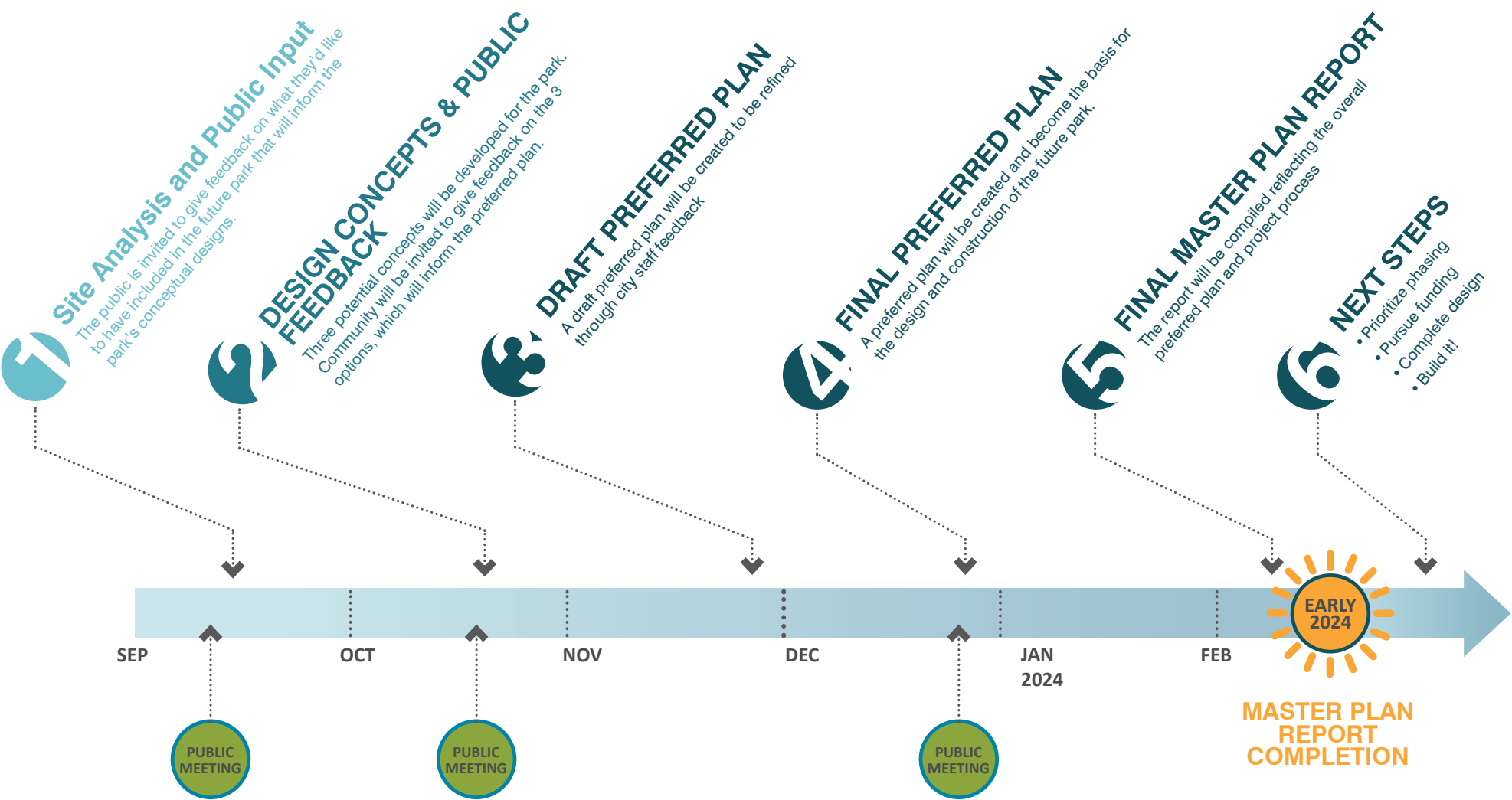
ATTACHMENTS:

- A. SE Redmond Park Master Plan Concepts
- B. SE Redmond Park Master Plan Presentation

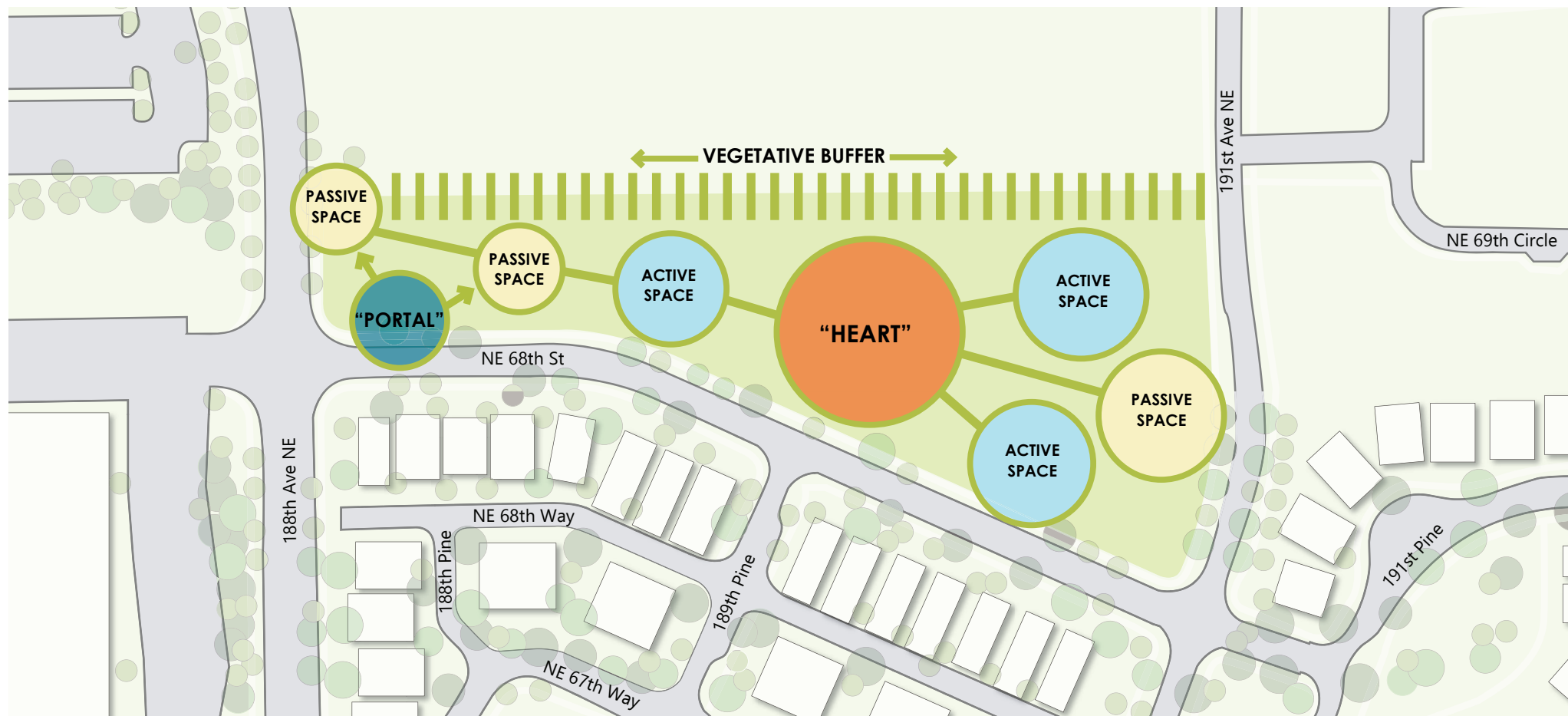
Southeast Redmond Park



Project Schedule & Process



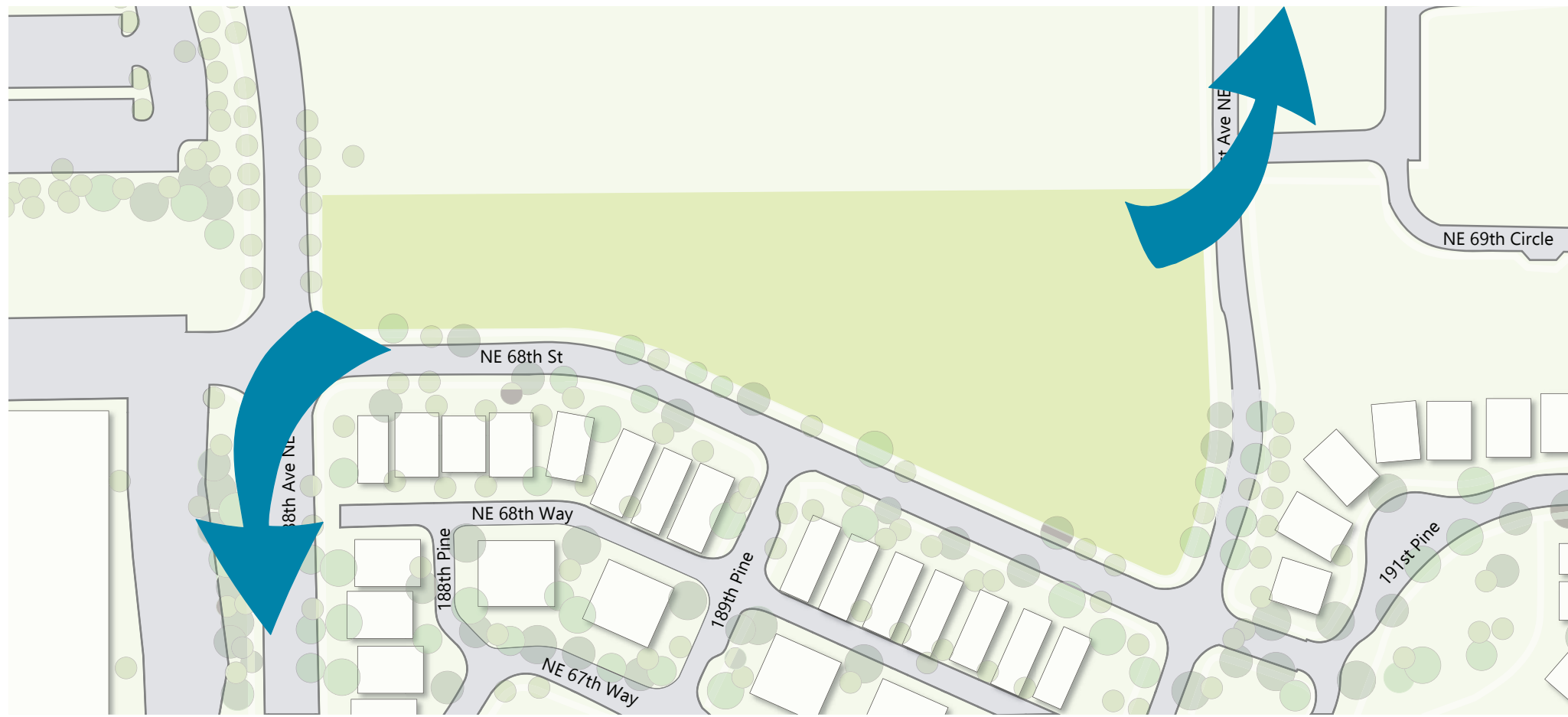
Park Design - Park Organization



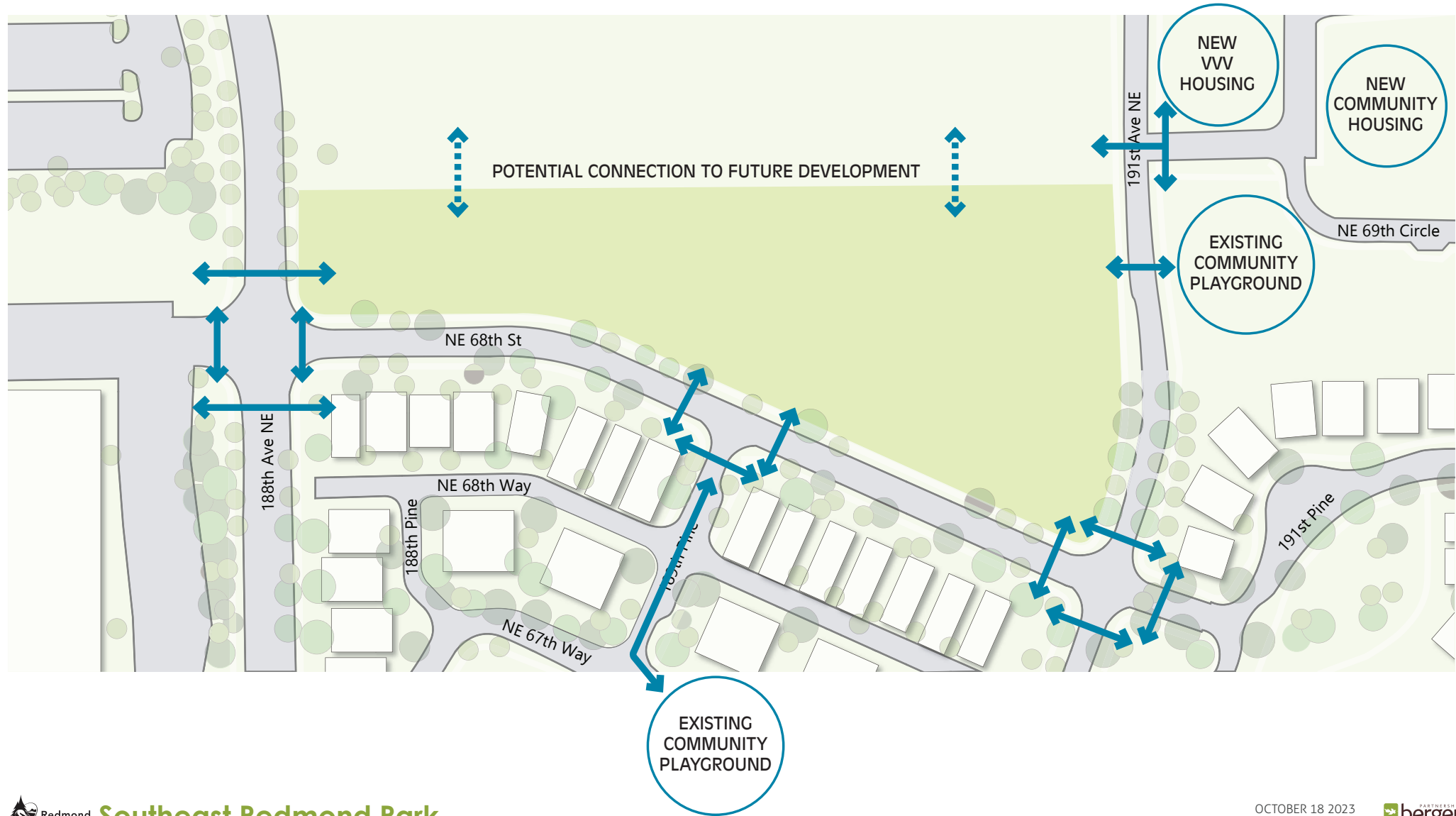
Park Design - “Reforestation”



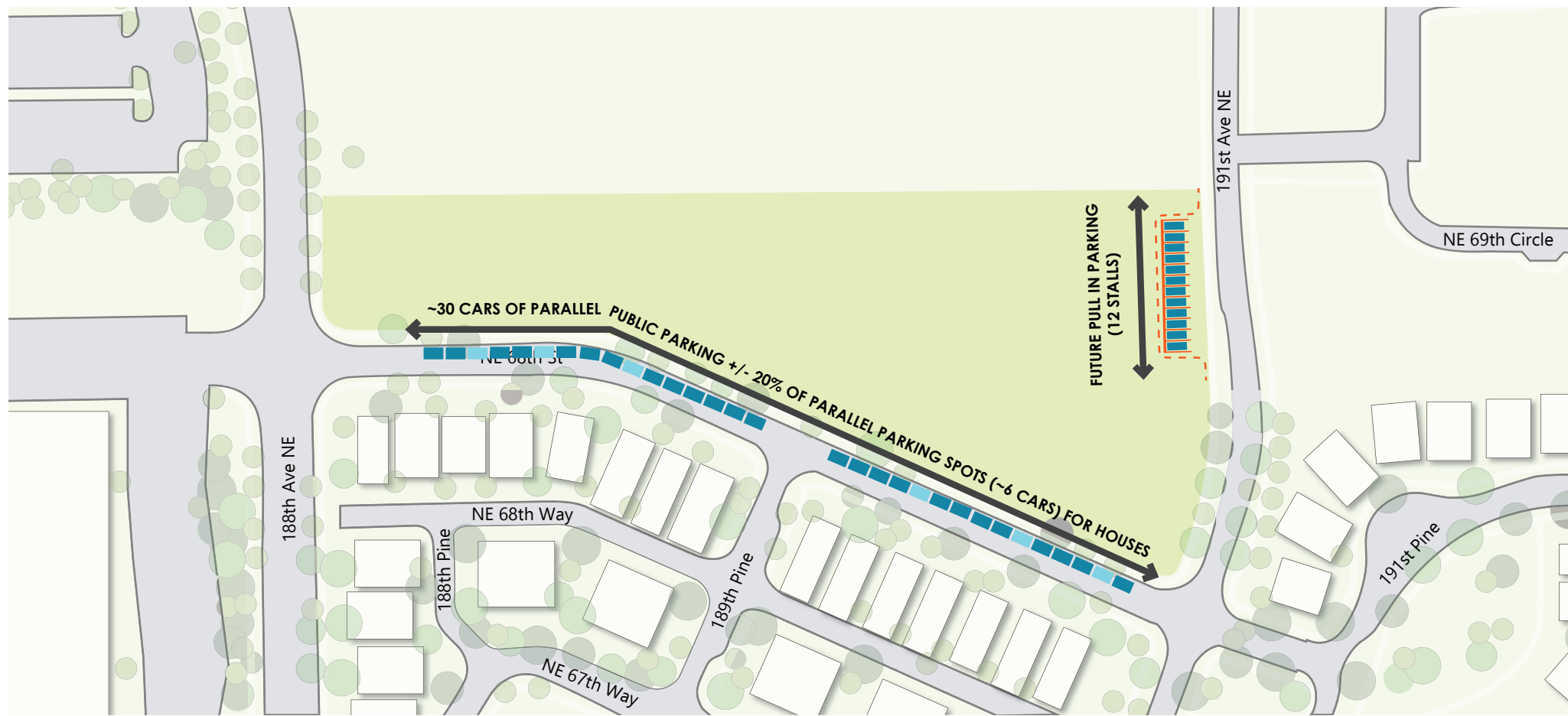
Park Design - Regional Connectivity



Park Design - Neighborhood Connectivity



Park Design - Parking Diagram

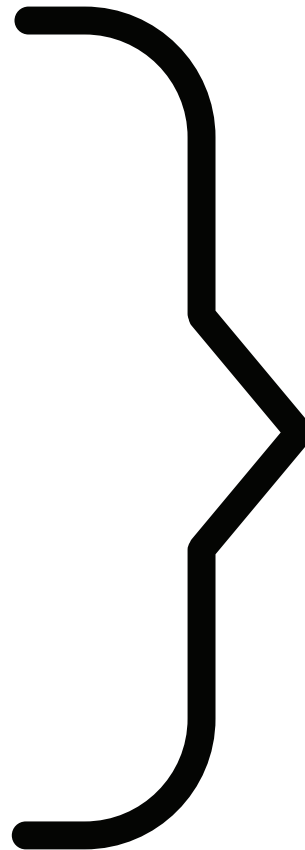


Design Process

TODAY'S CONCEPTS



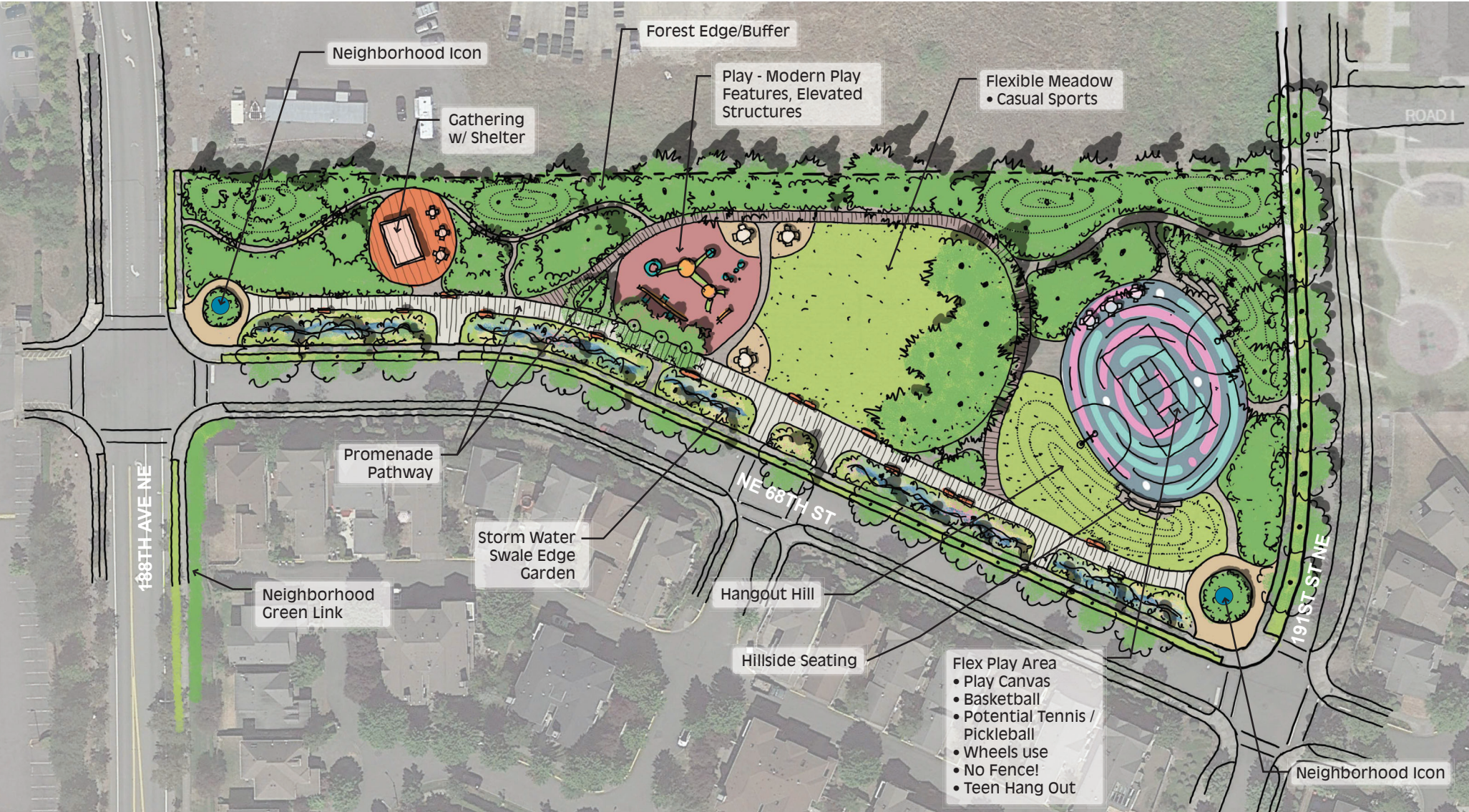
COME TOGETHER TO BECOME...



YOUR NEIGHBORHOOD'S FUTURE:

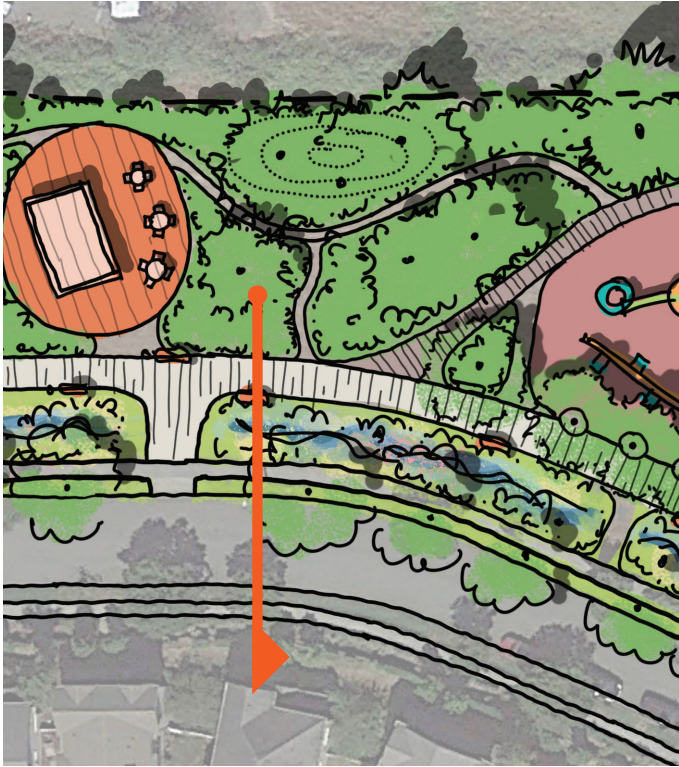


Design Concept #1: Contemporary Promenade



Design Concept #1: Contemporary Promenade

Street Edge Section

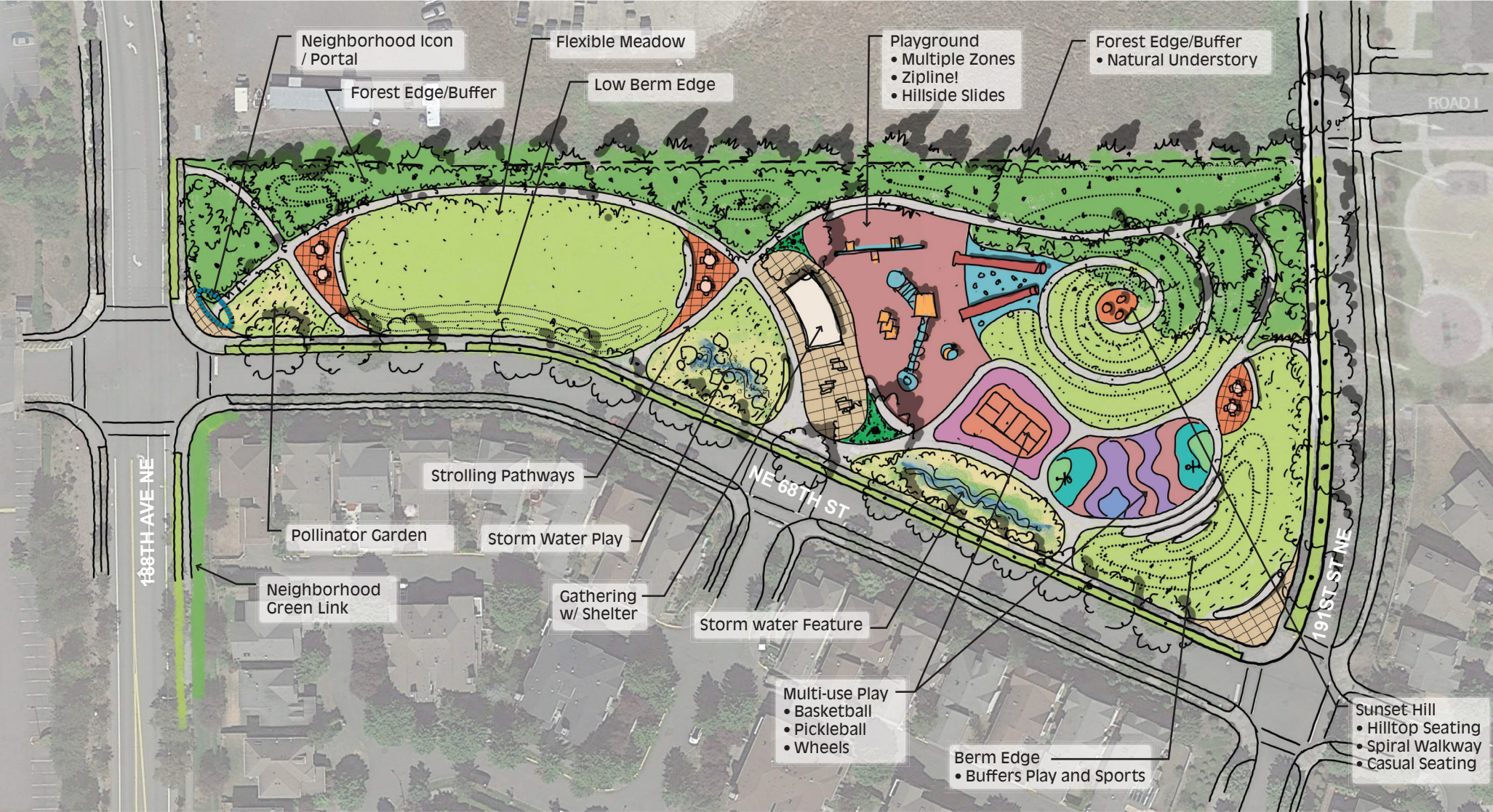


Design Concept #1: Contemporary Promenade

Precedent Images

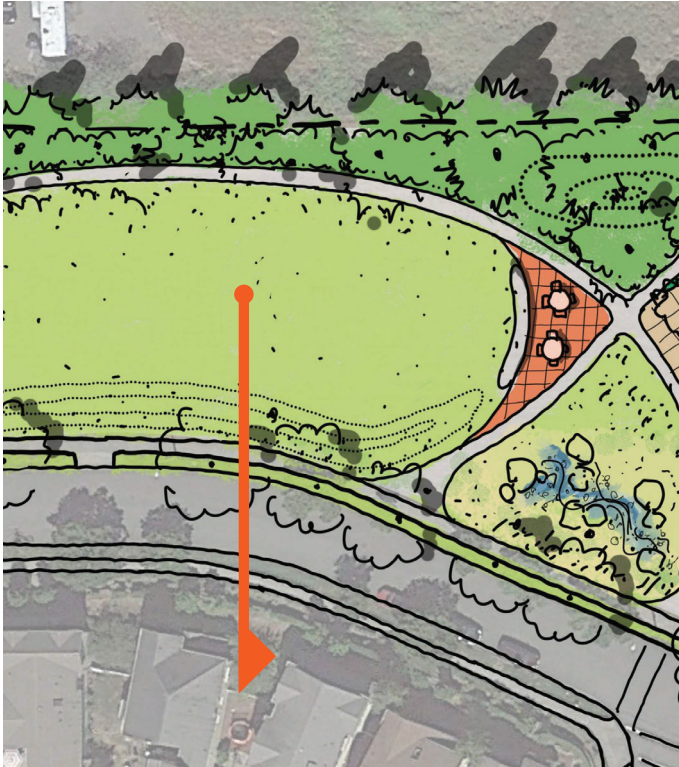


Design Concept #2: The Wilds



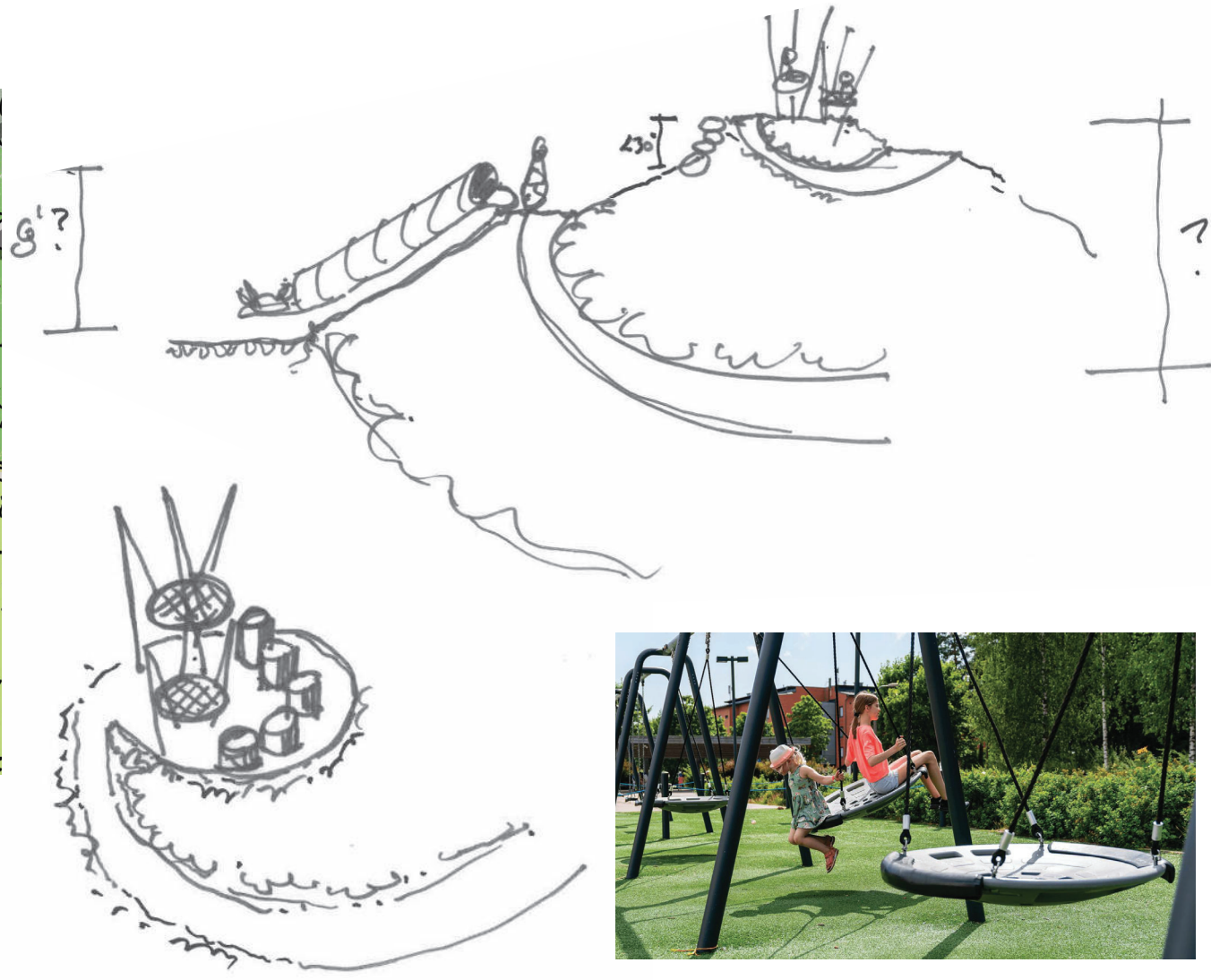
Design Concept #2: The Wilds

Street Edge Section



Design Concept #2: The Wilds

Sunset Hill Concept Sketches

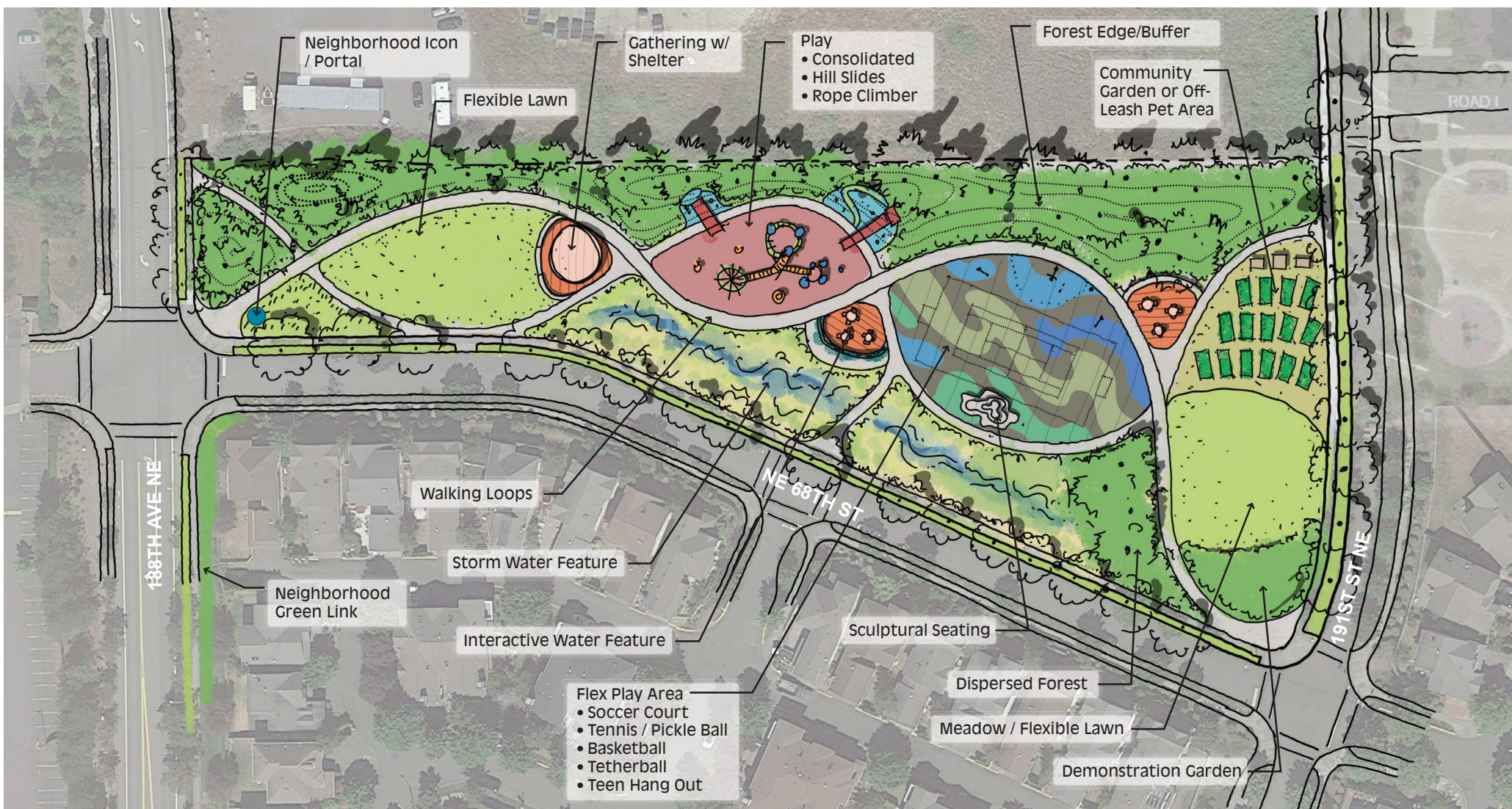


Design Concept #2: The Wilds

Precedent Images

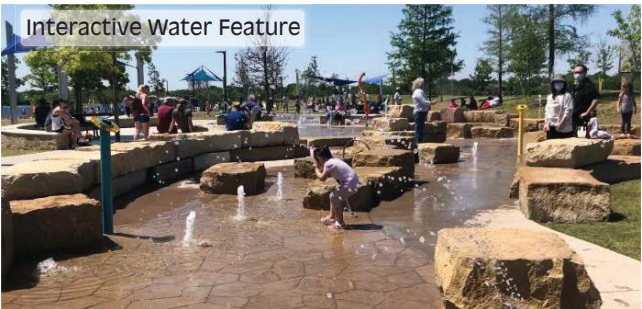


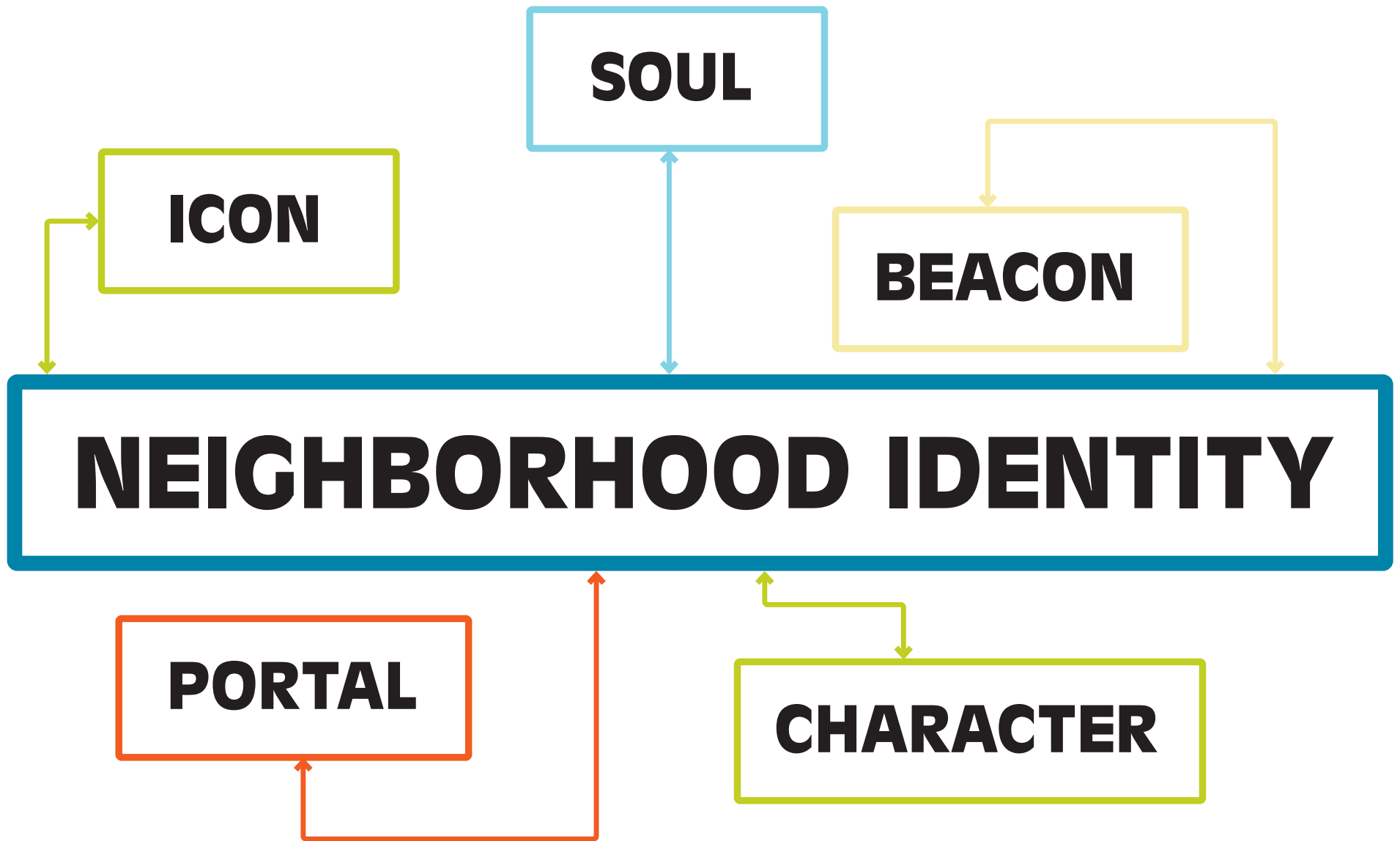
Design Concept #3: Threads (a.k.a. "Friendship Bracelet")



Design Concept #3: Threads (a.k.a. “Friendship Bracelet”)

Precedent Images

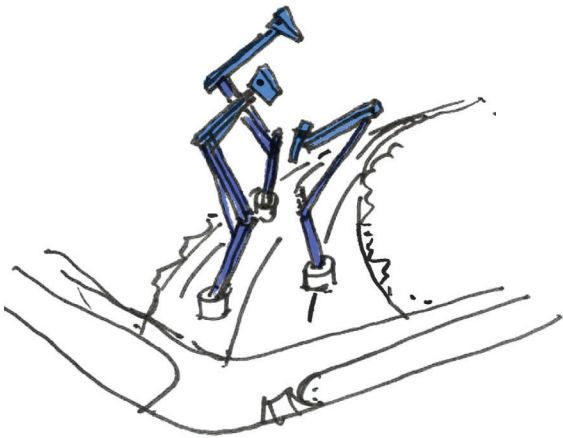
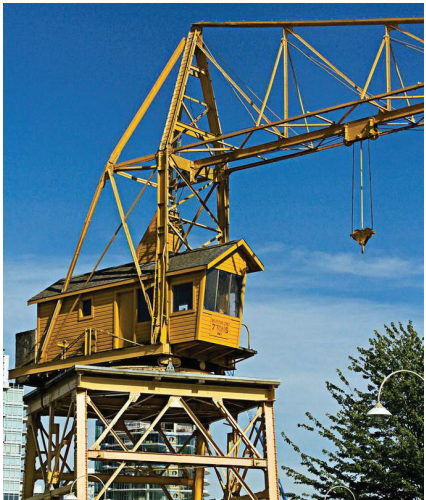




NOT A SIGN

Neighborhood Identity

“Genie-osaurus”



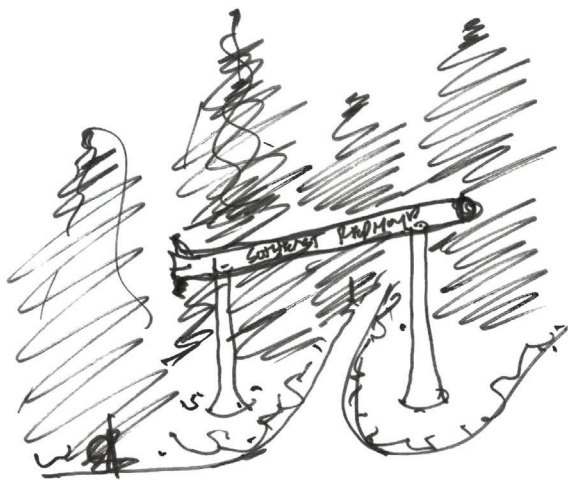
Neighborhood Identity

“Retro-Neon-Awesomeness”



Neighborhood Identity

“Forest-Portal”



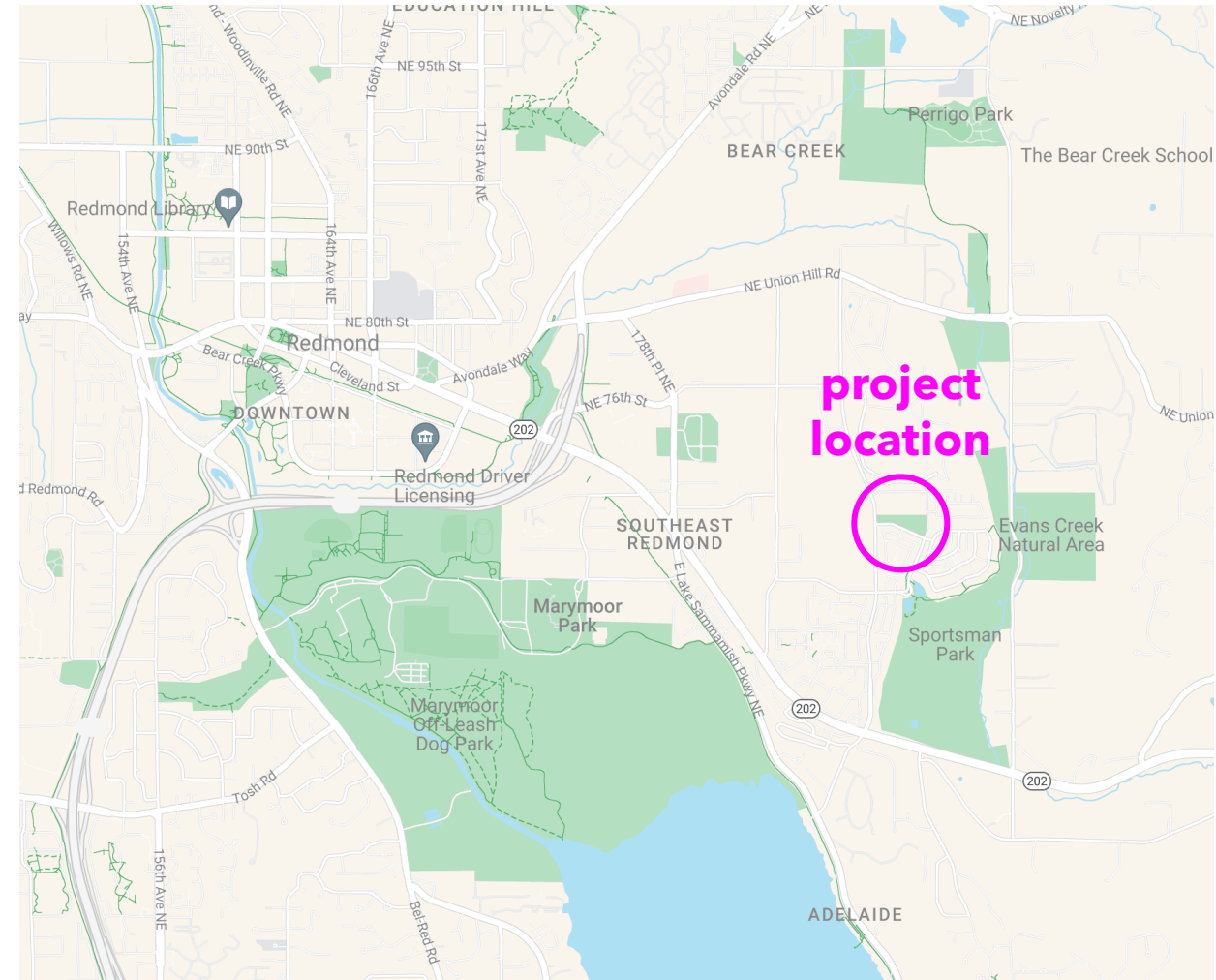
Southeast Redmond Neighborhood Park Master Plan

January 9, 2024



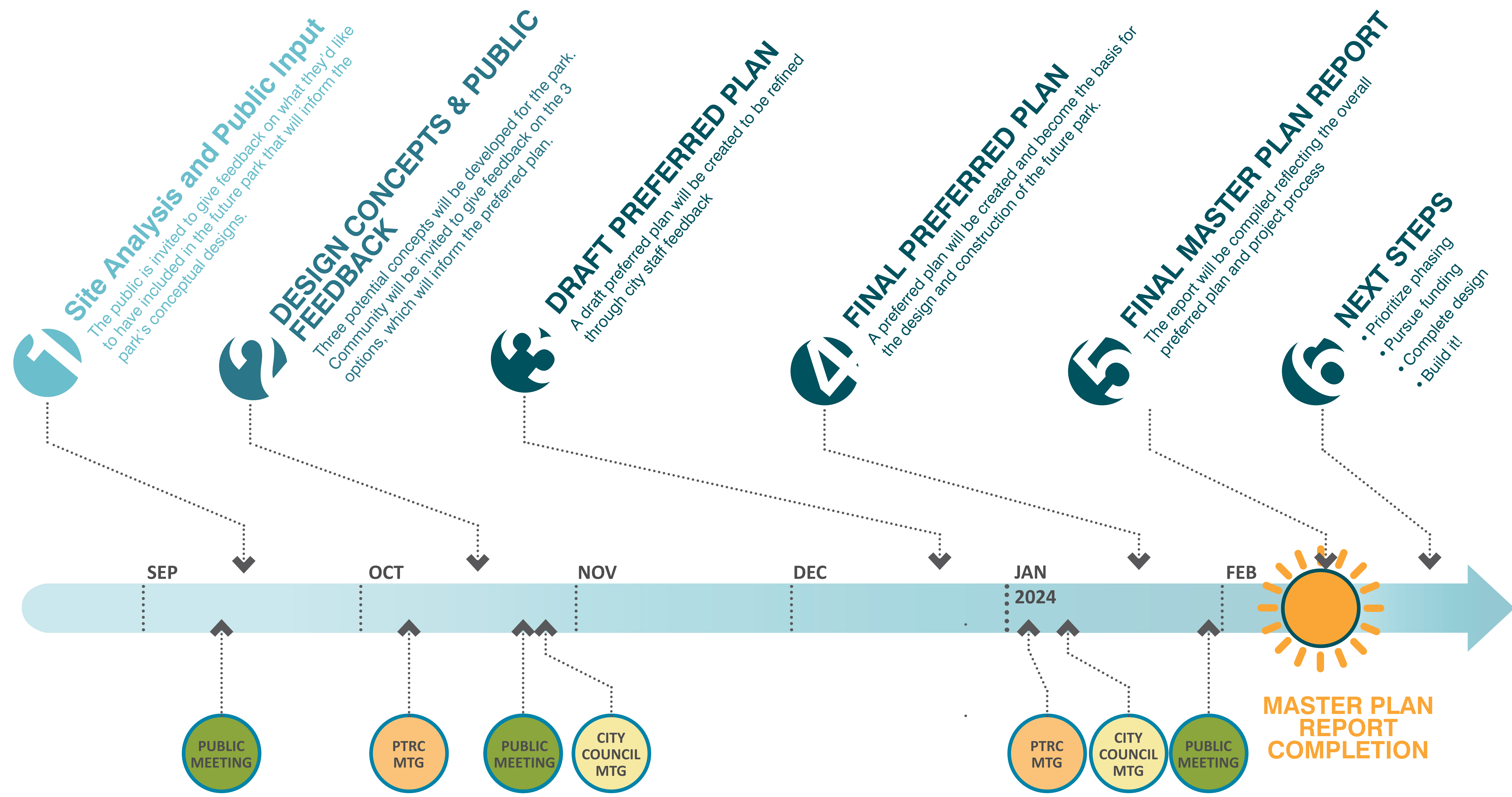
Agenda

- Process overview
- Three park design concepts
- Community feedback
- Refined concept
- Discussion



Purpose: Review the community feedback to date and suggest refinements to the draft preferred concept.

Project Schedule & Process



Public Meeting #1



Public Meeting #1 Feedback Summary

1. When you think about Southeast Redmond, what do you think about?

“Best place in the world! Great neighborhood, friendly people, very accessible and lots and lots of kids running and playing.”

“Where techies reach the edge of the wilds.”

“Multi-generational active families who like to enjoy outdoors.”

“Peaceful, natural/urban balanced together, kind and friendly community.”

Take-Aways: **Friendly, safe, family-oriented community.**
Urban meets **nature**. Peaceful.

2. What features do you hope the new park will have?

“Open spaces - blend in with neighborhood features that appeal to all ages”

“More features for teenagers & parents”

“Trail, zip line, skating area”

Take-Aways: **Flexible** areas for sports, programming for **all ages** - especially **teens, adults, seniors, natural open spaces, places to skate.**

3. Do you have any concerns about the future park?

“I hope they have more trees”

“Too much light, too much non-neighborhood interest, too much pavement”

“Noise from park usage, Ill maintenance after a few years”

Take-Aways: **Noise** buffering, focus on **local** neighborhood amenities, **parking, long term maintenance, safety** (esp. with structures).

4. What is missing from nearby parks?

“Trees, trails”

“Sitting area near play area for parents to sit”

“Things to engage middle/high school kids”

“Zip line, canopy area for shade”

Take-Aways: Space for **teens** and **adults, play area, shaded/covered areas, seating in a natural setting.**

5. What makes a park feel welcoming to you?

“If you feel like you have escaped traffic + concrete”

“The PNW feeling of tall, large trees, welcoming shade and cooler temps”

“Buzzing with kids playing and enjoying”

Take-Aways: **Natural and open**, like an **escape** from the urban environment, welcoming to **all ages.**

6. What is your favorite park in the world? Why?

“Farrel McWhittier - Love the trails and open areas”

“Yet to come!”

Gasworks in Seattle - has a mix of everything, and great views.

“Lake Sammamish Park - love zipline and play surface & Totem Lake Park - love color, games, very wild”

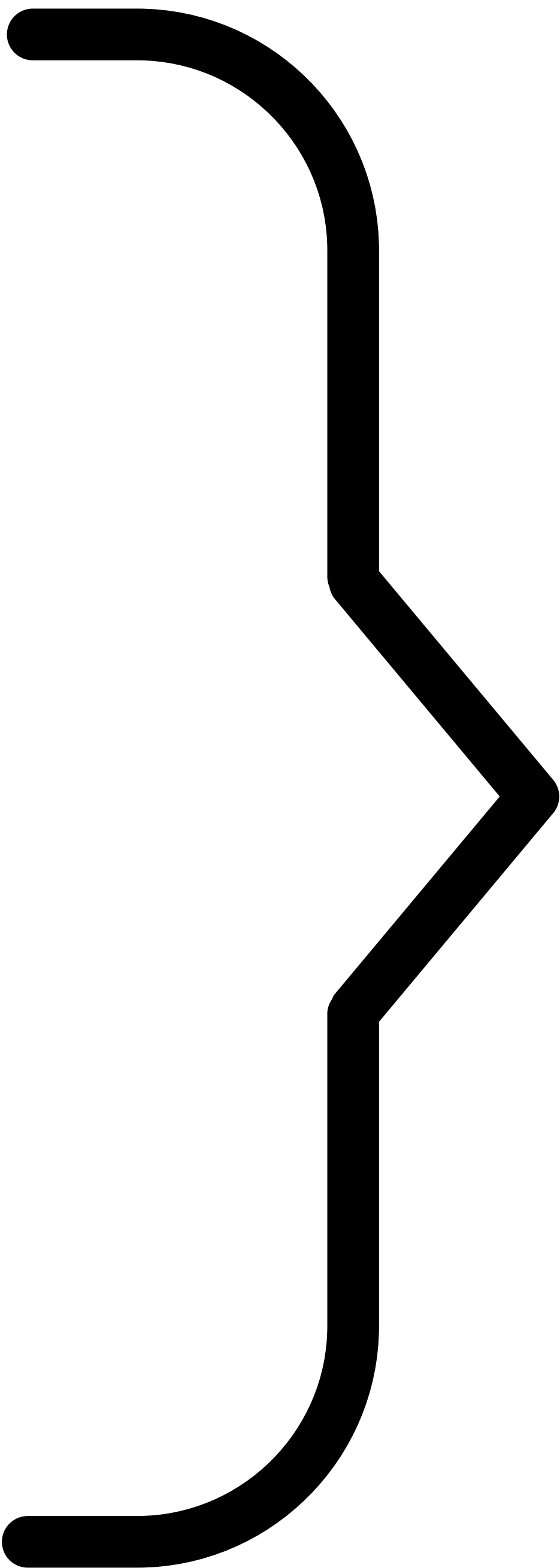
Take-Aways: Top features include **trails, open space, zipline, feeling like a break from the city.**

Design Process

PRELIMINARY CONCEPT PLANS

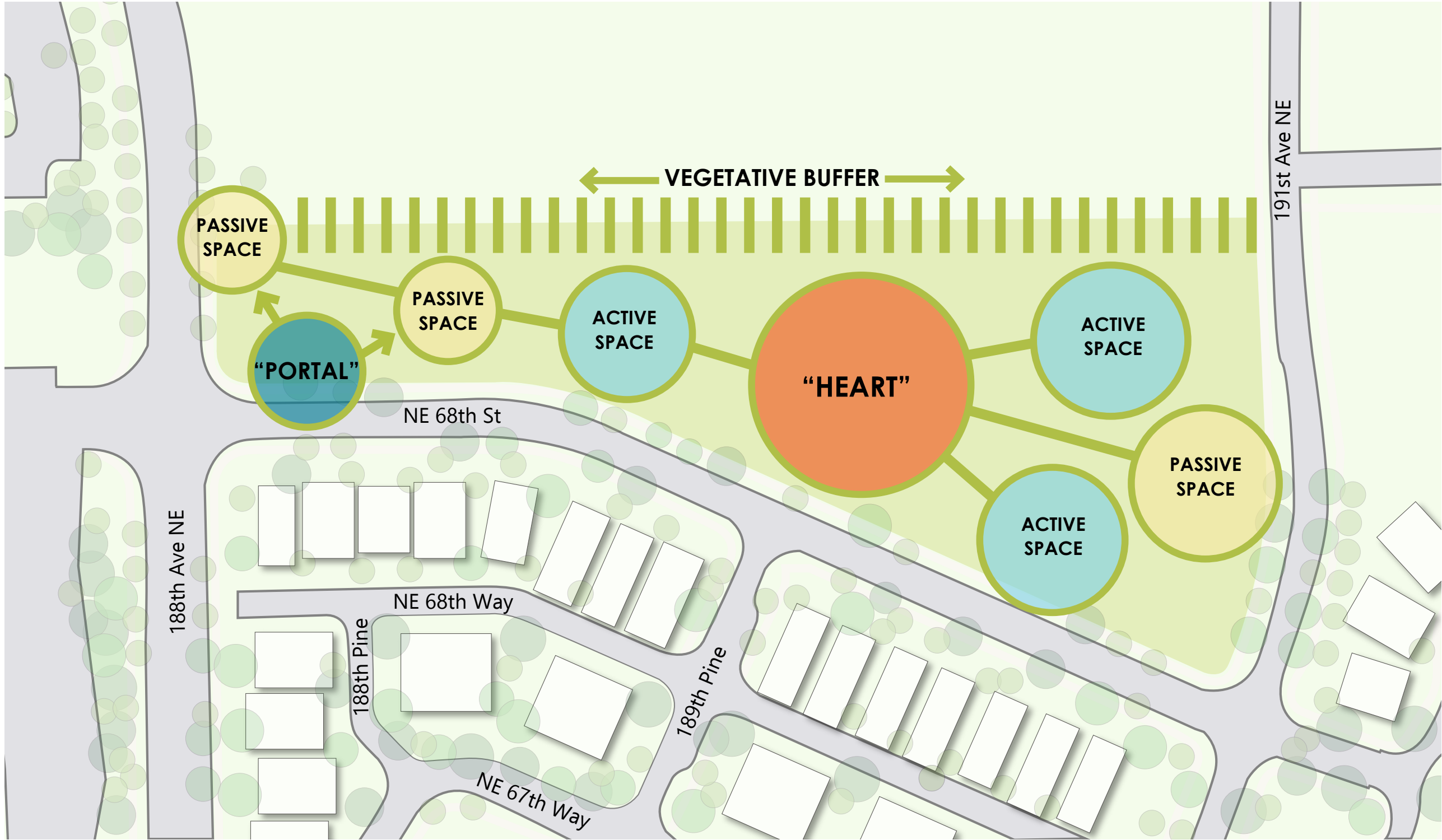
COME TOGETHER TO BECOME...

YOUR NEIGHBORHOOD'S FUTURE:



Core Concepts

Park Organization



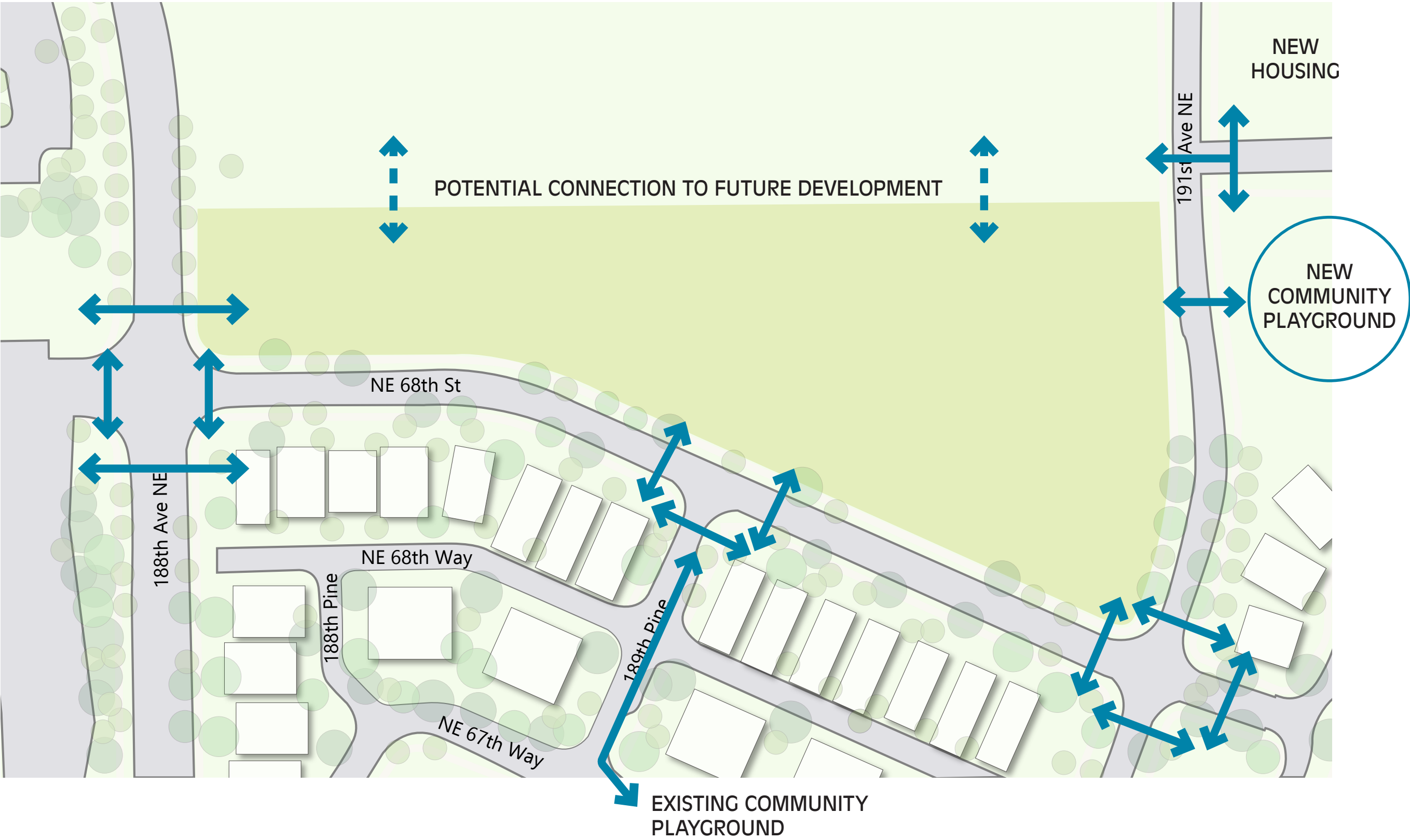
Re-forestation / Re-naturing



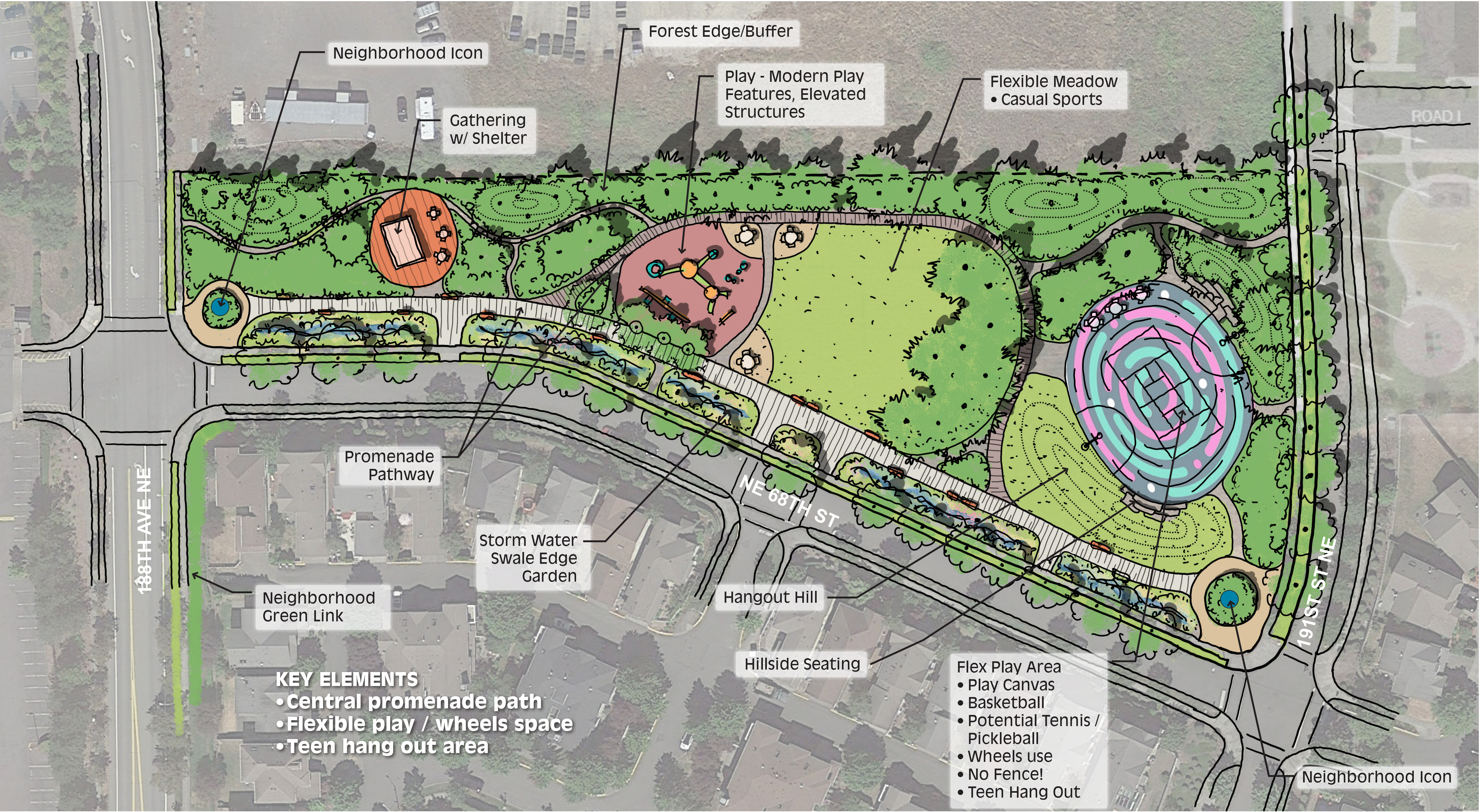
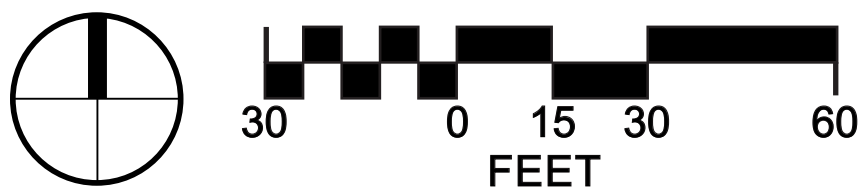
Regional Connectivity



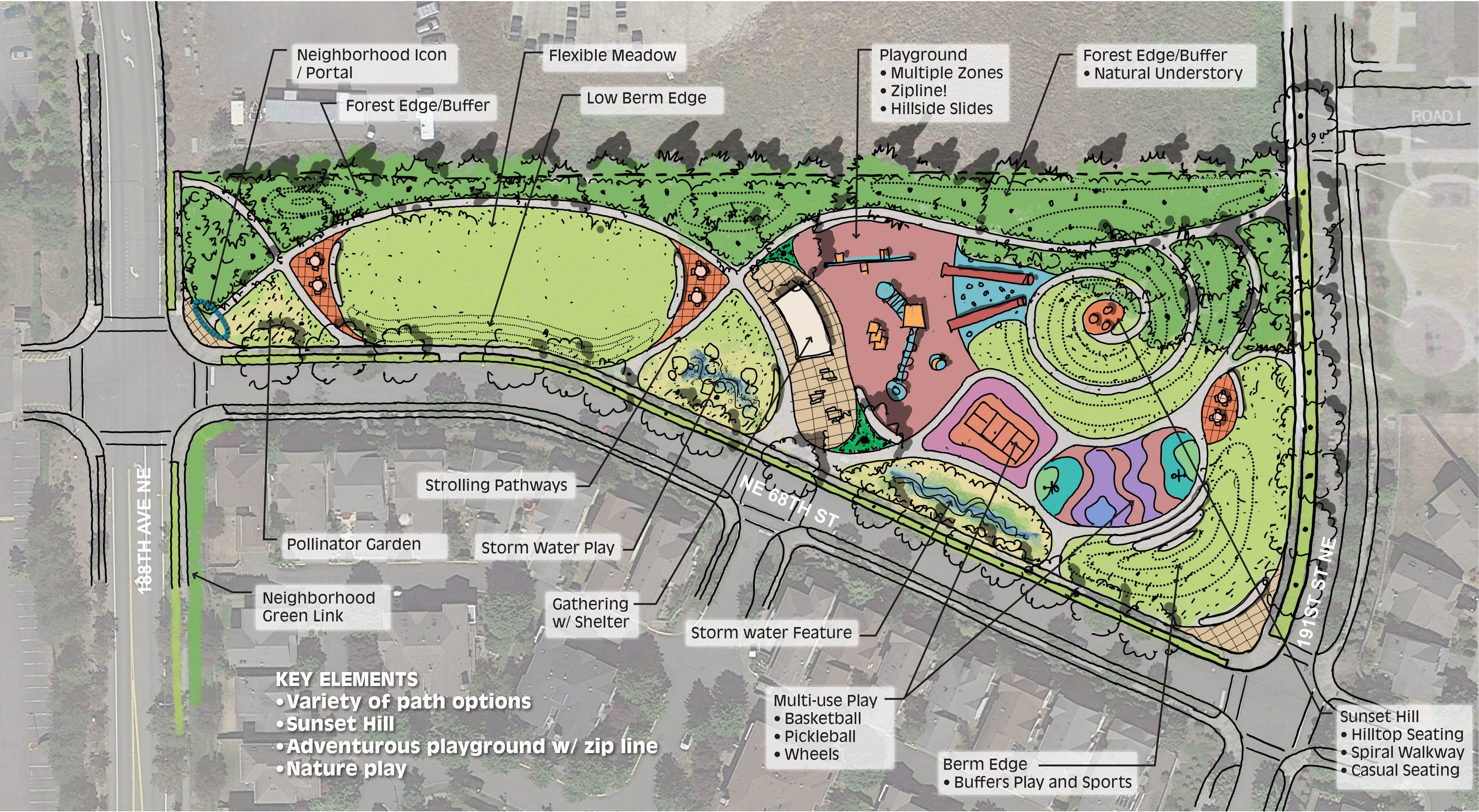
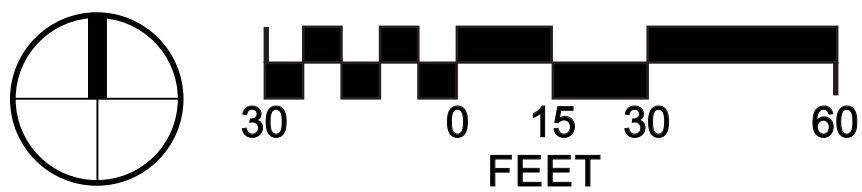
Local Connectivity



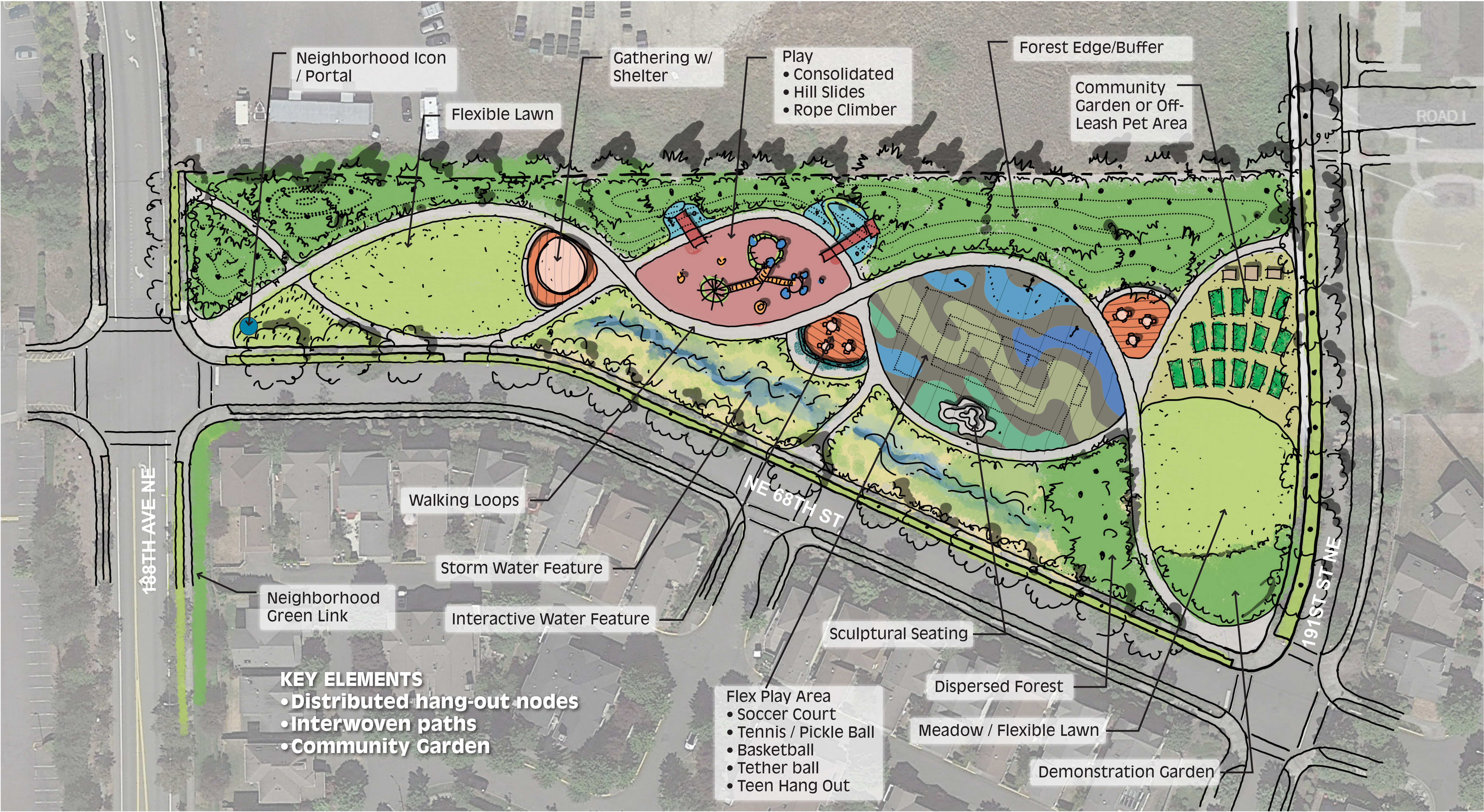
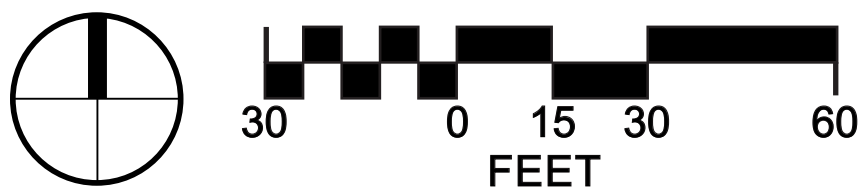
Design Concept #1: Contemporary Promenade



Design Concept #2: The Wilds



Design Concept #3: Threads (a.k.a. "Friendship Bracelet")



Community Response

193 SURVEY
RESPONSES!!

PARK DESIGN CONCEPT



DESIGN CONCEPT #2: THE WILDS

- Overall preferred concept plan
- Sunset Hill!
- Variety of circulation options
- Overall arrangement of features
- Large gathering near playground
- Stormwater / nature play opportunities

Park Character:

Take-Aways: Desire for **natural spaces** that ‘feel Pacific Northwest’. Engage **all-age** groups. Walking and biking **paths**. Sunset viewing. **Zip line**. **Gathering spaces near play areas**.

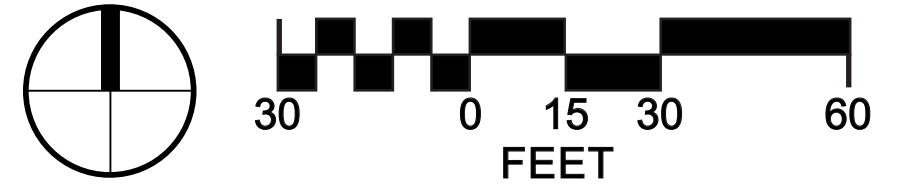
Park Amenities:

Take-Aways: **Community garden**, **flexible** spaces for multiple sports, **sunset hill**, walking/biking/skating/running **paths**, **zipline**, off-leash area, **covered gathering area**, **natural spaces**

Other Considerations:

Take-Aways: **Lighting** should be integrated (also, string lights for dreary days!). More **pollinator/ natural planted areas**. **Creative playground** and place to get **muddy**. **Art**. Roller blading pathway. Bike parking & bike share program. **Meditation**. **Urban foraging**.

Overall Park Plan



Re-Wilding & Park Ecology

Existing Site



Proposed Plan



Enhanced stormwater management with functional and beautiful rain gardens



Re-forestation / re-naturing with new trees



Enhanced vegetation diversity and provide pollinator planting with seasonal flowering perennials



Restore understory with native northwest planting

Sunset Hill & Perch

- 1

Grassy hillside for sledding, rolling, and 'hanging'
- 2

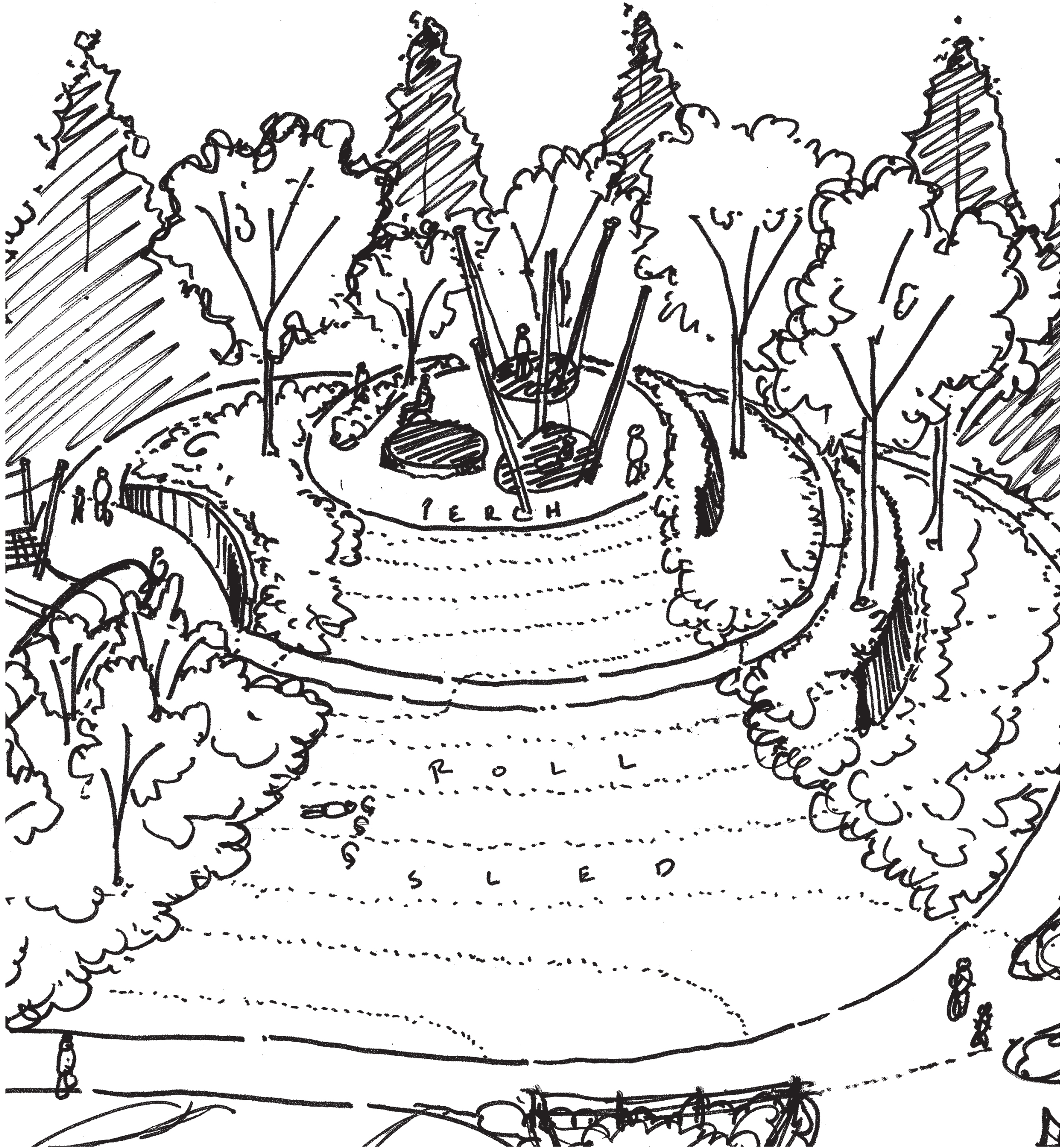
Hillside play zone
- 3

Accessible path to hill top
- 4

Hill-top perch gathering space w/ seating
- 5

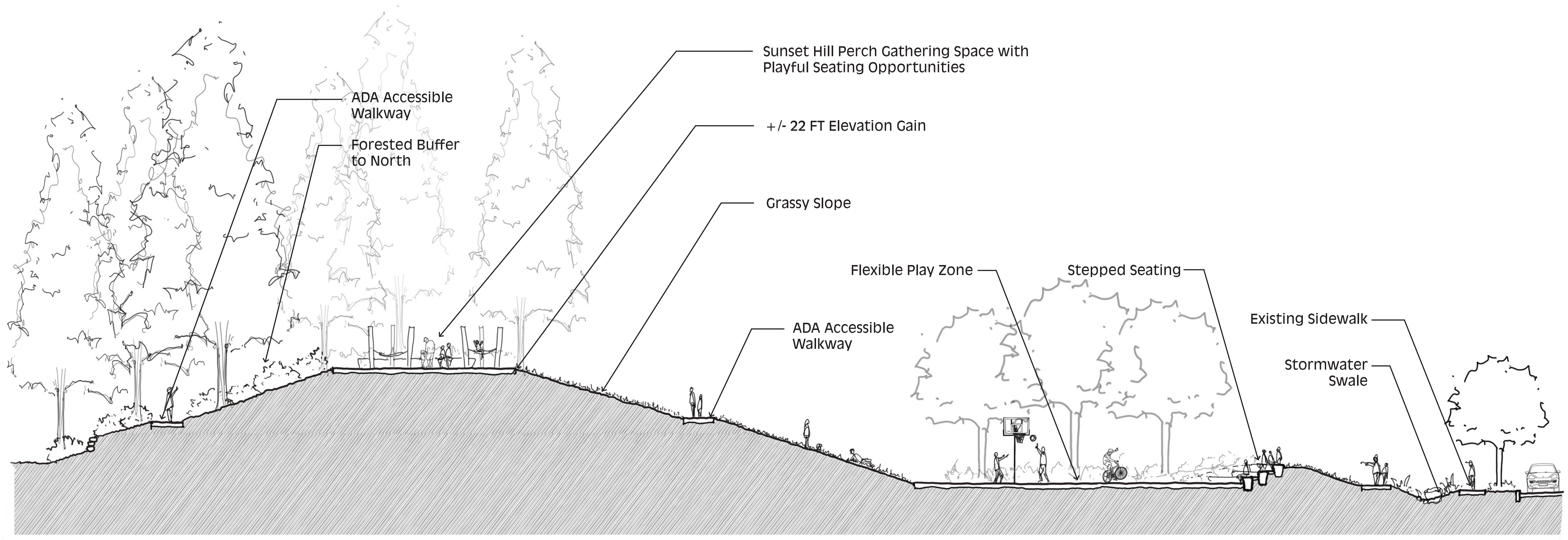
Informal stair connector
- 6

Forest buffer



Sunset Hill & Perch

Concept Section



Playground & Gathering

- 1

Covered Gathering Space with Seating Platforms & Picnic Tables
- 2

Zipline
- 3

2-5 Play Zone
- 4

5-12 Play Zone
- 5

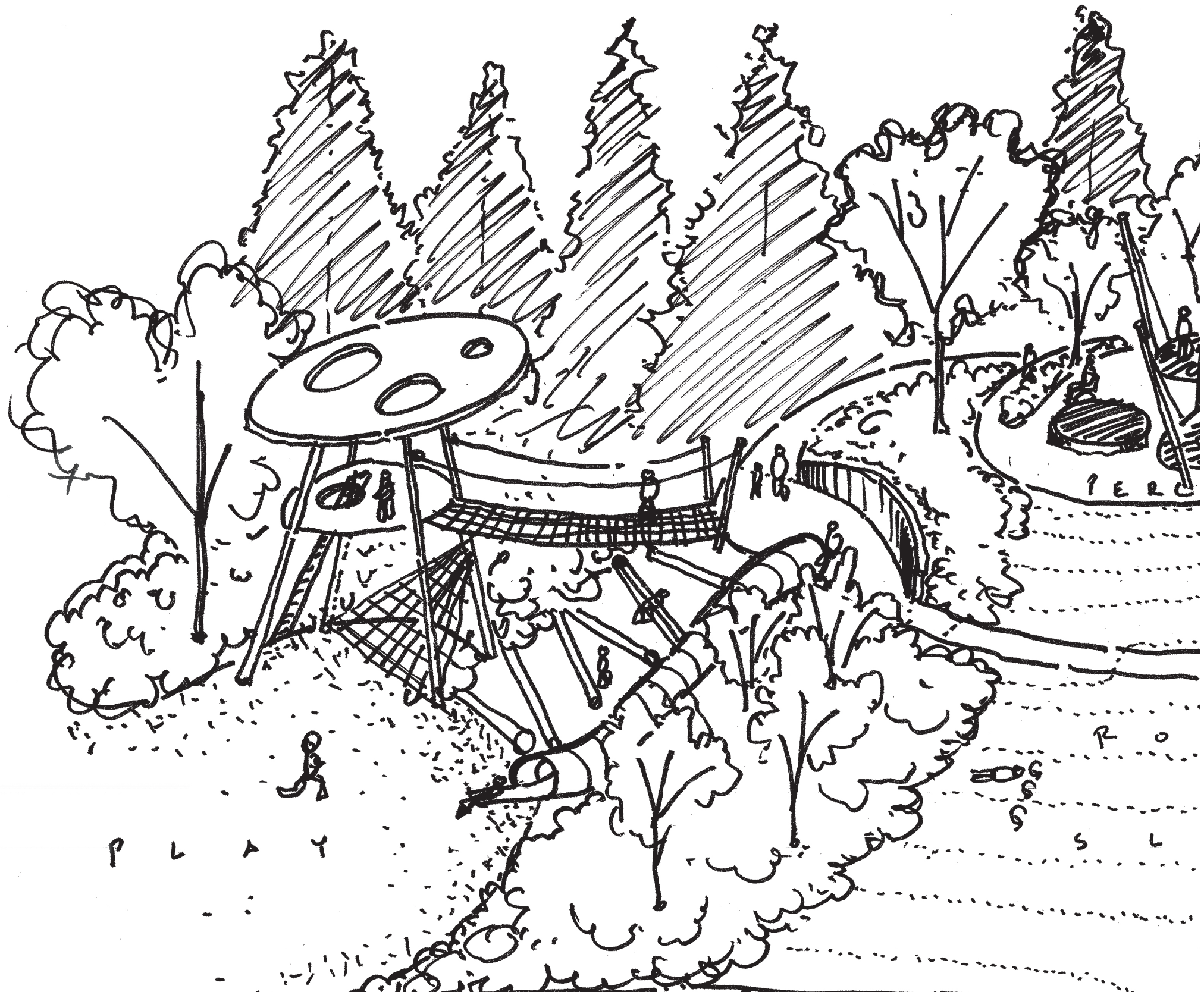
Hill Slides and Climbing Scramble
- 6

Swings
- 7

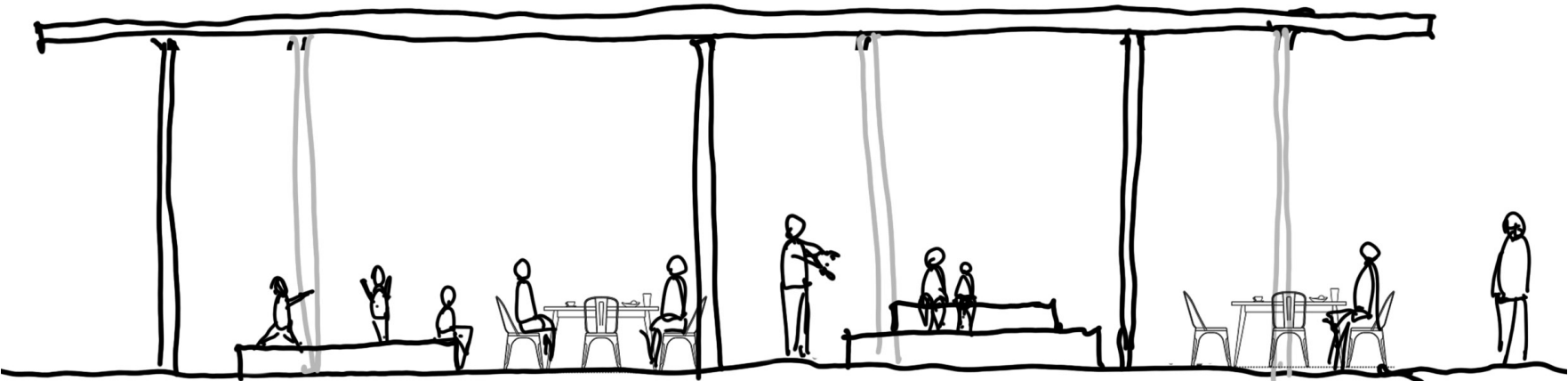
Stair Connection to Hill Path and Upper Slide Landing
- 8

Nature Play Zone & Stormwater Feature
- 9

Neighborhood Entry Gateway

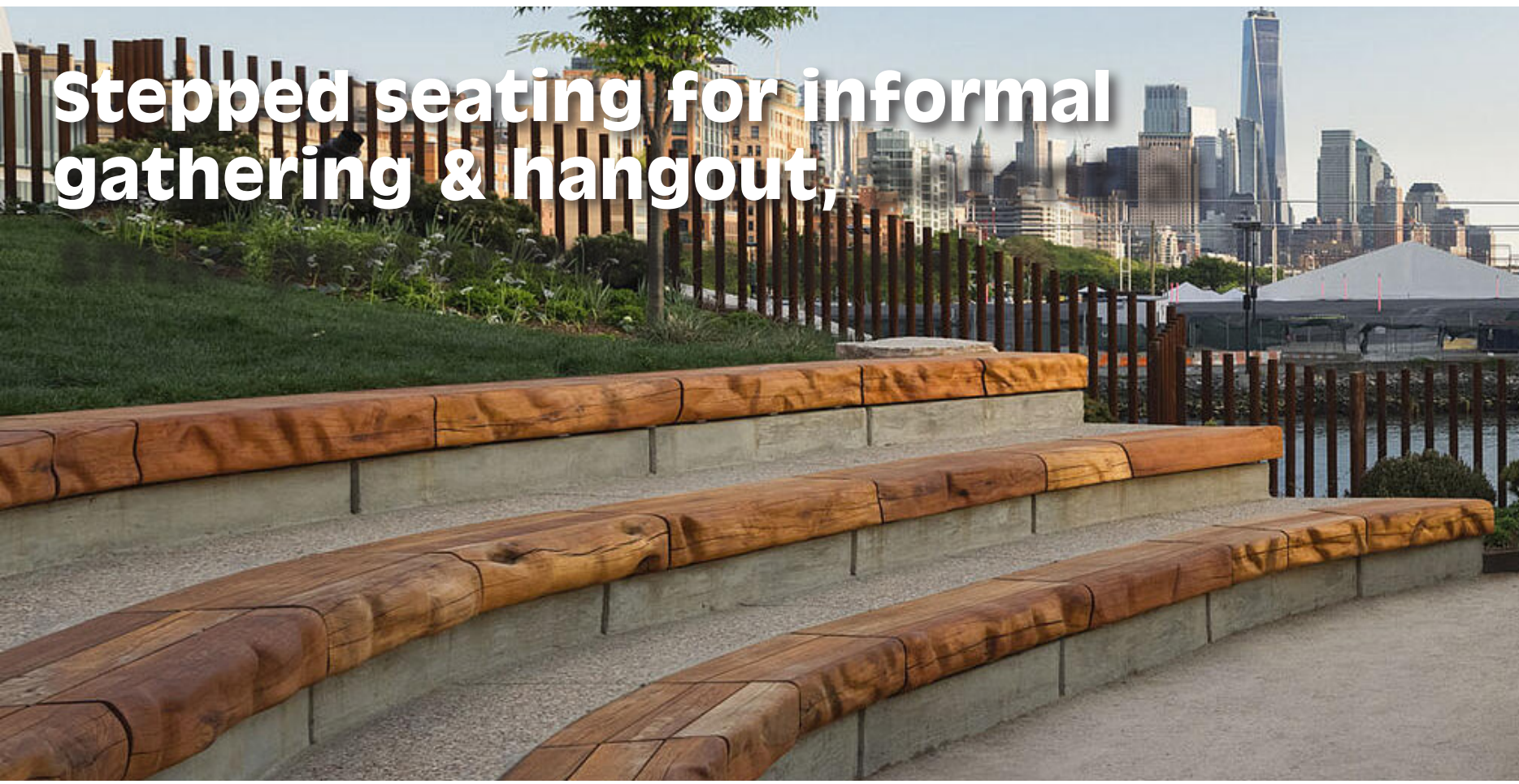
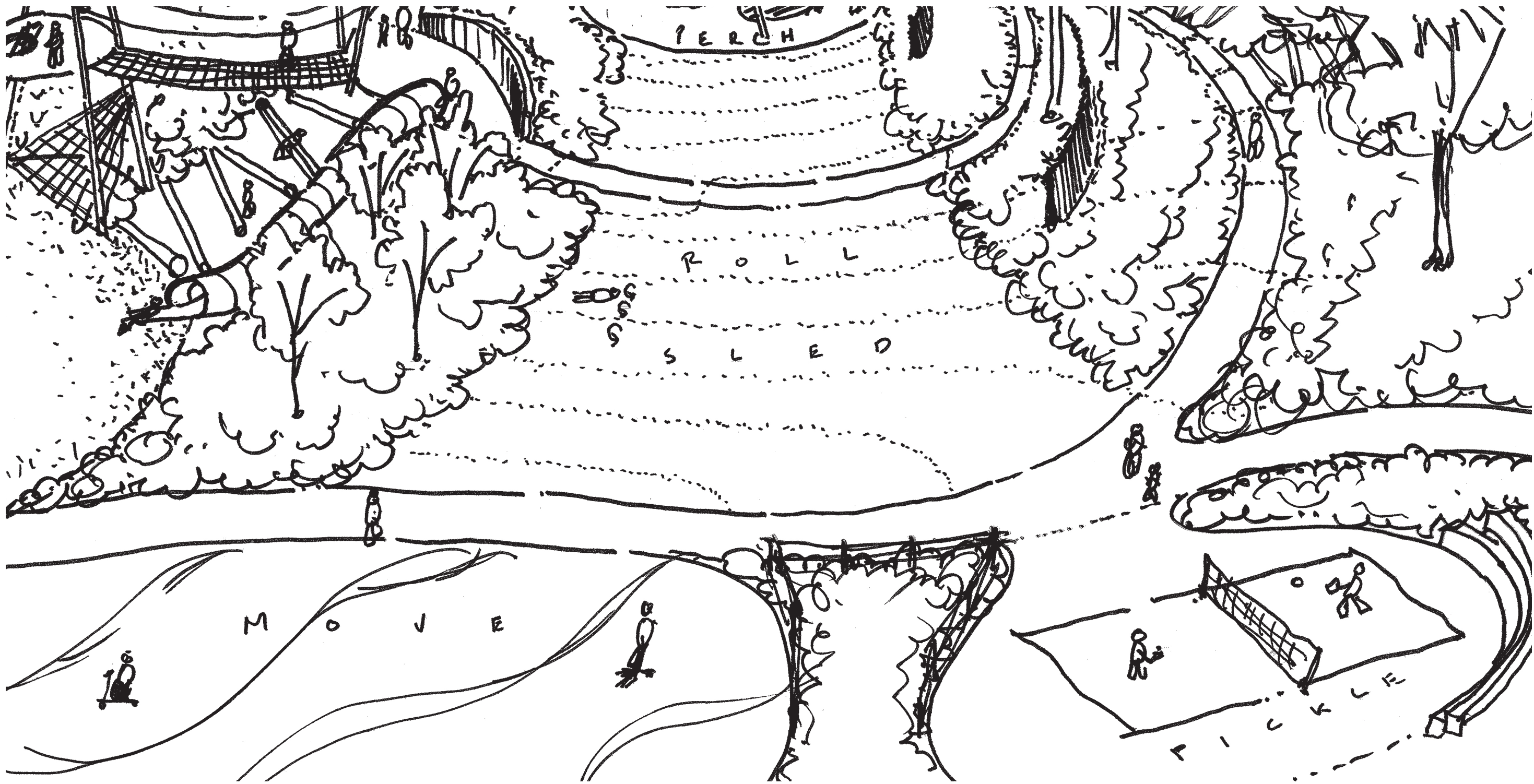


Sketch Section at Covered Gathering

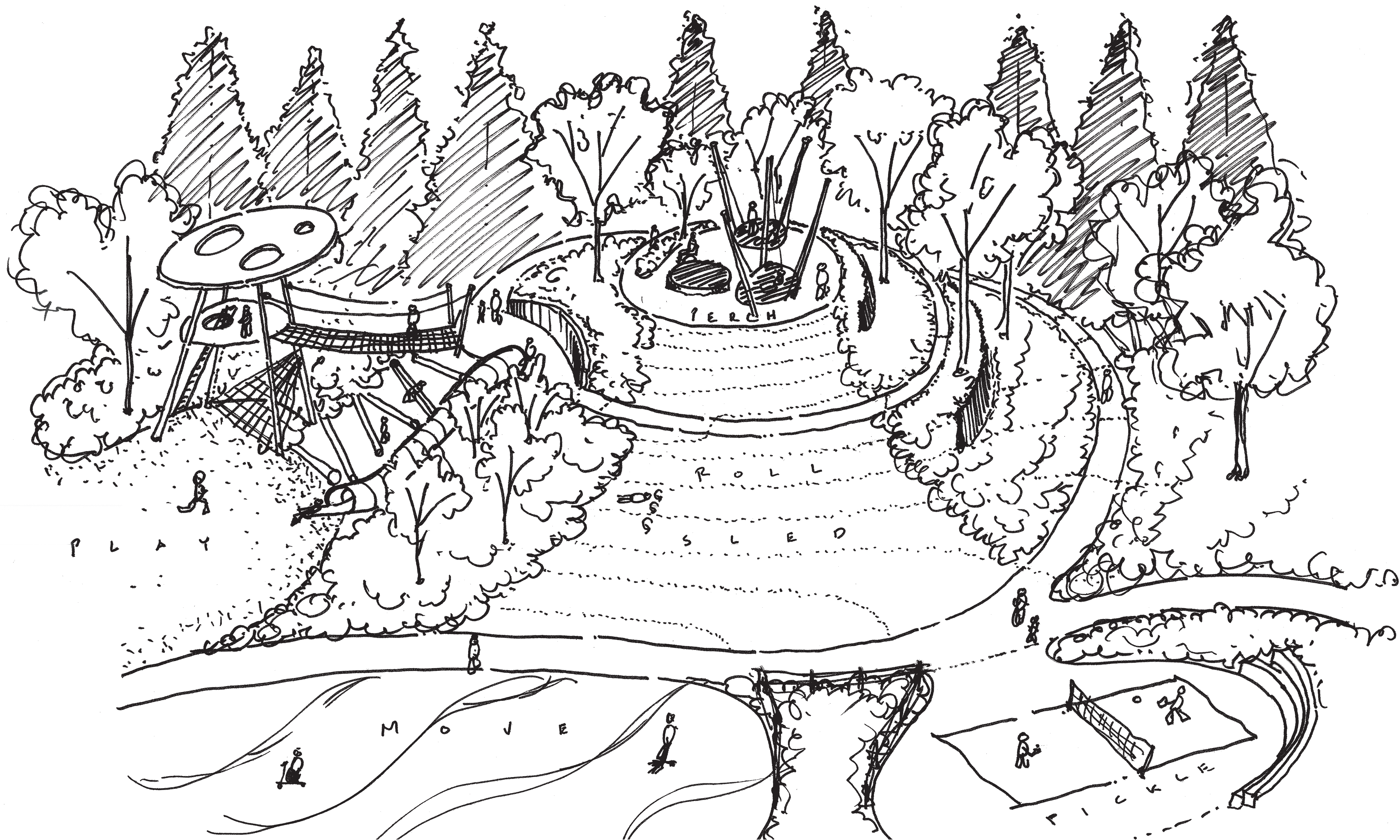


Flexible Play & Teen Hang

- ① Paved Flexible Play Zone with Painted Graphics
- ② Informal Basketball Hoops
- ③ Pickleball court and additional flexible play space
- ④ Hillside grass hangout space
- ⑤ Grass berm for hangout space and sound buffering
- ⑥ Stepped Seating / Informal Amphitheater
- ⑦ Neighborhood Entry Gateway
- ⑧ Stormwater Swale w/ Pollinator Plantings



Sunset Hill & Play Zones



Flexible Lawn and Community Garden

- 1

Large Flexible Lawn
- 2

Small Gathering Nodes w/
Picnic Tables & Seat Walls
- 3

Community Garden
- 4

Neighborhood Entry
Gateway
- 5

Low Berm Edge / Street Buffer
- 6

Central Play and Gathering Space
- 7

Primary Promenade Walkway
- 8

Planted Buffer
- 9

Stormwater Swale w/ Pollinator
Planting



Discussion

Questions?

Comments on the draft preferred concept?





City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 1/9/2024

Meeting of: City Council Study Session

File No. SS 24-075

Type: Study Session

Council Talk Time