



## ARTICLE I ZONE BASED REGULATIONS

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### RZC 21.10 DOWNTOWN REGULATIONS

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#### 21.10.150 Pedestrian System

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- A. **Purpose.** The purpose of the Downtown pedestrian system is to:
1. Provide safe pedestrian routes removed from traffic;
  2. Enhance the appearance of buildings and their settings;
  3. Provide a unified design element to complement varying architectural styles;
  4. Soften the appearance of parking lots and service storage areas; and
  5. Provide for the planting of street trees and other vegetation appropriate for an urban setting.
- B. **Installation of Pedestrian System.** The various components of the pedestrian system are shown on Map 10.3, Downtown Pedestrian System; ~~the tables and graphics included in RZC 21.10.150.C, Pedestrian System Description; Map 10.4, Town Center Pedestrian System; and the table in RZC 21.10.150.D, Downtown Streets Cross Sections,~~ all of which are incorporated as a part of this section. As property is developed or redeveloped, corresponding portions of the systems shall be installed or otherwise provided for by the property owner/developer. The setback zone specifies the minimum distance measured from the back of sidewalk. Where the setback zone is specified as zero feet, the building shall be built to the back of the sidewalk. The mid-block segments shown on the map represent desired connections between blocks. In order to provide flexibility, the actual alignment shall be determined through the site plan land use permit process.

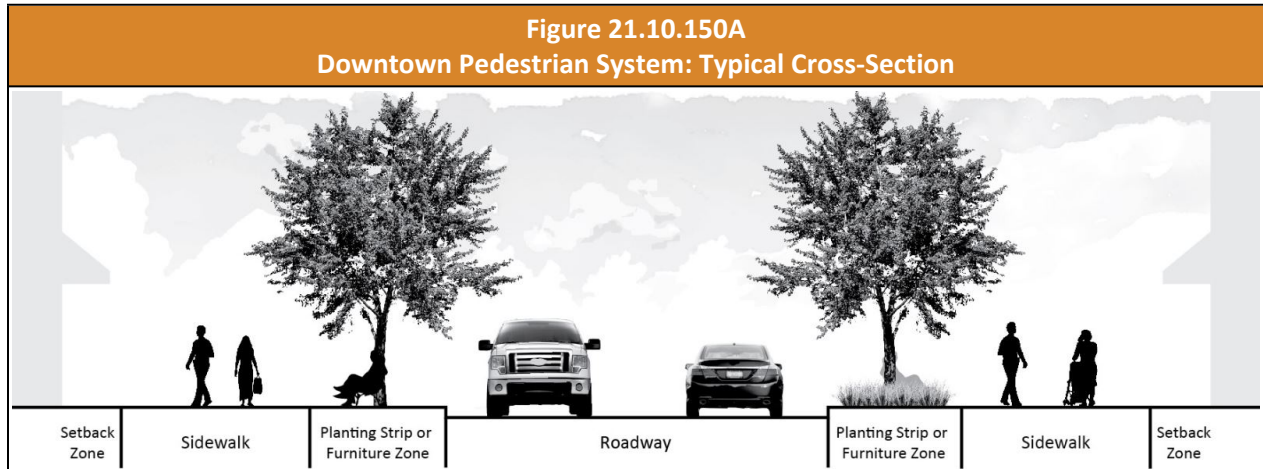


**Map 10.3**  
**Downtown Pedestrian System**





- C. **Pedestrian System Description.** The table and graphics below depict the various pedestrian system cross sections that are called out in the corresponding Map 10.3, Downtown Pedestrian System, above. Pedestrian System Types I through VI are grouped together in a common table as they are located along street fronts.



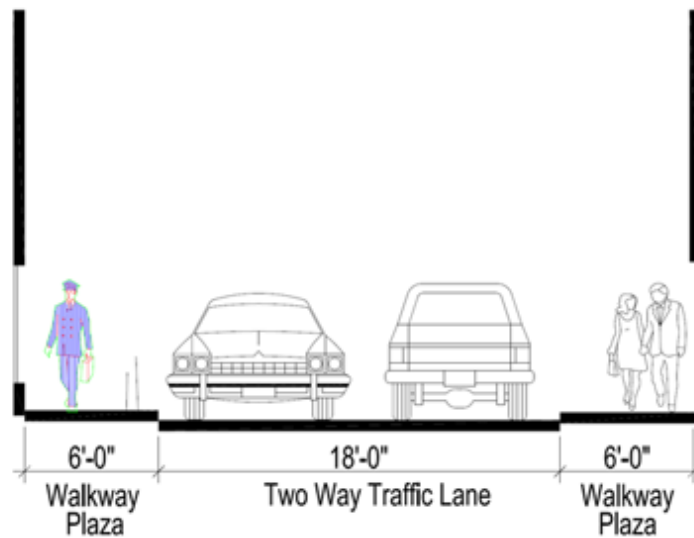
**Table 21.10.150A**  
**Downtown Pedestrian System: Cross-Section Dimensions**

		Ped. Zone		Roadway	Ped. Zone		
Cross Section	Setback Zone	Sidewalk	5-foot Planting Strip or 4-foot Furniture Zone with Tree Grates		5-foot Planting Strip or 4-foot Furniture Zone with Tree Grates	Sidewalk	Setback Zone
I	2	8	4		4	8	2
II	2	8	4		4	8	2
III	14	6	5		5	6	14
IV	7	8	5		5	8	8
V	17	8	5		5	8	17
VI	8	8	4		4	8	8



Figure 21.10.150B

Type VII – A 30-foot-wide combination walkway/vehicular lane



## Type VII CROSS SECTION

Figure 21.10.150C

Type VIII – A 12-foot asphalt trail following natural elements, such as rivers and streams, with pedestrian connection to buildings.

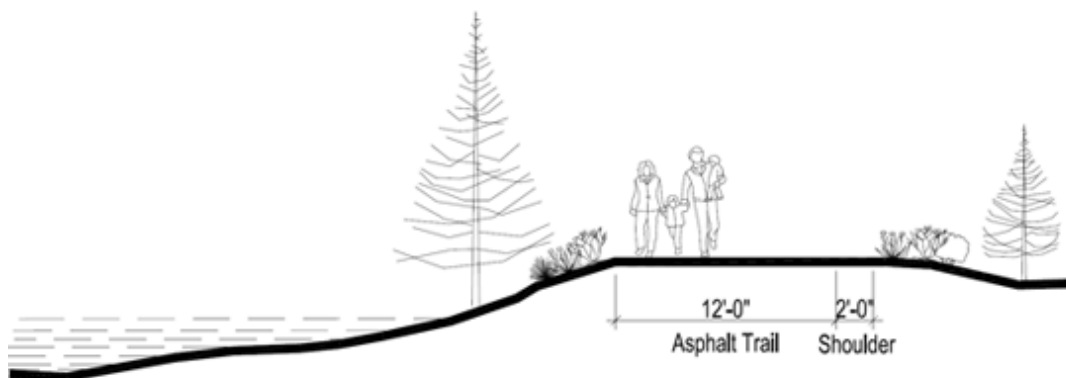
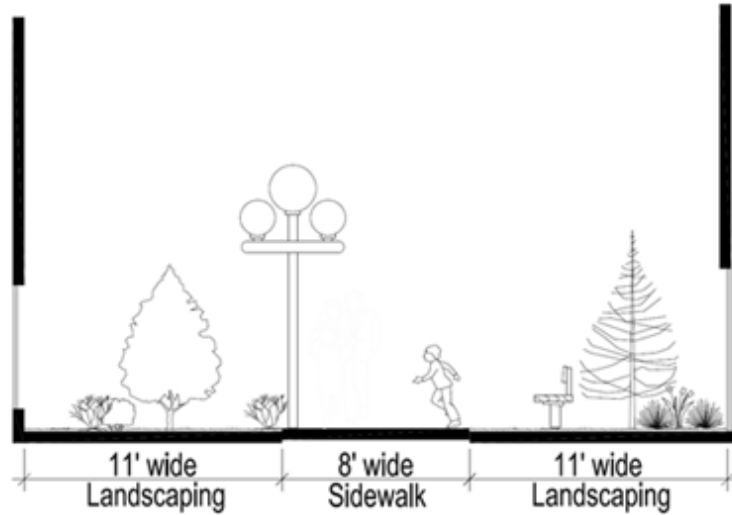




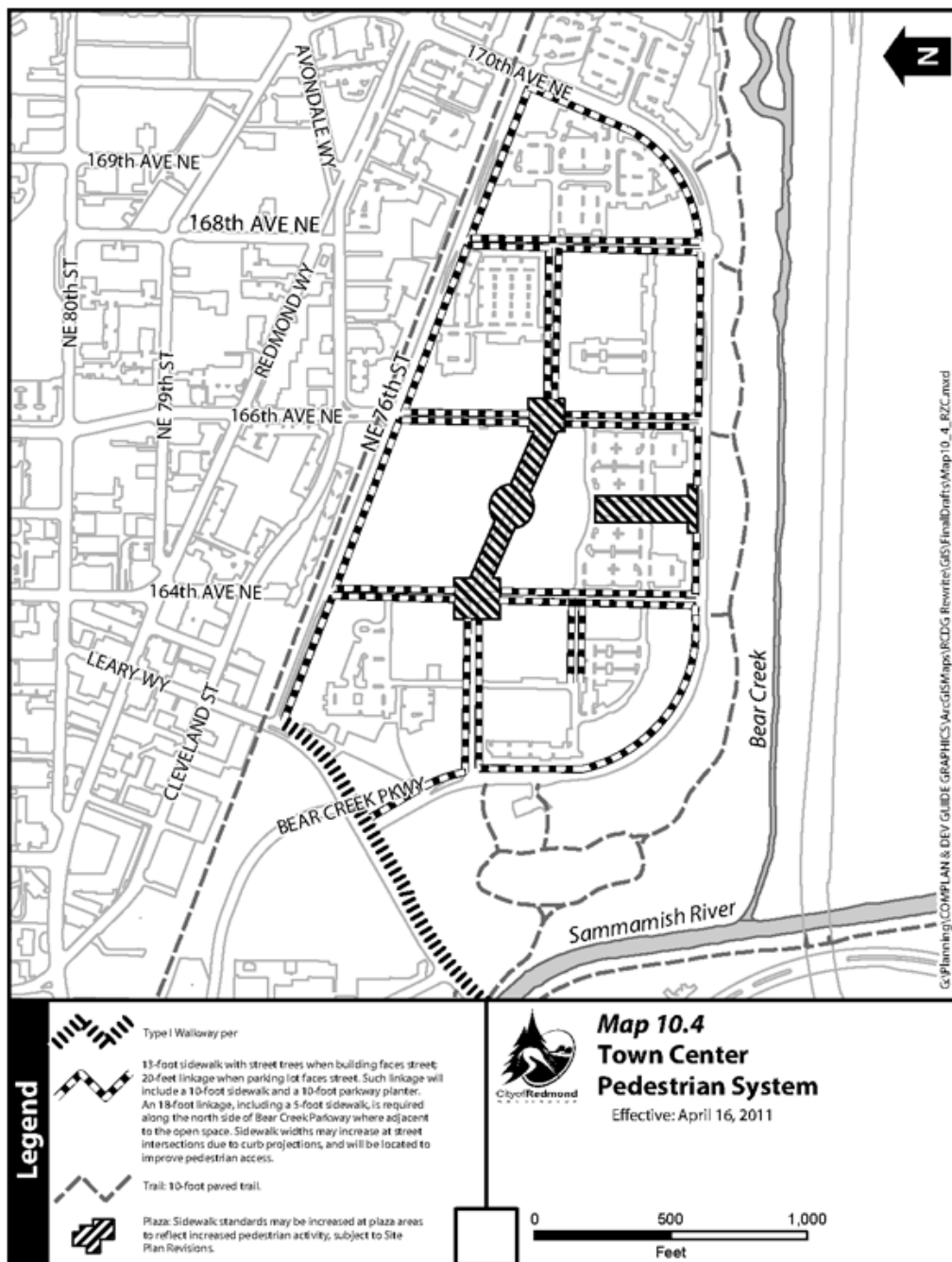
Figure 21.10.150D

Type IX - A 30-foot-wide mid-block pathway with an 8-foot sidewalk in the middle and 11 feet of landscaping/plaza on each side.



## TYPE IX CROSS SECTION

## Map 10.4 Town Center Pedestrian System



*Note: Online users may click the map for a full-size version in PDF format.*

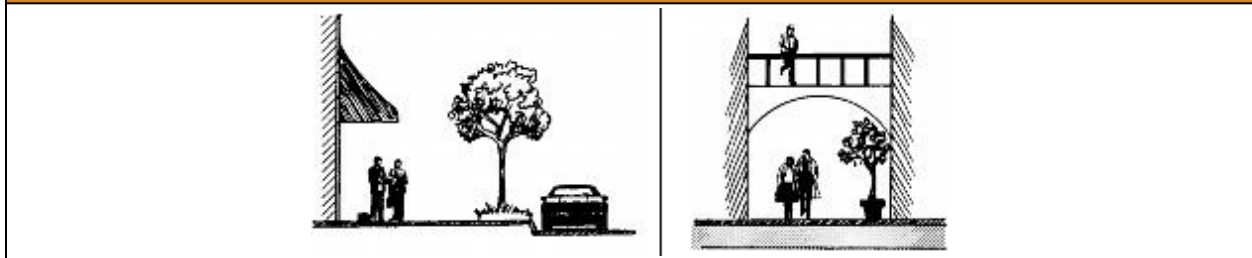




- D. **Easements/Dedications.** Where a pedestrian system walkway exists or is required outside of a public right-of-way, an easement or the dedication to the City of Redmond may be required to provide continuity of the walkway to adjoining property. In case of dedication, residential density shall be calculated based on pre-dedication lot area.
- E. **Permitted Encroachments.** Upper floors of buildings, marquees, potted plants, awnings, blade signs, and roof projections may extend over the pedestrian system when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities. Buildings, marquees, and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.

Figure 21.10.150E

Buildings, marquees, and roof projections may extend over pedestrian systems when the encroachment is integrated into the pedestrian system by providing a covered walkway, plaza, or it otherwise complements pedestrian activities.



- F. **Width Measured from Back of Curb.** Where a pedestrian system adjoins a public street, the system's width shall be measured from the back of the existing or proposed curb.
- G. **Construction Standards.** Construction standards for sidewalks are identified in the City of Redmond's Standard Specifications and Details.
- H. **Driveway Crossings.** Driveways crossing the pedestrian system shall be minimized and joint use of driveways required, when feasible, to separate vehicles and pedestrians. Areas in driveways will not be calculated as part of the area required to be landscaped in the pedestrian system.
- I. **Access to Buildings.** Pedestrian access from the primary building to the pedestrian system along the street shall not be interrupted by vehicular circulation, parking, or other elements that discourage pedestrian use.
- J. **Interior Block Pedestrian System.** Interruptions of mid-block pedestrian systems by vehicular circulation or parking are not permitted.
- K. **Variations Not Meeting Standards.** Variations in the pedestrian system that do not meet minimum standards may be approved by the Technical Committee. Variations may be allowed after consideration of the following factors:
1. Existing right-of-way available to meet standards;
  2. Existing buildings encroaching in linkage area;
  3. Pedestrian and vehicular volumes anticipated;
  4. Existing vegetation;





5. Disruption of system continuity;
  6. Accessibility to buildings.
- L. **Street Trees Generally.** Street trees within the Downtown neighborhood shall be provided according to guidelines on file with the Planning Department. As property is developed or redeveloped, trees shall be installed or otherwise provided for by the property owner/developer. Where no guidance is available, refer to RZC [21.32.090](#) Street Trees, for standards.
- M. **Requirements for Street Trees.**
1. Location. Trees shall be spaced according to guidelines on file with the Planning Department. Trees shall be planted in planter strips where they exist or are required per this section RZC 21.10.150, Pedestrian System. Where sidewalks are required to be contiguous with street curbs, trees shall be planted in irrigated tree wells, with City-approved root barriers, next to the street. Street trees may be grouped in larger planters near the curb, if found more appropriate through the Administrative Design Flexibility process. Street trees that cannot be placed next to the street due to inadequate planter strip width, street furniture, driveways, or utilities shall be planted in the abutting yard area.
  2. Street trees shall be planted according to guidelines outlined in [RZC 21.32](#), *Landscaping*.
- N. **Downtown Street Cross Sections.**
1. Guidelines for Application.
    - a. The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses. *, as detailed in RZC Appendix 2A, Downtown Street Requirements,*
    - b. Street cross section widths<sup>a</sup> apply at the middle of the block.
      - i. The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
      - ii. Intersection design shall be based upon the Pedestrian System Plan, Bicycle System Plan, and Design Guidance chapters of the Transportation Master Plan; Bicycle Facilities Design Manual; the City's Construction Specifications in RZC Appendix 2, Construction Specification and Design Standards for Streets and Access; and any corridor study adopted by the City Council for the street(s) in question.
    - c. Dedicated right-of-way shall be 60 feet, except in cases where there is more than one general purpose lane going the same direction, wherein the dedicated right-of-way shall be determined by the Technical Committee. Any sidewalk width required by Map 10.3, Downtown Pedestrian System, exceeding the required right-of-way shall be provided through an easement.
    - d. Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes, and collision history, and using recognized engineering standards, such as those published by AASHTO, ITE, or other recognized authority.
    - e. Utilities, such as power, telephone, and cable, shall be placed under the sidewalk.
    - f. When designing multimodal corridors refer to the Modal Corridors section of the Transportation Master Plan. Corridors shall support all modes.



- g. See RZC [21.52.030.F](#), *Required Public Improvements*, to review additional options and requirements.

## ~~0. Downtown Streets Cross Sections.~~

Table Moved to Appendix 2A  
(see other attachment)

Table 21.10.150B Downtown Streets Cross Sections											
Street	From	To	Southbound/Westbound			Northbound/Eastbound				Mid-Block Right-of-Way Width	Curb-to-Curb Width
			Street								
			On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Left Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width		
158th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44
158th Ave NE	NE 83rd St	Redmond Way	18	0	11	0	11	0	8	60	48
159th Pl NE	Bear Creek Parkway	Leary Way	8	0	11	0	11	0	8	60	38
160th Ave NE	NE 90th St	NE 85th St	8	0	12	12	12	0	0	60	44
160th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44
160th Ave NE	NE 83rd St	Redmond Way	0	0	11	11	11	0	0	60	33
161st Ave NE	NE 90th St	NE 87th St	0	5.5	11	11	11	5.5	0	60	44
161st Ave NE	NE 87th St	Redmond Way	0	6	12	12	12	6	8	60	56
161st Ave NE	Redmond Way	Bear Creek Parkway	8	5.5	12	0	12	5.5	8	60	51
164th Ave NE/ Red-Wood Rd	NE 90th St	NE 80th St	0	5.5	11	11	11	5.5	0	60	44
164th Ave NE	NE 80th St	Redmond Way	0	0	12	12	12	0	0	60	36
164th Ave NE	Redmond Way	NE 76th St	8	0	12	0	12	0	8	60	40
165th Ave NE	NE 85th St	NE 80th St	8	0	11	0	11	0	8	60	38
166th Ave NE	NE 85th St	NE 76th St	0	5.5	11	11	11	5.5	0	60	44
167th Ave NE	NE 85th St	NE 83rd St	0	0	11	0	11	0	8	60	30
168th Ave NE	NE 80th St	Redmond Way	8	0	14	0	14	0	8	60	44
169th Ave NE	NE 82nd St	NE 79th St	8	0	12	0	12	0	8	60	40
170th Ave NE	NE 80th St	NE 79th St	8	0	11	0	11	0	8	60	38



# Redmond Zoning Code

170th PI NE	NE 80th St	Avondale Way	8	0	11	0	11	0	8	60	38
170th PI NE	Avondale Way	Redmond Way	0	0	11	12	11	0	0	60	34
Leary Way	NE 80th St	Cleveland St	8	0	12	0	12	0	8	60	40
Leary Way	Cleveland St	BNSF	0	0	11	11	11	0	0	60	33
Leary Way	BNSF	Bear Creek Parkway	0	0	12	12	24 (1)	0	0	78	48
Leary Way	Bear Creek Parkway	Sammamish River	0	0	24 (1)	0	24 (1)	0	0	72	48
Avondale Way	NE 80th St	Redmond Way	0	5.5	11	11	22 (1)	5.5	0	70	55
Avondale Way	Redmond Way	NE 76th St	0	0	11	12	11	0	0	60	34
NE 79th St	Redmond Way	168th Ave NE	8	0	12	0	12	0	8	60	40
NE 79th St	168th Ave NE	Avondale Way	8	0	13	0	13	0	8	60	42
NE 80th St	Redmond Way	Leary Way	8	0	14	0	14	0	8	60	44
NE 80th St	Leary Way	164th Ave NE	0	0	20	12	12	0	0	60	44
NE 80th St	164th Ave NE	170th PI NE	8	0	14	0	14	0	8	60	44
NE 83rd St	158th Ave NE	160th Ave NE	8	0	11	0	11	0	20	60	50
NE 83rd St	160th Ave NE	161st Ave NE	20	0	11	0	11	0	8	60	50
NE 83rd St	161st Ave NE	490 feet east of center of 161st Ave NE and NE 83rd Street intersection	12	0	14	0	14	0	12	60	52
NE 83rd St/Transit Center	490 feet east of center of 161st Ave NE and NE 83rd Street intersection	164th Ave NE	0	0	15	12	15	0	0	60	42
NE 83rd St	164th Ave NE	166th Ave NE	8	0	14	0	14	0	8	60	44
NE 83rd St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 85th St	Sammamish River	164th Ave NE	7	5	10.5	11	10.5	5	7	60	56
NE 85th St	164th Ave NE	166th Ave NE	0	5	11	12	11	5	0	60	44
NE 85th St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 87th St	161st Ave NE	164th Ave NE	8	0	16	0	16	0	8	60	48
NE 90th St	Sammamish River	161st Ave NE	0	5.5	22 (1)	0	22 (1)	5.5	0	82	55



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NE 90th St	161st Ave NE	164th Ave NE/ Red-Wood Rd	0	6	12	12	12	6	0	60	48
Redmond Way	Sammamish River	160th Ave NE	0	0	24 (1)	12	24 (1)	0	0	102	60
Redmond Way	160th Ave NE	168th Ave NE	10	0	11	11	11	0	10	60	53
Redmond Way	168th Ave NE	NE 76th St	0	0	26 (1)	24 (2)	26 (1)	0	0	100	76
Cleveland St	Redmond Way	Redmond Way	8	0	11	0	11	0	8	60	38
Bear Creek Parkway	Redmond Way	Leary Way	8	0	11	12	11	0	8	60	42
Bear Creek Parkway	Leary Way	Bear Creek Parkway/170th Ave NE	0	0	11	12	11	0	0	60	34
Bear Creek Parkway	Bear Creek Parkway/170th Ave NE	Redmond Way	0	0	24	12	24	0	0	85	60
<p>A. Width is taken up by two General Purpose lanes.</p> <p>B. Width is taken up by two turn lanes. Width may define business access and/or right-turn lanes</p>											

(Ord. 2679; Ord. 2803; Ord. 2958)

Effective on: 4/27/2019



## APPENDICES

### APPENDIX 2A. DOWNTOWN STREET REQUIREMENTS

Street Requirements is a guide to the horizontal layout of the various roadway features contained within the public right-of-way for each of the various street classifications in the Downtown zoning area. This appendix supplements RZC 21.10.150 Pedestrian Program of Downtown Regulations and has been approved by the Technical Committee. Refer to RZC 21.150.N for further application guidance.

**A. Street Requirements.** Street requirements apply to the following areas. Table 1 provides details of right-of-way and roadway cross sections. Pedestrian elements, including sidewalk and landscape details, are provided in RZC 21.10.150.

1. **Right-of-Way.** Right-of-way is the publicly owned area between private property lines. It includes transportation infrastructure for pedestrian, bicycle, and transit vehicle circulation. Some pedestrian infrastructure may also be accommodated in easements instead of right-of-way depending on site-specific characteristics.
2. **Roadway.** The roadway is measured from face-of-curb to face-of-curb within the right-of-way. It includes travel and turn lanes and may include curbside parking and striped bike lanes or cycle tracks. For shared streets, a curb may not separate the roadway from the sidewalk. In this case, the transition between the two areas will generally be marked by other features such as bollards, different hardscape surface materials, or in other ways.
3. **Landscape/Bioretention.** The landscape/bioretention area is located between the curb and sidewalk and may include traditional landscaping, bioretention cells or a combination of the two.
4. **Sidewalks.** Sidewalks are measured from development property line to edge of landscape strips and bioretention zones within the right-of-way. Sidewalks and landscape strips and bioretention areas may also be located partially or entirely within easements depending on site-specific characteristics.

Table 1 Downtown Streets Cross Sections											
Street	From	To	Southbound/Westbound				Northbound/Eastbound			Mid-Block Right-of-Way Width	Curb-to-Curb Width
			Roadway								
			On-Street Parking Width	Bike Lane Width	General Purpose Lanes Width	Median / Two Way Left Turn Lane Width	General Purpose Lanes Width	Bike Lanes Width	On-Street Parking Width		
158th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44
158th Ave NE	NE 83rd St	Redmond Way	18	0	11	0	11	0	8	60	48



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159th PI NE	Bear Creek Parkway	Leary Way	8	0	11	0	11	0	8	60	38
160th Ave NE	NE 90th St	NE 85th St	8	0	12	12	12	0	0	60	44
160th Ave NE	NE 85th St	NE 83rd St	8	0	14	0	14	0	8	60	44
160th Ave NE	NE 83rd St	Redmond Way	0	0	11	11	11	0	0	60	33
161st Ave NE	NE 90th St	NE 87th St	0	5.5	11	11	11	5.5	0	60	44
161st Ave NE	NE 87th St	Redmond Way	0	6	12	12	12	6	8	60	56
161st Ave NE	Redmond Way	Bear Creek Parkway	8	5.5	12	0	12	5.5	8	60	51
164th Ave NE/ Red-Wood Rd	NE 90th St	NE 80th St	0	5.5	11	11	11	5.5	0	60	44
164th Ave NE	NE 80th St	Redmond Way	0	0	12	12	12	0	0	60	36
164th Ave NE	Redmond Way	NE 76th St	8	0	12	0	12	0	8	60	40
165th Ave NE	NE 85th St	NE 80th St	8	0	11	0	11	0	8	60	38
166th Ave NE	NE 85th St	NE 76th St	0	5.5	11	11	11	5.5	0	60	44
167th Ave NE	NE 85th St	NE 83rd St	0	0	11	0	11	0	8	60	30
168th Ave NE	NE 80th St	Redmond Way	8	0	14	0	14	0	8	60	44
169th Ave NE	NE 82nd St	NE 79th St	8	0	12	0	12	0	8	60	40
170th Ave NE	NE 80th St	NE 79th St	8	0	11	0	11	0	8	60	38
170th PI NE	NE 80th St	Avondale Way	8	0	11	0	11	0	8	60	38
170th PI NE	Avondale Way	Redmond Way	0	0	11	12	11	0	0	60	34
Leary Way	NE 80th St	Cleveland St	8	0	12	0	12	0	8	60	40
Leary Way	Cleveland St	NE 76th St	0	0	11	11	11	0	0	60	33
Leary Way	NE 76th St	Bear Creek Parkway	0	0	12	12	24 (1)	0	0	78	48
Leary Way	Bear Creek Parkway	Sammamish River	0	0	24 (1)	0	24 (1)	0	0	72	48
Avondale Way	NE 80th St	Redmond Way	0	5.5	11	11	22 (1)	5.5	0	70	55
Avondale Way	Redmond Way	NE 76th St	0	5.5	11	11	11	5.5	0	60	44
NE 79th St	Redmond Way	168th Ave NE	8	0	12	0	12	0	8	60	40
NE 79th St	168th Ave NE	Avondale Way	8	0	13	0	13	0	8	60	42
NE 80th St	Redmond Way	Leary Way	8	0	14	0	14	0	8	60	44
NE 80th St	Leary Way	165th Ave NE	0	5.5	11	11	11	5.5	0	60	44
NE 80th St	165th Ave NE	170th PI NE	8	0	14	0	14	0	8	60	44



## Redmond Zoning Code

NE 83rd St	158th Ave NE	160th Ave NE	8	0	11	0	11	0	20	60	50
NE 83rd St	160th Ave NE	161st Ave NE	20	0	11	0	11	0	8	60	50
NE 83rd St	161st Ave NE	490 feet east of center of 161st Ave NE and NE 83rd Street intersection	12	0	14	0	14	0	12	60	52
NE 83rd St/Transit Center	490 feet east of center of 161st Ave NE and NE 83rd Street intersection	164th Ave NE	0	0	15	12	15	0	0	60	42
NE 83rd St	164th Ave NE	166th Ave NE	8	0	14	0	14	0	8	60	44
NE 83rd St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 85th St	Sammamish River	164th Ave NE	7	5	10.5	11	10.5	5	7	60	56
NE 85th St	164th Ave NE	166th Ave NE	0	5	11	12	11	5	0	60	44
NE 85th St	166th Ave NE	167th Ave NE	8	0	11	0	11	0	0	60	30
NE 87th St	161st Ave NE	164th Ave NE	8	0	16	0	16	0	8	60	48
NE 90th St	Sammamish River	161st Ave NE	0	5.5	22 (1)	0	22 (1)	5.5	0	82	55
NE 90th St	161st Ave NE	164th Ave NE/Red-Wood Rd	0	6	12	12	12	6	0	60	48
Redmond Way	Sammamish River	160th Ave NE	0	0	24 (1)	12	24 (1)	0	0	102	60
Redmond Way	160th Ave NE	168th Ave NE	10	0	11	11	11	0	10	60	53
Redmond Way	168th Ave NE	NE 76th St	0	0	26 (1)	24 (2)	26 (1)	0	0	100	76
Cleveland St	Redmond Way	Redmond Way	8	0	11	0	11	0	8	60	38
Bear Creek Parkway	Redmond Way	Leary Way	8	0	11	12	11	0	8	60	50
Bear Creek Parkway	Leary Way	Bear Creek Parkway/170th Ave NE	0	0	11	12	11	0	0	60	34
Bear Creek Parkway	Bear Creek Parkway/170th Ave NE	Redmond Way	0	0	24	12	24	0	0	85	60
1. Width is taken up by two General Purpose lanes. 2. Width is taken up by two turn lanes. Width may define business access and/or right-turn lanes											