

# Attachment A Exhibit 1: Comprehensive Plan Amendments

## Proposed Amendment Redmond Comprehensive Plan CRMP

- 1: Introduction ([link](#))
- 2: Goals, Vision, and Framework Element ([link](#))
- 3: Community Character and Historic Preservation Element ([link](#))
- 4: Natural Environment Element ([link](#))
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# Introductio

n



# What Tender Artistry It Takes To Make A Town

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

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

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

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



Poem by Rebecca Meredith  
Redmond Poet Laureate 2010-2012

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

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

### Shaping and Realizing Our Future

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

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

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

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

### Sustainability Principles

In Redmond a sustainable community means:

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

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

## Planning Framework

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

## What Is a Comprehensive Plan?

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

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

## Who Plans and How?

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

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

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

### Planning for Redmond from Small Town to City - Major Highlights

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

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

### What Is in This Plan?

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

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

**The Plan is organized with the following sections or elements.**

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

## How Is the Plan Implemented?

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

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

## Profile of Redmond

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

### Redmond in Profile – 2010

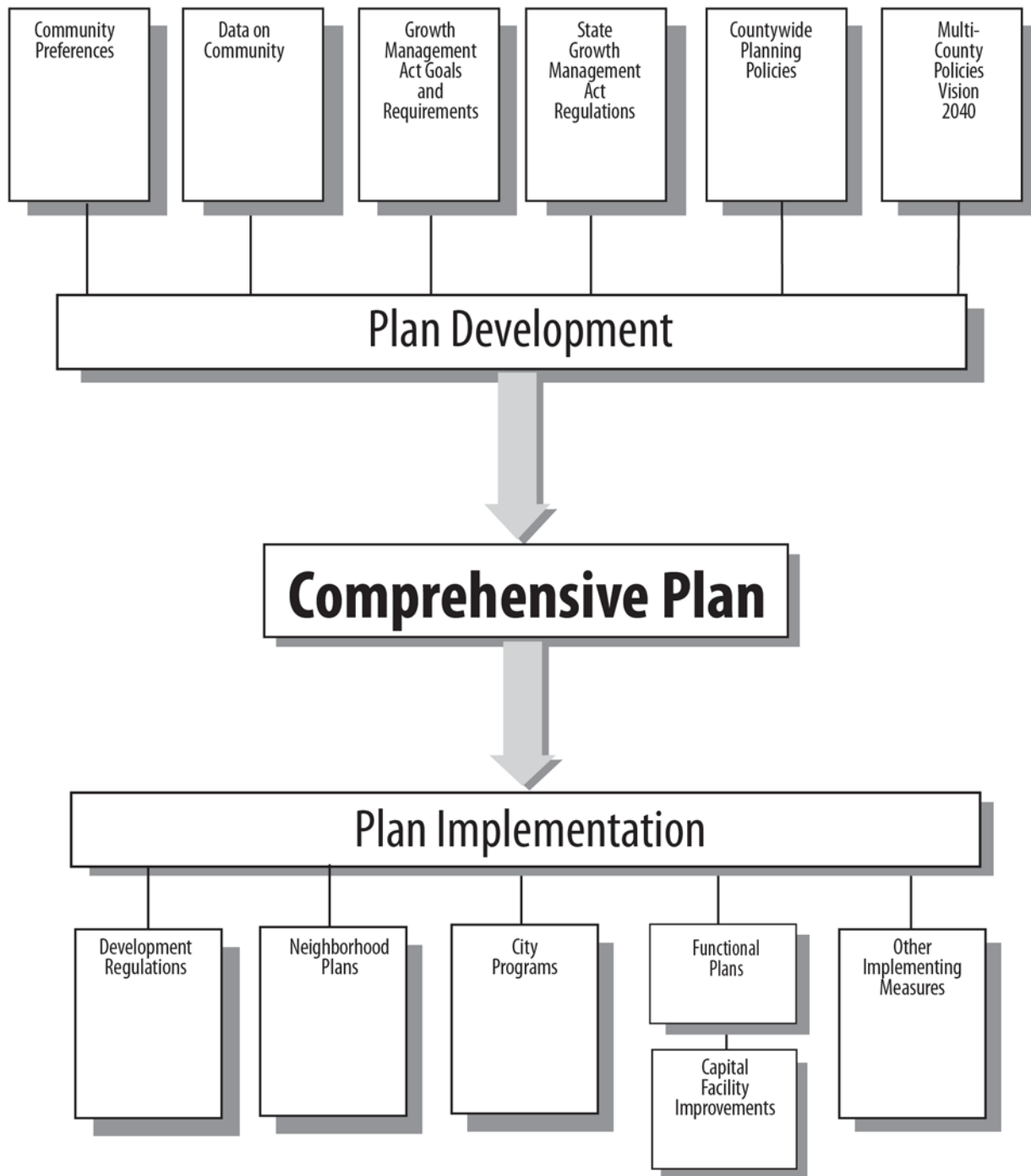
Population:	54,144
Area in Square Miles:	17.14
Miles of Paved Road:	184.9
Acres of Park Land:	1,345*
Miles of Trails:	40.41**
Number of Schools:	9
Rank in Employment: (central Puget Sound region)	5th 77,000 jobs
Top 10 Major Employers:	Microsoft Corporation AT&T Mobility Genie Industries Lake Washington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

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

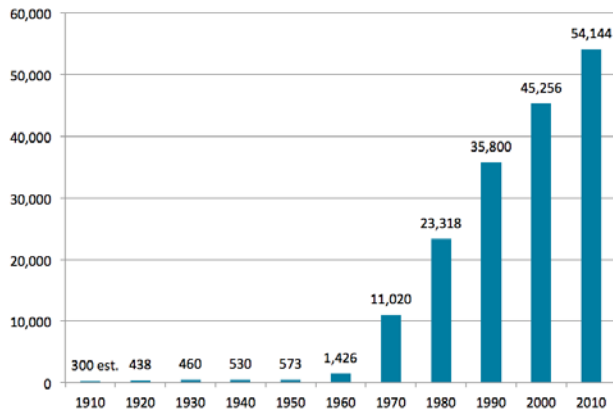
\*\*Includes local and regional trails

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

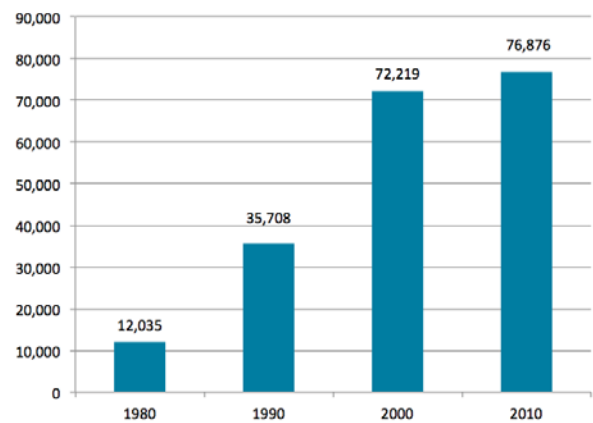
# Development and Implementation of a Comprehensive Plan



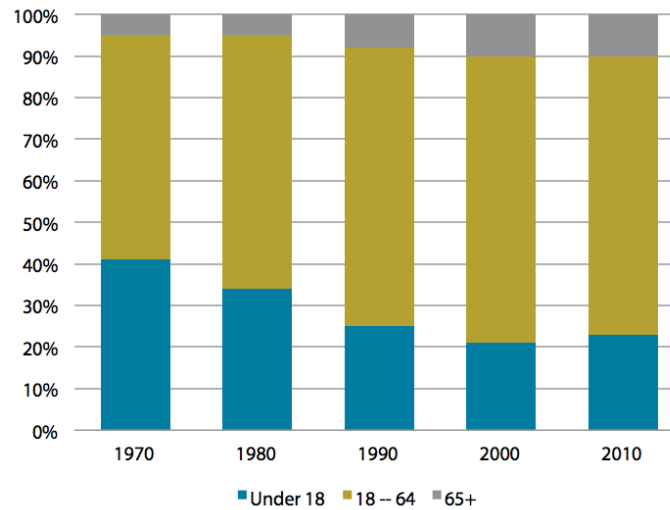
**Redmond Population by Decade**



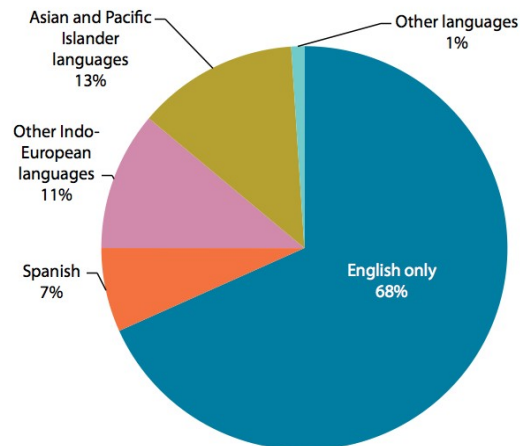
**Redmond Employment by Decade**



**Age Groups - Change by Decade**

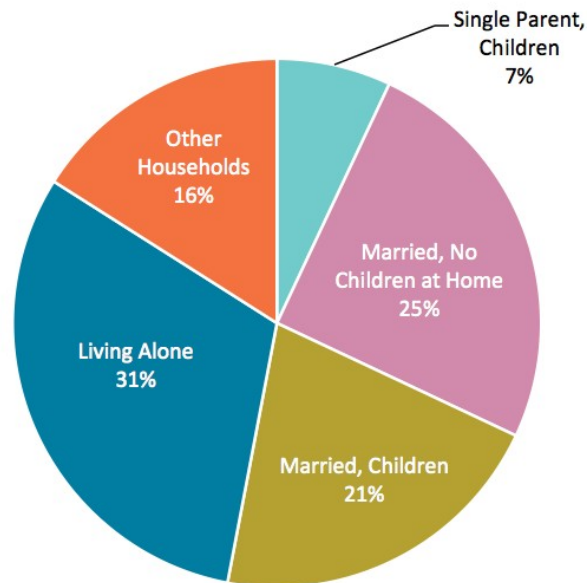


**Language Spoken at Home, 2010**

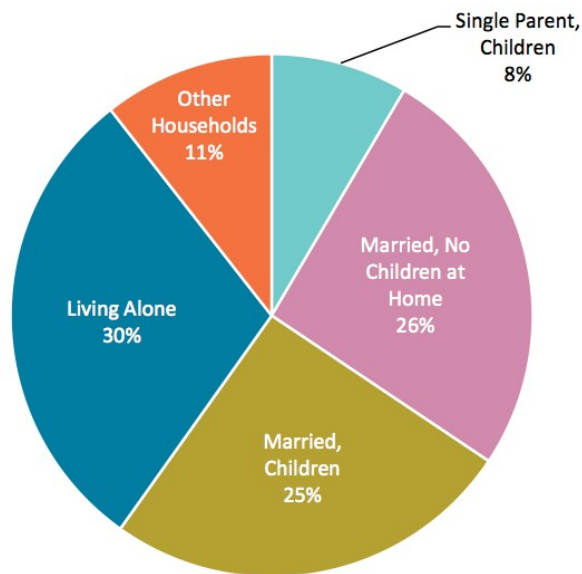


American Community Survey, 2007 – 2009

### Household Types, Redmond, 2000



### Household Types, Redmond, 2010



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

## City History

### Xobal's First People

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

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

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

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

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

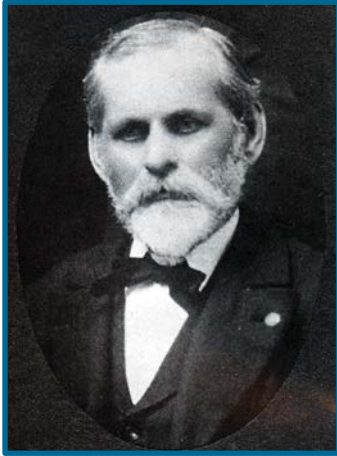
### Redmond's Early Days

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

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

The earliest industry was logging aided by the rail line.

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



*Warren Perrigo*

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

### Redmond's Growth Period

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

Sammamish River and extended to the intersection of



*Historical logging*

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

### Current Highlights

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

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

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

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

### Future

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

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

## 2: Goals, Vision and Framework Element



# Goals, Vision, and Framework Policies





*DIVIDER PHOTO: MULTI-USE BUILDINGS IN DOWNTOWN REDMOND*

# What tender artistry it takes to make a town

## Organization of this Element

### Introduction

#### A. Goals for Redmond

#### B. Our Future Vision for Redmond in 2030

#### C. Framework Policies

### Introduction

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

This element expresses those values and preferences through:

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

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

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

### A. Goals for Redmond

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

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

## B. Our Future Vision for Redmond in 2030

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

### Community Vision Statement

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

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

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

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

Old Town thrives as a focus for retail activity that attracts pedestrians, providing a distinctive selection of stores, restaurants, boutiques and theaters, as well as varied housing opportunities. New buildings blend with refurbished buildings, retaining the area's historic character. Cleveland Street is a pleasant place to walk or sit, and people fill the street during the day and evening. The Redmond Central Connector (the former railroad right-of-way) has been transformed

to an urban green space that people of all ages enjoy, with convenient access to light rail, as well as places to stroll, gather and talk with others, celebrate, or stop and peek in store windows while walking to Old Town or Redmond Town Center.

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

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

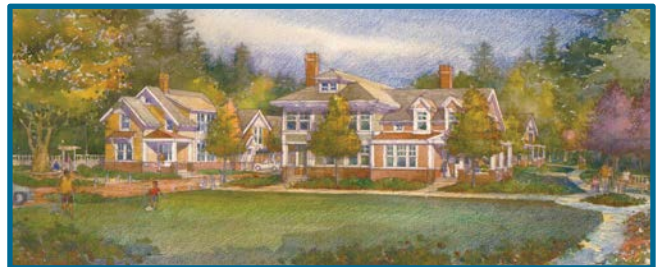
**Marymoor Local Center is a burgeoning neighborhood** that offers a well-designed mix of living, employment, community gathering, education and shopping opportunities. An efficient street grid has begun to take shape and provides easy access to mixed-use and residential buildings and a variety of thriving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



*Downtown 2030*



*Overlake 2030*



*Innovative Housing in the North Redmond neighborhood*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



*Microsoft building off of NE 40th St.*



*Families enjoy a warm day at Idylwood Park*

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

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

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

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

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

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

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

open space.

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

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

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

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

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

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

## C. Framework Policies

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



*Sammamish River*



*Redmond Watershed*

## Participation, Implementation and Evaluation

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

## Conservation and Natural Environment

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



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

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

### Land Use

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

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

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

active, healthy lifestyles; and

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

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

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

## Housing

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

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

## Economic Vitality

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

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

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

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

## Neighborhoods

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

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

## Downtown

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

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

**FW-25** Enhance the pedestrian ambiance of Downtown through public

and private collaboration and investments.

includes convenient access to multiple modes of transportation.

**FW-26** Foster Old Town's identity as a destination that has retained its historic identity and traditional downtown character; ensure that it is linked through attractive pedestrian connections to the rest of Downtown and provides an inviting atmosphere in which to shop, stroll or sit during the day and evening.

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

### Overlake

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

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

### Marymoor

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

### Parks and Recreation

**FW-29** Maintain and promote a vibrant system of parks and trails that are sustainably designed, preserve various types of habitat and protect the natural beauty of Redmond.

**FW-30** Provide citizens of all ages with diverse and accessible recreational and cultural opportunities, including active recreation and social and educational activities that change with trends in the city's demographics.

### Facilities and Services

**FW-31** Plan, finance, build, rehabilitate and maintain capital facilities and services consistent with the following principles:

- Provide facilities and services that support the City's vision and Land Use Plan as articulated in the Redmond Comprehensive Plan;
- Ensure that capital facilities are sustainable, well designed, attractive and safe;
- Provide facilities and services that protect public health and safety;

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

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

## Transportation

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

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

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

fuels that reduce greenhouse gas emissions.

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

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

## Community Character

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

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

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

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

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

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

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

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

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

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

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

## Human Services

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

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

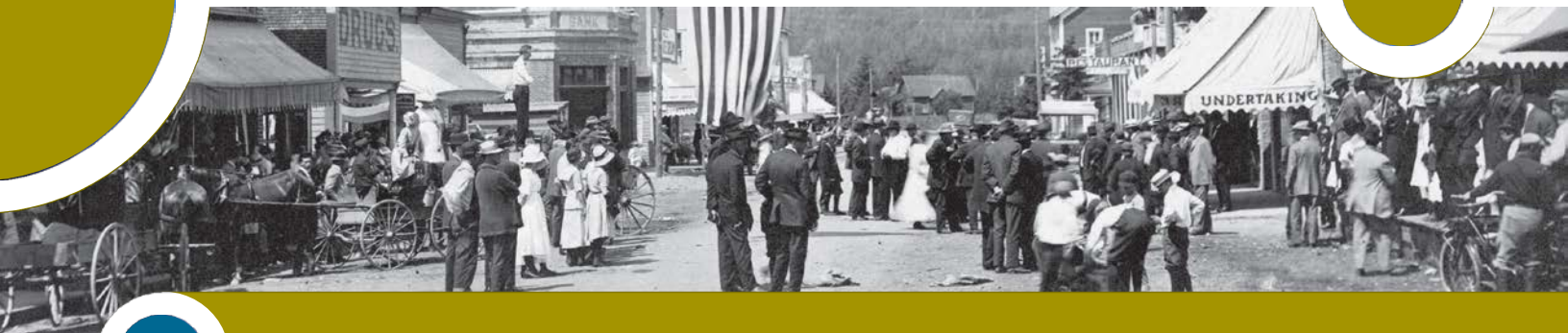
## Regional Planning and Annexation

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



### 3: Community Character and Historic Preservation Element



## Community Character and Historic Preservation





DIVIDER PHOTO: LEARYWAY, JULY 14TH, 1913

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

# Future Vision for Redmond: Community Character and Historic Preservation

## Redmond has maintained its distinctive character.

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

## Community gathering places are found throughout the city.

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

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

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

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

## Organization of This Element

### Introduction

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#### A. Community Character and Design

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

#### B. Historic Resources

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

## Introduction

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

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

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

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

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

## A. Community Character and Design

### People and Public Places

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

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

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

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

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

### **Events and Community Building**

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



Derby Days Criterium



Redmond Lights festival

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

**CC-10 Provide links to public places to encourage their use through such means as:**

- Providing safe and convenient pedestrian walkways,
- Providing bikeways,
- Developing nearby transit stops, and
- Designing for visual access to and from the site.

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

**CC-12 Facilitate the development of a diverse set of recreational and cultural programs that celebrate Redmond's heritage and cultural diversity, such as:**

- Visual, literary and performing arts;
- A historical society; and
- An active parks and recreation program.

### **View Corridors, Entrances and Landmarks**

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

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

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

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

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

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

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

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

**CC-18 Use design standards and design review to accomplish the following:**

- Ensure the elements of design, proportion, rhythm and massing are correct for proposed structures and the site;
- Retain and create places and structures in the city that have unique features;
- Ensure that building scale and orientation are appropriate to the site;
- Encourage the use of high-quality and durable materials, as well as innovative building techniques and designs;
- Promote environmentally friendly design and building techniques such as LEED for the construction or rehabilitation of structures;
- Minimize negative impacts, such as glare or unsightly views of parking;
- Incorporate historic features whenever possible;
- Maintain integrity of zones such as Old Town with unique or historic qualities; and
- Ensure that the design fits with the context of the site, reflecting the historic and natural features and character.

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

### **Buildings and Site Design**

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

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

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

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

- CC-21 Ensure safe environments by requiring use of building and site design techniques consistent with CPTED guidelines to:**
- Distinguish between publicly accessible open space and private open space;
  - Provide vandal-resistant construction;
  - Provide opportunities for residents and workers to view spaces and observe activities nearby; and
  - Reduce or eliminate “unclaimed” areas, such as unmaintained easements between fence lines and street or trail right-of-way.

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

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

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

- CC-23 Encourage landscaping that:**

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

## **Streets and Pathways**

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

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

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

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

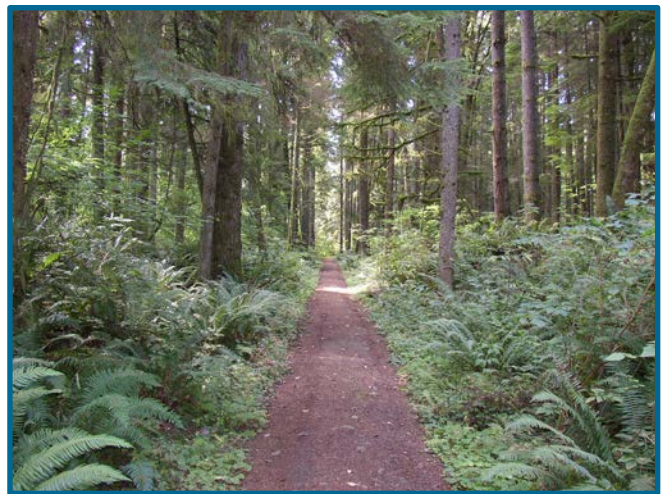
**CC-25 Preserve trailheads and equestrian connections, including those between Bridle Trails State Park in Kirkland, the Sammamish River equestrian trail, Farrel-McWhirter Park, Bridle Crest Trail, Redmond Watershed Preserve, Puget Power Trail and the Tolt Pipeline Trail, and the rural areas adjacent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

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

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



*Downtown linkage*



*Watershed trail*



*Hanging baskets brighten the downtown streets in summer*

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

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

## B. Historic Resources

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

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

### Cultural Resources

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

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

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

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

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

### Preservation

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

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

## **Survey and Evaluation**

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

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

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

## Landmark Nomination

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

**CC-34 Maintain standardized nomination, designation, and protection rules and procedures consistent with the United States National Park Services (Secretary of the Interior).**

**CC-35 Encourage nomination of historic resources that appear to meet Landmark criteria by individuals, community groups and public officials.**

**CC-36 Require consent of the owner before proceeding with Redmond's Landmark process. Notify and involve the property owner when nominating historic properties for Landmark status.**

**CC-37 Maintain a register of Landmark properties and make the register accessible to developers, the public and appropriate government offices.**

## Implementation Measures

Historic resources reflect a use of certain materials, an architectural style, or an attention to detail. Improper alterations or additions can eliminate the very reason that the structure gave character to the area. Incentives actively encourage both preservation of existing structures and restoration of structures to more closely resemble the original style and setting.

**CC-38 Develop and provide incentives, such as tax abatement programs, low-interest loan funds, technical assistance, and transfers of development rights, to encourage the preservation of Landmark properties.**

**CC-39 Emphasize the preservation of historic properties through methods such as adaptive reuse for promoting economic development.**

**CC-40 Encourage restoration and maintenance of historic properties through code flexibility, fee reductions, and other regulatory and financial incentives.**

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

**CC-41 Waive the application of or allow modifications to current development requirements, building and construction code, and fire code to encourage the preservation and appropriate**

### **rehabilitation of Landmark properties.**

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

**CC-42 Protect designated Historic Landmarks from demolition or inappropriate modification.**

**CC-43 Protect significant archaeological resources from the adverse impacts of development.**

**CC-44 Mitigate adverse impacts to the following by methods such as documentation of the original site or structure, interpretive signage, or other appropriate techniques:**

- Landmark or archaeological sites; and
- Properties proposed to be demolished or significantly altered that are eligible for landmark designation, or are of sufficient age and meet a portion of the other criteria for landmark designation.

**CC-45 Ensure the compatibility of development adjacent to Landmark properties through measures such as design standards.**

### **Regional and Community Involvement**

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

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

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

**CC-46 Cooperate with regional preservation programs and use technical assistance from other agencies as appropriate.**

**CC-47 Consider qualifying the City to act as a Certified Local Government to increase opportunities to seek grant funding.**

**CC-48 Share survey and inventory information with King County, the State Department of Archaeology and Historic Preservation, federal agencies, the public, historic societies, museums and other appropriate entities.**

**CC-49 Work with residents, property owners, cultural organizations, public agencies, tribes and school districts to develop an active preservation program, including:**

- Walking tours, brochures and plaques;
- Online information; and
- Educational efforts to foster public awareness of Redmond's history.

**CC-50 Partner with or provide staff support, when possible, for private businesses and nonprofit agencies in preservation and educational efforts.**

## 4: Natural Environment Element



# Natural Environment



DIVIDER PHOTO: NATURAL LANDSCAPE NEAR THE REDMOND WATERSHED PRESERVE

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

# Future Vision for Redmond: Natural Environment

## Redmond in 2030 has maintained a very green character.

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

## Organization of This Element

### Introduction

### A. Environmental Stewardship

### B. Environmentally Critical Areas

Geologically Hazardous Areas  
Critical Aquifer Recharge Areas  
Frequently Flooded Areas  
Wetlands  
Water Quality and Basin Planning  
Fish and Wildlife Habitat

### C. Tree Preservation and Landscape Enhancement

### D. Climate Change

### E. Air Quality

### F. Noise

### G. Light Pollution

## Introduction

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

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

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

## A. Environmental Stewardship

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

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

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

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

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

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

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

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

## B. Environmentally Critical Areas

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

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



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



*The Community Garden at Juel Park*

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

**NE-16 Use Best Available Science to preserve and enhance the functions and values of critical areas through policies, regulations, programs, and incentives.**

**NE-17 Implement projects and programs that include adaptive management based on Best Available Science to revise policies, regulations, and programs as needed to reflect changes in scientific advancement and local circumstances.**

**NE-18 Use science-based mitigation to offset unavoidable adverse impacts to critical areas.**

**NE-19 Implement monitoring and adaptive management to programs and critical areas mitigation projects to ensure that the intended functions are retained and, when required, enhanced over time.**

**NE-20 Use the precautionary principle when there is an absence of valid scientific information or incomplete scientific information accompanying a development application. Use rigorous analysis to appropriately limit development and land uses activities until the uncertainty is sufficiently resolved.**

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

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

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

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

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

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

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

### Geologically Hazardous Areas

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

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

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

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

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

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

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

### Critical Aquifer Recharge Areas

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

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





*Watershed in winter months*



*Restoration activity*

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

**NE-37** **Protect the quality of groundwater used for public water supplies to ensure adequate sources of potable water for Redmond and the region. Ensure that the level of protection provided corresponds with the potential for contaminating the municipal water supply aquifer.**

**NE-38** **Periodically review and update land use policies, regulations, or development or operating standards that ensure appropriate levels of groundwater recharge and apply to uses involving hazardous materials located in Wellhead Protection Zones 1 and 2. Ensure that any revisions to code or policy to address wellhead**

**protection are balanced with the desire for infiltration and recharge.**

**NE-39** **Ensure degradation of groundwater quality does not occur. Where appropriate, prohibit the infiltration of runoff from pollution generating surfaces.**

**NE-40** **Prohibit discharge of wastewater and potentially contaminated stormwater to groundwater. Prohibit reclaimed and greywater from infiltrating in the critical aquifer recharge area in order to preserve the quality of drinking water.**

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

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

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

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

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

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

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

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

### Frequently Flooded Areas

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

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

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

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

- NE-45 Reduce the amount of effective impervious surface in floodplains and uplands contributing runoff to downstream floodplains.**
- NE-46 Employ no net impact floodplain management to avoid impacts to both upstream and downstream properties.**
- NE-47 Strive towards no net loss of the structure, value, and functions of natural systems constituting Frequently Flooded Areas.**

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

constructed within the 100-year floodplain.

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

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

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

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

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

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

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

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

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

## Wetlands

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

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

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

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

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

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

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

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

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

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

### Water Quality and Basin Planning

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

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

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

environmentally conscious human use of the water body.

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

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

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

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

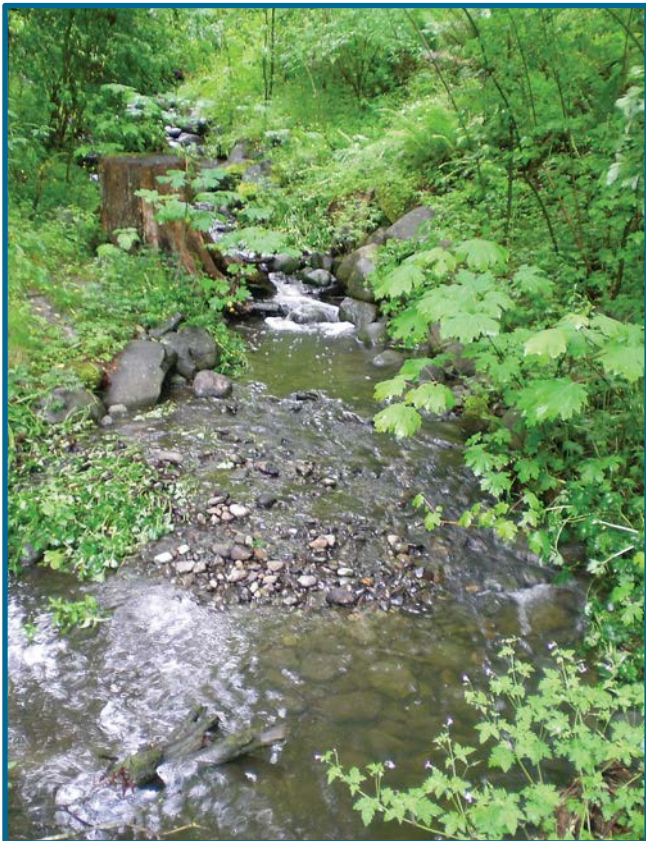
The Washington State Department of Ecology and the U.S. Environmental Protection Agency (EPA), identify watershed-based stormwater management planning as an effective method of addressing receiving water impairments and hydrology impacts due to the urbanization of watersheds. The City of Redmond uses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

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

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



*Bear Creek Trail*



*Peter's Creek*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Fish and Wildlife Habitat Fish

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

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

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

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

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

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

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

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

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

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

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

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

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

**NE-90 Protect Core Preservation Areas within the city.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## C. Tree Preservation and Landscape Enhancement

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

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



*Planting trees at a City of Redmond Arbor Day event*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## D. Climate Change

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

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

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

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

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

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

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

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

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

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

## E. Air Quality

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

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

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

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

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

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

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

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



*Neighborhood replanting project*



*Ducks sunning on the banks of the Sammamish River*

## F. Noise

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

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

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

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

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

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

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

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

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

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

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

## G. Light Pollution

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

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



# Glossary





*DIVIDER PHOTO:VIEW OF MOUNT RAINIER FROM THE NORTH*

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

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

**Accessory Dwelling -Unit (ADU)**

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

**Adaptive Reuse**

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

**Affordability Requirements**

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

**Affordable Housing -Unit**

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

**Air Space Condominium**

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

**Allowed -Use**

A permitted or conditionally permitted use.

**Americans with Disabilities Act (ADA)**

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

**Amortization**

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

**Anadromous Fish**

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

**Annexation**

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

**Aquifer**

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

**Archaeological Resources**

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

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

e

**Arterial**

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

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

(SMP)

**Area of Potential Effects (APE)**

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

**Arterial, Collector**

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

**Arterial, Minor**

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

**Arterial, Principal**

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

**Artifact**

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

**Attached Dwelling Units**

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

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

**Best Available Science**

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

**Best Management Practices (BMPs)**

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

**Bicycle Facility**

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

**Bikeable Neighborhood or Community**

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

**Bioretention Swales and/or Rain Gardens**

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

**Biostabilization**

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

**Bioswale**

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

**Budgeting by Priorities (BP)**

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

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

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

**Buildable Land**

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

**Bus Rapid Transit (BRT)**

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

**Capital Facilities (also Capital Projects)**

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

**Capital Facilities Program**

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

**Capital Improvement Program (CIP)**

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

**Capital Improvements**

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

**Capital Investment Strategy (CIS) A**

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

**Carpool**

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

**Certified -Local Government (CLG)**

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

**Clean Air Act**

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

**Clustering**

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

**Collectors**

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

**Cohousing**

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

**Collocation**

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

**Commercial Use**

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

**Community Garden**

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

**Community Indicators Report**

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

**Community Redevelopment Financing**

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

**Commute Trip**

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

**Commute Trip Reduction (CTR)**

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

**Complete -Streets**

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

**Comprehensive Plan**

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

**Concurrency, Transportation**

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

**Conditional Use/Conditionally Reviewed Use/Conditionally Approved Use**

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

**Congestion**

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

**Consistency**

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

**Consultation**

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

**Context -Sensitive Design**

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

**Cottage**

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

**Countywide Planning -Policies**

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

**Crime Prevention Through -Environmental Design (CPTED)**

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

**Critical Aquifer Recharge Areas**

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

**Critical Areas**

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

**Critical Wildlife Habitats**

Those habitats which meet any of the following criteria:

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

**Cultural Resource**

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

**Culvert**

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

**Current Use Taxation**

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

**Decibel (dB)**

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

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

**Density**

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

**Density Bonuses - Housing**

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

**Detached Dwelling Units**

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

**Detention**

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

**Determination of Eligibility**

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

**Development**

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

**Development Regulations**

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

**Development Rights**

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

**Development Standards**

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

**Distribution**

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

**Docket (or Comprehensive Plan Docket)**

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

**Drainage Basin**

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

**Drainage Facilities**

See Stormwater Facilities.

**Duplex**

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

**Dwelling Unit**

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

**Environmental Impact Statement (EIS)**

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

**Essential Public Facility**

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

**Feature, for Historic Purposes**

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

**Fixed-Route Service**

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

**Floodplain (or 100-year Floodplain) The**

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

**Floodway**

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

**Flood Fringe**

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

**Floor Area Ratio (FAR)**

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

**Forecasted Traffic Volume**

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

**Functional Plan**

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

**General Sewer Plan**

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

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

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

**Green Roof**

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

**Greenhouse Gas (GHG)**

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

**Greywater**

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

**Gross Floor Area (GFA)**

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

**Gross Site Area**

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

**Ground Disturbance/Disturbing Activities**

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

**Growth Management Act (GMA)**

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

**Growth Management Planning Council (GMPC)**

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

**High Occupancy Vehicle (HOV)**

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

**High Resource Value**

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

**Historic Landmark**

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

**Historic Period**

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

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

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

past.

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

### **Historic Property/Resource**

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

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

### **Holocene**

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

**Household**

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

**Housing Strategy Plan**

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

**Housing Trust Fund**

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

**Housing Type**

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

**Housing Unit**

A dwelling unit.

**Human Services**

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

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

**Impervious Surface**

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

**Impervious Surface Area**

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

**Inclusionary Housing**

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

**Infill Development**

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

**Infrastructure**

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

**Innovative Housing**

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

**Innovative Housing Program**

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

**Inventory**

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

**Knowledge-Based Business**

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

**Land Use**

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

**Landmark Tree**

A healthy tree over thirty inches in diameter.

**Leadership in Energy and Environmental Design (LEED)**

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

**Level of Service (LOS) (or Service Standards)**

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

**Level of Service (LOS), Transportation**

A measure that:

(a) Is used to define the implementation rate for building, funding, operating, or regulating transportation improvements; or

(b) Defines the performance of these transportation improvements that are necessary to provide mobility for those who live and work in Redmond.

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

**Light Rail**

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

**Local Improvement District**

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

**Local Street**

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

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

**Low-Impact Development (LID)**

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

**Low-Income and Moderate-Income Housing**

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

**Manufactured Home**

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

**Manufactured Home Park or Mobile Home Park**

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

**May**

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

**Median Income (or Median Household Income)**

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

**Minimum Density**

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

**Mitigate/Mitigation**

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

**Mitigate/Mitigation - Cultural Resources**

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

**Mixed Use**

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

**Mixed Use Development**

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

**Mixed Use Residential Structure**

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

**Mixed Use Structure**

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

**Mode**

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

**Mode Choice/Mode Split**

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

**Moderate-Income Housing**

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

**Modular Housing**

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

**Monitor - Cultural Resources**

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

**Multicounty Planning Policies**

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

**Multifamily Structure**

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

**Multimodal**

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

**Multiplex**

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

**Municipal Code**

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

**Native Growth Protection Areas (NGPA)**

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

**Neighborhood Plan**

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

**Neighborhood Character**

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

**Nonpoint Source Pollution**

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

**On-Site Retention**

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

**Open Space**

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

**Open Space, Active**

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

**Open Space, Passive**

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

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

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

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

**Park and Ride**

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

**Peak Hour**

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

**Peak Hour, a.m.**

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

**Peak Hour, p.m.**

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

**Pedestrian Amenities**

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

**Pedestrian Facility**

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

**Pedestrian Orientation**

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

**Permaculture**

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

**Permitted Use**

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

**Plan-Based Approach**

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

**Pleistocene**

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

**Point Source Pollution**

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

**Pollutants**

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

**Potential Annexation Area (PAA)**

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

**Potential to Yield Information**

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

**Precautionary Principle**

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

**Preservation (Historic)**

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

**Primary Industries**

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

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

**Professional Archaeologist**

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

**Public Facility**

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

**Public and Semipublic Uses**

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

**Public Service**

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

**Puget Sound Clean Air Agency**

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

**Puget Sound Regional Council (PSRC)**

(Formerly the Puget Sound Council of Governments)

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

**Redmond Central Connector**

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

**Regional Utilities**

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

**Residential Use**

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

**Response Time**

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

**Restoration (Historic)**

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

**Riprap**

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

**Runoff**

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

**SEPA Rules**

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

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

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

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

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

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

**Should**

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

**Significant Tree**

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

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

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

**Single Occupant Vehicle (SOV)**

A vehicle carrying only one person.

**Single Room Occupancy Units (SROs)**

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

**Site - Cultural Resources**

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

**Site Plan Entitlement**

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

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

**Smart Grid (Technology)**

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

**Social Sustainability**

A concept or theory associated with sustainable development which encompasses human rights, labor rights, and corporate governance. In common with environmental sustainability, social sustainability is the idea that future generations should have the same or greater access to social resources as the current generation, while there should also be equal access to social resources within the current generation. Social resources include ideas as broad as other cultures and basic human rights.

Housing that is provided for persons and their dependents who, by virtue of disability or other personal factors, face serious impediments to independent living and who require special assistance and services in their residence. Special needs housing may be on a permanent, long-term, or transitional basis.

**Special Needs Housing**

**State Environmental Policy Act (SEPA)**

Contained in RCW Chapter 43.21C, this Washington State law is intended to minimize environmental damage. SEPA requires that state agencies and local governments consider environmental factors when making decisions on activities, such as development proposals over a certain size and comprehensive plans. As part of this process, environmental checklists are prepared to disclose impacts and propose mitigation. This process also provides an opportunity for public comment.

**Storm Drain**

A system of gutters, pipes, or ditches used to carry stormwater from surrounding lands to streams, lakes, or rivers.

**Stormwater**

Water that is generated by rainfall and is often routed into drain systems in order to prevent flooding.

**Stormwater Facilities**

Constructed or natural systems that are designed to provide stormwater management.

**Stormwater Management**

The collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, and diverting, treating, or filtering of surface water, ground water, and/or runoff together with applicable managerial (nonstructural) measures.

**Strategic Plan for Economic Development**

A policy document which contains certain objectives and recommended actions to encourage Redmond's long-term economic success.

**Strategic Plan for Human Services**

A plan that defines the City's roles with regard to human services in the community, identifies needs, and recommends strategies and actions to ensure resilient and thriving residents.

**Streetscape**

The visual elements of a street, including the roadway, sidewalks, adjoining buildings, street furniture, trees, and open spaces that combine to form the street's character.

**Structure**

That which is constructed and placed permanently on or under the ground or over the water; or attached to something having a permanent location on or under the ground or over the water, excluding residential fences less than six feet in height; retaining walls, rockeries, patios, and decks less than 30 inches in height; and similar improvements of a minor character. For the purpose of administering the Shoreline Master Program, structure shall have the meaning given in WAC 173-27-030(15).

**Structure, Detached**

A structure which has no common or party wall with another structure.

**Subdivision**

The division of a parcel of land into two or more parcels. Subdivisions are classified into short subdivisions, also referred to as short plats, and long subdivisions, also referred to as long plats, based on the number of lots created. Redmond's subdivision regulations are included in the Redmond Zoning Code.

**Substantial Impacts**

Effects or consequences of actions of such a nature or intensity that they will create an undesirable condition for uses or activities likely to take place in the area.

**Sustainability Principles**

A statement of values regarding what sustainability means for the City of Redmond, created during a public process in 2010 and incorporated as part of the 2010-2011 Comprehensive Plan Update.

**Substantial Improvement**

Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if damaged, the value of the structure to be restored prior to being damaged.

**Sustainable/Sustainability**

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**Survey - Cultural Resources**

[The physical search for and recording of to identify and gather data on a community or areas' cultural resources. It may be limited to background research and presentation of existing data or include field survey, presentation of data from the field survey, development of inventories, and preparation of recommendations for National Register of Historic Places eligibility, effects, and mitigation.](#)

**Target Industry Clusters**

As identified in the Redmond Comprehensive Plan Economic Vitality Element, these are highly integrated groups of businesses with strong linkages, including the suppliers and customers in a region, which have the potential for significant economic impact through the creation of high wage jobs and other benefits. As clusters grow, additional supplier firms are attracted to the region, eventually creating a well-diversified "critical mass" of production, labor, and information.

**Technical Committee**

See RMC Chapter 4.5: Technical Committee.

**Telecommuting**

The transportation of information using telecommunication technology, such as teleconferencing, satellite television, facsimiles, cellular telephones, and computer networking.

**Townhouse**

A form of ground-related housing where individual dwelling units are attached along at least one common wall to at least one other dwelling unit. Each dwelling unit occupies space from the ground to the roof and has direct access to private open space.

**Traditional Cultural Property/Place**

[A National Register of Historic Places-eligible or listed district, site, building, structure or object whose significance is derived from the role the property plays in a community's historically rooted beliefs, customs, and practices. For example, a location associated with the traditional beliefs of a Native American group about its origins, its cultural historic or the nature of the world \(National Register Bulletin 38: Guidelines for Evaluating and Documenting Traditional Cultural Properties\). Traditional cultural properties may include gathering or fishing areas.](#)

**Traffic Calming**

Engineering and other measures put in place on streets to slow down or reduce motor vehicle traffic, in order to improve the living conditions for residents living along the street, as well as to improve safety for pedestrians and cyclists.

**Transfer of Development Rights**

The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from property in one zoning district to property in another zoning district where such transfer is permitted.

**Transferable Development Right**

A right to develop or build that is severed from other property rights and can be redeemed in certain parts of Redmond in accordance with RZC 21.48, Transfer of Development Rights (TDR) Program.

**Transit**

Public transportation: referring in this document to public bus, trolley, and light rail, but not vanpools.

**Transit Oriented Development (TOD)**

A mixed use residential or commercial area designed to maximize access to public transport and encourage transit ridership. TODs generally are located within a radius of up to one-half mile from a transit stop (train station, metro station, tram stop, or bus stop) and are surrounded by relatively high-density development.

**Transitional Housing**

Programs which provide housing and support services to move individuals and families from homelessness to self-reliance and permanent housing. Transitional housing is provided for a specified period, typically six months to two years.

**Transportation 2040**

The action plan for transportation in the central Puget Sound region for the next 30 years. Outlines a long-term template for how the region should invest in transportation and is consistent with the region's adopted Regional Growth Strategy, VISION 2040.

**Transportation Demand Management (TDM)**

Public and/or private programs designed to reduce travel demand and that are ongoing substitutes for additional motor vehicle traffic lanes and traffic signals. These programs include but are not limited to transit, bicycling and ridesharing incentives, flexible working hours, parking management, and supporting pedestrian enhancements to decrease single occupancy vehicle trips.

**Transportation Facility Plan (TFP)** The long-range plan identifying transportation facilities, programs, projects, and services that are necessary to provide for the mobility of people and goods from new development allowed by the Redmond Comprehensive Plan and the Redmond Zoning Code. The planning horizon of the TFP typically ranges between 12 to 20 years.

**Transportation Improvement Program (TIP)**

A six-year program of transportation capital facilities, programs, projects, and services intended to serve the current and future needs of those who live and work in Redmond.

**Transportation Master Plan (TMP)**

The functional plan to implement the transportation-related goals and policies in the Comprehensive Plan. Provides an inventory of the transportation system and identifies and prioritizes future transportation improvements.

**Transportation Systems Management (TSM)**

A program created to make better use of the existing transportation system by using short-term, low-capital transportation improvements designed to improve the flow and/or safety of traffic operations.

**Undergrounding**

The construction or relocation of electrical wires, telephone wires, and similar facilities underground.

**Urban Center**

Defined in the Countywide Planning Policies as an area for focusing growth and aligning a high capacity transit system. To be designated an urban center, an area must have a land area up to 1.5 square miles and must be able to support a minimum of 15,000 jobs at a minimum density of 50 jobs per gross acre and a minimum residential density of 15 households per acre.

**Urban Growth Area**

The area designated in the King County Comprehensive Plan for urban development and to be served with urban services, in addition to greenbelts, open space, and other appropriate areas.

**Urban Services/Urban Governmental Services**

Utilities and services which are historically and typically delivered by cities, such as storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

**Vanpool**

An organized ridesharing arrangement in which a number of people (typically six to 15 people) travel together between fixed points on a regular basis in a van. Expenses are shared, and there is usually a regular volunteer driver.

**Vehicle Miles Traveled (VMT)**

A measurement of forecasted travel demand; equivalent to one car, bus, or truck traveling one mile.

**Vision 2040**

The adopted regional growth strategy for a four-county area including King, Pierce, Snohomish, and Kitsap Counties in Washington State. The Vision 2040 plan describes linking high-density residential and employment centers throughout the region by high capacity transit, and promoting a multimodal transportation system. Vision 2040 was adopted in 2008 by the Puget Sound Regional Council (PSRC).

**Walkable Neighborhood or Community**

An area where the goods and services that a neighborhood resident or employee needs on a regular basis, such as stores, businesses, schools, libraries, and transportation, are located within a short and safe walk.

**Watershed**

The geographic region within which water drains into a particular river, stream, or other body of water. A watershed includes hills, lowlands, and the body of water into which the land drains.

**Wetland or Wetlands**

Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands.

**Wet Vault**

A tank, usually underground, which has a designed volume of water storage. The vault allows sediment to settle out and oils to float to the surface, and then clean water from the middle flows out.

**Woonerf (Dutch plural: woonerven)** A street that is designed for shared space for pedestrians, cyclists, and vehicles, characterized by low speed limits.

**Work Trip**

A trip that either starts or ends at the traveler's place of employment.

**ǰobal**

Lushootseed place name for the area that now includes downtown Redmond. Lushootseed is the traditional, native language spoken by the Snoqualmie Indian Tribe and tribes throughout most of western Puget Sound.

**Zero Lot Line Development**

A development pattern of single-family houses constructed immediately adjacent to one side lot line (i.e., no sideyard setback) coupled with an easement on the adjacent lot in order to maintain 10-foot separation between structures. This helps to preserve privacy and usable yard space, especially in small lot areas.

**Zone or Zoning District**

A specifically delineated area or district in a municipality within which generally uniform

regulations or requirements govern the use, size, and development of land and buildings.

**Zoning**

A type of development regulation that manages the use and development of land. Redmond's zoning regulations are included in the Redmond Zoning Code.

**Zoning Code (Redmond Zoning Code or RZC)**

The Redmond Zoning Code provides the basis for designating land use zones, applying development and shoreline requirements, and regulating development in all areas of the city, and provides pre-annexation zoning for areas presently outside the city but that may be annexed to the city in the future. The RZC is Title 21 of the Redmond Municipal Code enacted under the authority granted to the City of Redmond by the Constitution of the State of Washington, the Optional Municipal Code (RCW Title 35A), and other sections of the Revised Code of Washington.

**Zoning Map**

A visual layout of land use classifications within the city.