

City of Redmond



Agenda

Business Meeting

Tuesday, February 21, 2023

7:00 PM

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

City Council

Mayor

Angela Birney

Councilmembers

Jessica Forsythe, President

Vanessa Kritzer, Vice President

Jeralee Anderson

David Carson

Steve Fields

Varisha Khan

Melissa Stuart

REDMOND CITY COUNCIL

AGENDA SECTION TITLE REFERENCE GUIDE

Items From The Audience provides an opportunity for citizens to address the Council regarding any issue. Speakers must sign their intention to speak on a sheet located at the entrance of the Council Chamber, and limit comments to **four minutes**.

The **Consent Agenda** consists of routine items for which a staff recommendation has been prepared, and which do not require further Council discussion. A council member may ask questions about an item before the vote is taken, or request that an item be removed from the Consent Agenda and placed on the regular agenda for more detailed discussion. A single vote is taken to approve all items remaining on the Consent Agenda.

Public Hearings are held to receive public comment on important issues and/or issues requiring a public hearing by State statute. Citizens wishing to comment will follow the same procedure as for 'Items from the Audience', and may speak after being recognized by the Mayor. After all persons have spoken, the hearing is closed to public comment. The Council then proceeds with its deliberation and decision making.

Staff Reports are made to the Council by the department directors on issues of interest to the Council which do not require Council action.

The **Ombudsperson Report** is made by the Councilmember who is serving as ombudsperson. The ombudsperson designation rotates among Council members on a monthly basis. She/he is charged with assisting citizens to resolve problems with City services. Citizens may reach the ombudsperson by calling the Mayor's office at (425) 556-2101.

The **Council Committees** are created to advise the Council as a whole. They consider, review, and make recommendations to the Council on policy matters in their work programs, as well as issues referred to them by the Council.

Unfinished Business consists of business or subjects returning to the Council for additional discussion or resolution.

New Business consists of subjects which have not previously been considered by Council and which may require discussion and action.

Ordinances are legislative acts or local laws. They are the most permanent and binding form of Council action and may be changed or repealed only by a subsequent ordinance. Ordinances normally become effective five days after they are published in the City's official newspaper.

Resolutions are adopted to express Council policy or to direct certain types of administrative action. A resolution may be changed by adoption of a subsequent resolution.

Quasi-Judicial proceedings are either closed record hearings (each side receiving ten minutes maximum to speak) or public hearings (each speaker allotted four minutes each to speak). Proceedings are those in which the City Council determines the rights or privileges of specific parties (Council Rules of Procedure, Section IV., J).

Executive Sessions - all regular and special meetings of the City Council are open to the public except for executive sessions at which subjects such as national security, property acquisition, contract bid negotiations, personnel issues and litigation are discussed.

Redmond City Council Agendas, Meeting Notices, and Minutes are available on the City's Web Site:

<http://www.redmond.gov/CouncilMeetings>

FOR ASSISTANCE AT COUNCIL MEETINGS FOR THE HEARING OR VISUALLY IMPAIRED:

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

AGENDA

ROLL CALL

I. SPECIAL ORDERS OF THE DAY

- A. PRESENTATION: CEO Julie Timms of Sound Transit

II. ITEMS FROM THE AUDIENCE

Members of the public may address the City Council, on any topic, for a maximum of four minutes per person. Please use the speaker sign up sheet located at the entry of the City Hall Council Chambers provided 30 minutes prior to the meeting, up to the start of the meeting.

In the event of difficulty attending a meeting in person, please contact the City Clerk (cityclerk@redmond.gov) by 2 p.m. on the day of the meeting for the remote comment registration form.

Written comment may be emailed to cityclerk@redmond.gov by 2 pm on the day of the meeting (500 word limit - please label your comment as "Items from the Audience"). Comments will be distributed to the City Council and entered into the record. Comments will not be read during the meeting.

III. CONSENT AGENDA

A. Consent Agenda

1. Approval of the Minutes: February 7, 2023, Regular Meeting (recordings are available at Redmond.gov/rctv)

[Regular Meeting Minutes for February 7, 2023](#)

2. Approval of Payroll/Direct Deposit and Claims Checks

[Check Approval Register](#)

3. [AM No. 23-019](#) Approval of a Resolution Amending the Public Works Department Administrative Policy Fees to Provide a New Fee for Use of the Right-of-Way (ROW) and City Property by Telecommunications Service Providers

a. Resolution No. 1569: A Resolution of the City Council of the City of Redmond, Washington, Amending the User Fee Schedule for Public Works to Modify and Add a Fee Associated with Usage of the Rights of Way

and City Property by Telecommunications Service Providers

Department: Public Works

[Attachment A: Resolution](#)

[Attachment B: Public Works Department Administrative Policy Fees](#)

Legislative History

2/7/23 Committee of the Whole - referred to the City Council
Planning and Public Works

4. [AM No. 23-020](#) Adoption of a Compost Procurement Ordinance

a. Ordinance No. 3113: An Ordinance of the City of Redmond, Washington Adding a New Chapter 6.40, Environmental Purchasing, to Title 6 of the Redmond Municipal Code, Regarding Compost Procurement in Compliance with State Law

Department: Public Works

[Attachment A: Compost Procurement Ordinance](#)

Legislative History

2/7/23 Committee of the Whole - referred to the City Council
Planning and Public Works

B. Items Removed from the Consent Agenda

IV. HEARINGS AND REPORTS

A. Public Hearings

B. Reports

1. Staff Reports

- a. [AM No. 23-021](#) Sound Transit Light Rail Quarterly Briefing - Projects Status and Progress

Department: Planning and Community Development

[Attachment A: Presentation](#)

2. Ombudsperson Report

January: Fields

February: Forsythe

3. Committee Reports

V. UNFINISHED BUSINESS

- A. [AM No. 23-022](#) Approval of an Ordinance Adopting the Redmond Zoning Code Text Amendments - Town Center Zone (TWNC): Incentives and Design Standards

1. Ordinance No. 3114: An Ordinance of the City Of Redmond, Washington, Amending Redmond Zoning Code Article I Section 21.10.050 Downtown Regulations - Town Center (TWNC) Zone, and Article III Section 21.62.020.I Downtown Design Standards - Town Center Zone; Providing for Severability; and Establishing an Effective Date

Department: Planning and Community Development

[Attachment A: Ordinance Amending the RZC](#)

[Exhibit 1 - Amendments to 21.10.050](#)

[Exhibit 2 - Amendments to RZC 21.62.020.I](#)

Legislative History

1/3/23	Committee of the Whole - Planning and Public Works	referred to the City Council
1/17/23	City Council	presented
2/7/23	City Council	referred to the City Council

VI. NEW BUSINESS

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/21/2023
Meeting of: City Council
Day

File No. SPC 23-004
Type: Special Orders of the

PRESENTATION: CEO Julie Timms of Sound Transit



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/21/2023
Meeting of: City Council

File No. SPC 23-011
Type: Minutes

Approval of the Minutes: February 7, 2023, Regular Meeting (recordings are available at Redmond.gov/rctv)

CALL TO ORDER

A Regular Meeting of the Redmond City Council was called to order by Mayor Angela Birney at 7 p.m. The meeting was held in the Redmond City Hall Council Chambers.

ROLL CALL AND ESTABLISHMENT OF A QUORUM

Present: Councilmembers Anderson, Carson, Fields, Forsythe, Khan, Kritzer and Stuart

Absent: None

SPECIAL ORDERS OF THE DAY

A. PROCLAMATION: Black History Month

Mayor Birney Read the Proclamation into the record. Police Chief Darrell Lowe accepted the proclamation.

ITEMS FROM THE AUDIENCE

Mayor Birney opened Items from the Audience at this time. The following persons spoke:

- Matt Fleck, Chris Hill, Janice Smith, Dora Lee, Benny Kim, Tom Markle, and Patrick Woodruff - support of Fairborne Properties and their request to increase density at the Redmond Town Center, benefits to the community, and building standards.
- Andy Chien, Dorothy Chien, Daniel Pruss, Seth Shain, Bret Johnston, Megan Grabow, Amanda Brown - Vertical World losing lease, looking for a new location, importance to the economy and health benefits.
- David Morton - using green building techniques for sustainable development.

Written comment was distributed to the Council.

CONSENT AGENDA

MOTION: Councilmember Stuart moved to approve the Consent Agenda. The motion was seconded by Councilmember Forsythe.

VOTE: The motion to approve the Consent Agenda passed without objection. (7 - 0)

III.	CONSENT AGENDA
A.	Consent Agenda
1.	Approval of the Minutes: January 17, 2023, Regular Business Meeting, and January 24, 2023, Special Meeting
2.	Approval of Payroll/Direct Deposit and Claims Checks
	PAYROLL/DIRECT DEPOSITS AND WIRE TRANSFERS:
	#187605 through #187627
	#142587 through #143320
	#1535 through #1539
	\$4,829,590.84
	#143321 through #143328
	#1540 through #1540
	\$11,904.12
	CLAIMS CHECKS:
	#443672 through #444132
	\$16,765,639.31
3.	<u>AM No. 23-008</u> : Approval of a 2022-2023 Washington State Archives Local Records Grant Award in the Amount of \$40,132
4.	<u>AM No. 23-009</u> : Adoption of an Ordinance Related to Prohibition of Firearms and Other Weapons Consistent with State law
	a. <u>Ordinance No. 3112</u> : An Ordinance of the City of Redmond, Washington, Related to Firearms and Other Weapons; Amending Chapter 9.24 of the Redmond Municipal Code (RMC) to Adopt RCW 9.41.280 and RCW 9.41.305, in Response to Changes in State Law Through Engrossed Substitute House Bill 1630
5.	<u>AM No. 23-010</u> : Approval to Award Contract to Stein, Lotzkar & Starr, in the Amount of \$575,000 a year, for the Provision of Public Defense Services

6. AM No. 23-011: Approval of Amendment to the Medic One Consortium ILA
7. AM No. 23-012: Approval of Extension and Amendment of Consulting Services Agreement with inLife Clinic, with a Maximum Amount of \$100,000 per Year, for Internal Mental Health Professional (MHP)
8. AM No. 23-013: Approval of Washington State Allocation of \$33,752 to Assist with the Cost of Training Required by Legislation Enacted in 2021 and 2022
9. AM No. 23-014: Approval of an Interlocal Agreement for Mobile Integrated Healthcare Services
10. AM No. 23-015: Acceptance of a Grant Award in the Amount of \$17,940 from the Washington Festivals and Events Association
11. AM No. 23-016: Acceptance of a Grant in the Amount of \$587,155 from the Washington State Department of Ecology to Purchase an Electric Fire Engine
12. AM No. 23-017: Approval of OneRedmond Contract for Economic Development and Business Relations Services in the Amount of \$300,000 for 2023 and 2024

Mayor Birney read the ordinance title into the record.

ITEMS REMOVED FROM THE CONSENT AGENDA: NONE

HEARINGS AND REPORTS

Public Hearing: None

Staff Reports:

- a. AM No. 23-018: Redmond Zoning Code Text Amendments
Town Center Zone (TWNC): Incentives and Design Standards

Carol Helland, Director of Planning and Community Development, introduced this item and city staff provided a presentation and responded to Councilmember inquiries.

Ombudsperson Report:

Councilmember Fields reported receiving resident contacts regarding - ARCH resident rent increase.

Councilmember Forsythe reported receiving resident contacts regarding - rent increase and a month-to-month tenancy.

Councilmember Stuart reported receiving resident contacts regarding - Vertical World concerns; Topping Out Ceremony; early learning grand opening; and Flat-Stick Pub opening.

Councilmember Kritzer reported receiving resident contacts regarding - Indian American Community Services event.

Committee Reports:

Councilmember Stuart provided committee reports:

- Committee of the Whole - Planning and Public Works;
- Growth Management Planning Council; and
- Growth Management Policy Board.

Councilmember Anderson provided committee reports:

- Committee of the Whole - Public Safety and Human Services;
- Healthier Here Board;
- Enhanced 911;
- Public Works Board; and
- Board of Health.

Councilmember Forsythe commented regarding:

- Council retreat; and
- CERT Training.

Councilmember Kritzer provided committee reports:

- WRIA 8 Salmon Recovery Council; and
- OneRedmond Board.

Councilmember Carson commented regarding the CERT Training.

UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

EXECUTIVE SESSION: NONE

ADJOURNMENT

There being no further business to come before the Council
the regular meeting adjourned at 9:28 p.m.

ANGELA BIRNEY, MAYOR

CITY CLERK

Minutes Approved: February 21, 2023



City of Redmond

15670 NE 85th Street
Redmond, WA


Memorandum

Date: 2/21/2023
Meeting of: City Council

File No. SPC 23-012
Type: Check Register

Approval of Payroll/Direct Deposit and Claims Checks

I, Deputy Finance Director, do hereby certify to the City Council, that the checks for the month of February 2023 are true and correct to the best of my knowledge.

DocuSigned by:

63E106A5C3D744A...

Kelley Cochran, Deputy Finance Director
City of Redmond
Redmond, Washington

We, the undersigned Councilmembers, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Redmond, and that we are authorized to authenticate and certify to said claim. All checks numbered 444133 through 444398, and Wire Transfers are approved for payment in the amount of \$7,512,537.30. This 21st day of February 2023.



Memorandum

Date: 2/21/2023
Meeting of: City Council

File No. AM No. 23-019
Type: Consent Item

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

Public Works	Aaron L. Bert	425-556-2786
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DEPARTMENT STAFF:

Public Works	Paul Cho	Engineering Manager
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TITLE:

Approval of a Resolution Amending the Public Works Department Administrative Policy Fees to Provide a New Fee for Use of the Right-of-Way (ROW) and City Property by Telecommunications Service Providers

- a. Resolution No. 1569: A Resolution of the City Council of the City of Redmond, Washington, Amending the User Fee Schedule for Public Works to Modify and Add a Fee Associated with Usage of the Rights of Way and City Property by Telecommunications Service Providers

OVERVIEW STATEMENT:

In 2018, the City Council approved modifications to both the Redmond Zoning Code and the Redmond Municipal Code to enable deployment of small cell facilities within the City ROW.

Chapter 12.14 of the Redmond Municipal Code states that an applicant for a small cell facility on city-owned property within the public ways must obtain a Facilities Lease that allows the attachment of the small cell facility to City-owned property.

The Facilities Lease is the Master License Agreement, which will be revised to include a new fee for annual rental of City-owned conduit and power cables by 5G small cell telecommunications service providers. This resolution amends the existing "Public Works Department Administrative Policy Fees" document to create this new fee. This will facilitate installation and deployment of small cell facilities on City-owned street light poles within the City ROW.

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

REQUESTED ACTION:

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

REQUEST RATIONALE:

- **Relevant Plans/Policies:**

Redmond Comprehensive Plan 2030, telecommunications policies UT-83: Promote a wide range of telecommunications options.

RMC Chapter 12.14 - Telecommunications

- **Required:**

RMC 12.08.060 Permit Fees

A Resolution of the City Council of the City of Redmond, Washington is required to amend the Public Works Department Administrative Policy Fees in order to add fees.

- **Council Request:**

N/A

- **Other Key Facts:**

N/A

OUTCOMES:

Approval would allow the City to charge a rental fee to telecommunications companies for the use of City conduit and power cables to provide power to 5G small cell facilities, which will be installed on City-owned light poles in the ROW.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

Concurrent with Council Process

- **Outreach Methods and Results:**

Telecommunication providers who are in the process of signing or have a signed Master License Agreement with the City to install their 5G small cell facilities on City street light poles were contacted by the City attorney to inform them of the proposed conduit and power lease fee. Three telecommunications providers were contacted, and two companies responded and met with the City attorney. The City attorney informed them that a new addendum and revisions to the Master License Agreement would be required if the telecommunications providers opt to lease City conduit and power cables.

- **Feedback Summary:**

Neither company expressed issues with how the fee was developed and both expressed their interest in seeing the fee being approved by the City of Redmond Council.

BUDGET IMPACT:

Total Cost:

N/A

Approved in current biennial budget:

☐ Yes

☐ No

☒ N/A

Budget Offer Number:

N/A

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs:

☒ Yes

☐ No

☐ N/A

If yes, explain:

A telecommunications provider has expressed interest in installing 5G small cell facilities on 60-70 City-owned street light poles in the City ROW. When a telecommunications provider decides to lease the City's conduit and power cables to provide power to their 5G equipment, this new fee will generate revenue to recover the cost of operations and maintenance of City-owned conduit and power cables.

At this time, we do not have information on the quantity of small cell light poles that other telecommunications providers plan to install within the City. Based on the pole information that one provider shared with the City, the anticipated annual revenue generated from this proposed fee is approximately \$50,000-\$60,000. We understand this is a best guess since we do not know if provider will end up installing all 60-70 poles and what other providers are planning.

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
2/7/23	Committee of the Whole - Planning and Public Works	Provide Direction

Proposed Upcoming Contact(s)

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

Time Constraints:

A telecommunications provider, who is in the process of applying for a Master License Agreement with the City, is waiting for this new fee to be approved by Council so they can move forward with finalizing the agreement. The Master License Agreement process is held to timeline requirements by order of the Federal Communications Commission (FCC) and delaying approval of this new fee will risk non-compliance with said order.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, the City would not have a means to recover the cost of a private entity leasing City-owned conduit and power cables; and telecommunications providers would need to install their own conduit, power cables and power service connections, further disturbing the ROW and increasing potential for electrical hazard.

ATTACHMENTS:

Attachment A: Resolution

Attachment B: Public Works Department Administrative Policy Fees

ATTACHMENT A

CITY OF REDMOND

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE USER FEE SCHEDULE FOR PUBLIC WORKS TO MODIFY AND ADD A FEE ASSOCIATED WITH USAGE OF THE RIGHTS OF WAY AND CITY PROPERTY BY TELECOMMUNICATIONS SERVICE PROVIDERS

WHEREAS, the City Council adopted Ordinance No. 1480, providing that all administrative fees will be set by Council resolution; and

WHEREAS, the City Council adopted Resolution No. 1509 which established a Public Works Department schedule of fees, charges and penalties for various applications submitted to the City for various services and materials provided by the City; and

WHEREAS, the City Council has also determined that such fees, charges and penalties should reflect the City's costs of providing services, and that department directors should be allowed to raise the fees administratively on an annual basis in an amount not exceeding the CPI in order to recapture the City's costs; and

WHEREAS, the City Council desires to amend the Public Works Department schedule of fees to reflect changes made to Chapter 12.14 RMC regarding telecommunications services within the City's rights of way and to comply with the recent Federal Communications Commission (FCC) adoption of a Declaratory Ruling, Order

and Regulation (FCC Order), which imposes limitations on municipal charges for permits and rental of City-owned infrastructure in the rights-of-way with regard to small cell facilities; and

WHEREAS, the Public Works Director shall annually review the user fees, charges and penalties in order to determine whether the same are adequate to cover the City's costs of providing the services for which the fee, charge or penalty is collected; and

WHEREAS, after review, the Department Director determines that the City's costs are not adequately covered, the Department Director may either:

A. Administratively increase the amount of the user fee, charge or penalty in order to cover the City's cost of providing the service, provided, that the increase shall not exceed the most recently published Consumer Price Index - Wage Earners and Clerical workers for the Seattle-Tacoma area, as published by the U.S. Department of Labor - Bureau of Labor Statistics; or

B. If an increase greater than the CPI is necessary to cover the City's costs, the Department Director shall submit the increase to the City Council for approval.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Adoption of fee Schedule. The annual small cell conduit and power lease fee attached to this resolution as

Exhibit A and incorporated herein by this reference as if set forth in full, is hereby adopted and incorporated into the Public Works Department Administrative Policy Fees.

Section 2. Effective Date. This resolution shall become effective immediately upon passage by the Redmond City Council.

ADOPTED by the Redmond City Council this ____ day of _____, 2023.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO.

EXHIBIT A

SMALL CELL FEE ON CITY FACILITIES

<u>SL</u> <u>#</u>	<u>DESCRIPTION</u>	<u>FEE/CHARGE</u>
1	ANNUAL SMALL CELL CONDUIT AND POWER LEASE FEE	\$1.77 PER LINEAR FEET

**PUBLIC WORKS DEPARTMENT
ADMINISTRATIVE POLICY FEES
City of Redmond**

<u>Administrative Policy</u>	<u>Fee/Charge</u>
Copies, standard or legal, per page	\$0.15
Copies, standard or legal, per page, when copying is outsourced	Actual Cost Incurred
The City reserves the right to outsource any copying job in excess of 50 pages, or which involves disassembling and reassembling significant numbers of files or documents in order to copy portions of said files or documents. (Resolution No. 1101)	
Miscellaneous maps: (Res. 828, 1990)	
18x24	\$7.99
22x34	\$12.01
24x36	\$12.01
30x30	\$12.01
34x44	\$14.67
(Resolution No. 1101)	
Plans and Specs (price varies - set by engineer for the project)	
Recording Fee	County Fee
Miscellaneous Requests	\$144.32
Segregations (Local Improvement District Assessment) engineering and clerical costs	\$756.55
Six-Year Transportation Improvement Program Packet	\$9.97
Standard Specifications and Details for Public Works Construction	\$58.93 per paper copy
Telecommunications Facility Lease Application	\$4,680.54
Telecommunications Facility Lease Modification	\$2,377.51
Telecommunications Facility (Macro) Review/ Inspection	\$9,467.16
Telecommunications Master Permit Application	\$3,344.21
Extended ROW Use Agreement	\$547.27
Extended ROW Use Agreement - Renewal	\$215.00
Telecommunications Master License Agreement ***	\$621.95
Small cell Site License Addendum (for the first 5 poles) ***	\$1,497.33
Additional Small Cell Site License Addendum (per pole after the first 5 poles) ***	\$955.98
Telecommunications Facility Review (Per hour) ***	\$125.06 per hour
Annual Rent (as per Site license Addendum) ***	\$270 Annually
Annual Small Cell Conduit and Power Lease Fee (Per Linear Feet)	\$1.77 per Linear Feet
Independent Concurrency Study and Supplemental Mitigation Analysis **	\$128.39 per hour

*A 3% technology surcharge will be applied in addition to the listed fee as authorized by Ordinance No. 2090, and extended permanently by Resolution No. 1162 on December 3, 2002. Fees established and adopted under Resolution 1364.

** By Resolution 1306, the Council eliminated the "Traffic Modeling for Concurrency Testing" fee in favor of this new hourly fee, effective September 15, 2009, to compensate the City for staff time expended. Fees established and adopted under Resolution 1364.

*** By Resolution 1517, the Council adopted "Small Cell Permits on City Poles" fees effective April 16th, 2019

**PUBLIC WORKS DEPARTMENT
ADMINISTRATIVE POLICY FEES
City of Redmond**

<u>Right of Way Fees</u>	<u>Fee/Charge</u>	<u>Municipal Code Reference</u>
ROW Permit	\$537.41 *	12.08.060
ROW Franchise Drop Permit	\$188.88 *	
ROW Miscellaneous Permit	\$167.68 *	
Sidewalk Cafe Seating Permit	\$547.27 *	
Sidewalk Cafe Seating Permit Renewal	\$129.76 *	
Small Cell Permit	\$537.11 *	
Bike & Scooter Share Permit - Application***	\$462.82	
Bike & Scooter Share Permit - Evaluation & Operation***	\$4,786.02	
Bike & Scooter Share Permit - City Crew Response (Hourly)	\$147.39	
Permit Extension	\$128.39 *	
Permit Re-instatement (1/2 of Permit Fee)	Varies *	
Additional Review Fee (Hourly)	\$128.39 *	
Inspection Fee (Hourly)	\$128.39 *	

*A 3% technology surcharge will be applied in addition to the listed fee as authorized by Ordinance No. 2090, and extended permanently by Resolution No. 1162 on December 3, 2002. Fees established and adopted under Resolution 1364.

*** By Resolution 1515, Council adopted the "Bike & Scooter Share Permit" fees, effective April 16, 2019.



Memorandum

Date: 2/21/2023
Meeting of: City Council

File No. AM No. 23-020
Type: Consent Item

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

Public Works	Aaron Bert	425-556-2786
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DEPARTMENT STAFF:

Public Works	Micah Bonkowski	Program Administrator
Public Works	Aaron Moldver	Environmental Programs Manager

TITLE:

Adoption of a Compost Procurement Ordinance

- a. Ordinance No. 3113: An Ordinance of the City of Redmond, Washington Adding a New Chapter 6.40, Environmental Purchasing, to Title 6 of the Redmond Municipal Code, Regarding Compost Procurement in Compliance with State Law

OVERVIEW STATEMENT:

Adoption of this ordinance by jurisdictions is required by RCW 43.19A.120. This compost procurement ordinance requires all state agencies and local governments to consider whether compost products can be used in public projects, and must use them except when availability, health, quality, safety, or price criteria are not met.

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

REQUESTED ACTION:

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

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Environmental Sustainability Action Plan
- **Required:**
RCW 43.19A.120
- **Council Request:**
N/A
- **Other Key Facts:**
In March of 2022, the State Legislature passed HB 1799 which required jurisdictions over 25,000 residents to

adopt a compost procurement ordinance.

OUTCOMES:

This ordinance requires all departments to track how much compost is purchased for use by the City, and to report this amount to Ecology on even years starting in 2024. Considering the use of compost on all applicable City projects may increase the use of compost by the City. By encouraging the use of compost derived from curbside collected organics, this ordinance supports the local circular economy, and keeps more methane producing organics out of the landfill. This ordinance also requires the City to educate residents on how the City has used compost in its projects.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:

This ordinance is not expected to significantly impact costs to the City as the City already purchases compost in some projects where applicable.

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

Budget Offer Number:

N/A

Budget Priority:

N/A

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

If yes, explain:

This will require annual tracking of compost purchases by the City with reporting to the Department of Ecology on even numbered years which could have a minor impact on staff time as tracking systems are developed.

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
2/7/2023	Committee of the Whole - Planning and Public Works	Approve

Proposed Upcoming Contact(s)

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

Time Constraints:

The legislation passed in March 2022 required adoption of this ordinance by January 1, 2023. Ecology has stated that they will not be enforcing on jurisdictions that are making a good faith effort to adopt.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, we will be in violation of the RCW.

ATTACHMENTS:

Attachment A: Compost Procurement Ordinance

CODE

**CITY OF REDMOND
ORDINANCE NO. ____**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON ADDING A NEW CHAPTER 6.40,
ENVIRONMENTAL PURCHASING, TO TITLE 6 OF THE
REDMOND MUNICIPAL CODE, REGARDING COMPOST
PROCUREMENT IN COMPLIANCE WITH STATE LAW

WHEREAS, in 2020, with the adoption of RCW 43.19A.120, the Washington State Legislature found that compost benefits Washington residents by diverting tons of organic waste from landfills, reducing solid waste costs, replacing synthetic chemical fertilizer, and lowering carbon emissions, and therefore, state and local governments should lead by example by purchasing and using local compost; and

WHEREAS, RCW 43.19A.120 requires all state agencies and local governments to consider whether compost products can be used when planning or soliciting and reviewing bids for public projects and to use compost products in a project except when availability, health, quality, safety, or price-competitive criteria are not met; and

WHEREAS, with the passage of Engrossed Second Substitute House Bill (E2SHB) 1799 by the Washington State Legislature in 2022, now codified at RCW 43.19A.150, the City of Redmond is now required to adopt a "Compost Procurement Ordinance", so as to implement RCW 43.19A.120; and

WHEREAS, procurement of compost for government-funded public projects assists the city in implementing the goals set for in the Environmental Sustainability Action Plan, including Action M1.1, Regional Composting and Action M3.4, Green purchasing/procurement, support of end use markets for recycled materials.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Adoption of Chapter. RMC 6.40, Environmental Purchasing, is hereby adopted.

Chapters:

6.04 Litter Control Code

6.08 Filth and Its Sources

6.12 Noxious Weed Control and Tree Regulations

6.16 Rodents

6.18 Feeding of Feral Pigeons

6.20 Abating Junkyards

6.24 Abating Privies and Dry Closets

6.26 Smoking Prohibited

6.30 Solid Waste Collection

6.34 Limitation on External Effects of Uses

6.36 Noise Standards

6.38 Refusal to Rent Based Solely on Section 8 Voucher or
Certificate Request Prohibited

6.40 Environmental Purchasing

6.40.010 Compost Procurement

A. For the purpose of this chapter "compost products"
means mulch, soil amendments, ground cover, or other
landscaping material derived from the biological or
mechanical conversion of biosolids or cellulous-containing
waste materials.

B. The city shall plan for the use of compost for
government-funded public projects in the following
categories:

1. Landscaping projects;
2. Construction and postconstruction soil
amendments;
3. Applications to prevent erosion, filter
stormwater runoff, promote vegetation growth, or improve the
stability and longevity of roadways; and
4. Low-impact development and green
infrastructure to filter pollutants or keep water on-site, or
both.

C. The city shall determine whether it is feasible in
performance of the work, to use compost in a public project.

If compost can be utilized, the city shall require a department and/or each contractor with whom it contracts to use compost products. Exceptions to the use of compost are as follows:

1. Compost products are not available within a reasonable amount of time;
2. Available compost products do not meet existing standards for health, quality, and safety;
3. Prices are not reasonable or competitive.
4. Available compost products do not comply with existing purchasing standards.

D. The city shall give priority to purchasing compost products from companies that produce compost locally, are certified by a nationally recognized organization, and produce compost products that are derived from municipal solid waste compost programs, and meet the quality standards comparable to standards adopted by the Washington State Department of Transportation or the Washington State Department of Ecology.

E. Beginning December 31, 2024, and each December 31st of even-numbered years thereafter, the city shall submit a report to the Washington Department of Ecology covering the reporting periods compost procurement activities. At the minimum, the report shall contain the following:

1. The total tons of organic material diverted per year;

2. The volume and cost of compost purchased by the city per year; and

3. The source(s) of the compost purchased.

F. The Public Works Director or designee is directed to develop strategies to inform residents and businesses about the value of compost and how the city uses compost in its operations.

Section 3. Corrections by City Clerk or Code Reviser.

Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 4. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any person or situation.

Section 5. Publication and Effective Date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of _____, 2023.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK (SEAL)

APPROVED AS TO FORM:

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.:



Memorandum

Date: 2/21/2023
Meeting of: City Council

File No. AM No. 23-021
Type: Staff Report

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

Planning and Community Development	Carol Helland	425-566-2107
Public Works	Aaron Bert	425-556-2786

DEPARTMENT STAFF:

Planning and Community Development	Vangie Garcia, P.E., PMP	Transportation Planning & Engineering Manager
Planning and Community Development	Micah Ross, P.E.	Senior Engineer
Planning and Community Development	Seraphie Allen	Deputy Director

TITLE:

Sound Transit Light Rail Quarterly Briefing - Projects Status and Progress

OVERVIEW STATEMENT:

The 2023 work plan for the Planning and Public Works Committee of the Whole contains a quarterly Sound Transit light rail update. This staff report provides an update for the first quarter of 2023. The new CEO of Sound Transit will be introduced to Council at the beginning of the business meeting.

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

REQUESTED ACTION:

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

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Comprehensive Plan Policies TR-10 and TR-11; Transportation Master Plan
- **Required:**
N/A
- **Council Request:**
Planning and Public Works Committee 2023 work plan item
- **Other Key Facts:**
The last quarterly update was August 16, 2022.

OUTCOMES:

Light rail will be the backbone of Redmond's transit network when it opens in 2025 to Overlake and 2026 to Southeast Redmond and Downtown Redmond. It will provide a frequent and reliable mobility choice that connects Redmond to the region.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Underway - Construction and traffic updates regarding reroutes and delays are conveyed via standardized communication methods.
- **Outreach Methods and Results:**
Sound Transit uses in-person, print, and electronic media to notify the Redmond community about construction activities. The City relays these notifications through its communication channels.
- **Feedback Summary:**
Feedback from public engagement and ballot measures consistently shows strong support for the extension of light rail to Redmond.

BUDGET IMPACT:

Total Cost:

Quarterly briefings to Council are a component of work supported by staff positions that are funding by the Light Rail Offer.

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

Budget Offer Number:

0000035 Light Rail

Budget Priority:

Vibrant and Connected

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

If yes, explain:

N/A

Funding source(s):

Interlocal Agreements with Sound Transit

Budget/Funding Constraints:

Funds are only available for purposes described in agreements with Sound Transit

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
6/16/2020	Business Meeting	Receive Information
9/15/2020	Business Meeting	Receive Information
11/17/2020	Business Meeting	Receive Information
3/2/2021	Business Meeting	Receive Information
6/1/2021	Business Meeting	Receive Information
9/21/2021	Business Meeting	Receive Information
12/7/2021	Business Meeting	Receive Information
8/16/2022	Business Meeting	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
	Nothing proposed at this time	N/A

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

This is an informational briefing only; no Council action is requested.

ATTACHMENTS:

Attachment A: Presentation

Update on Sound Transit Light Rail in Redmond

February 21, 2023

Vangie Garcia, P.E., PMP

Transportation Planning and Engineering Manager





Purpose

Provide East Link and Downtown Redmond Link Extension Project updates

- Current status of civil work
- Construction transitioning to working on track work

Where Are We?

- **2006** - Environmental review began from Seattle to Downtown Redmond
- **2016** - Overlake construction began
- **2020** - Downtown construction began
- ➔ ● **2023** - Overlake stations construction complete
- **2025/2026** - Downtown extension opens



East Link - E360

.....

- Sound Transit Board of Directors passed a resolution authorizing to continue exploring the East Link Starter Line
- Redmond Technology Station Garage repairs completed, bus loop opening targeted for March/April 2023



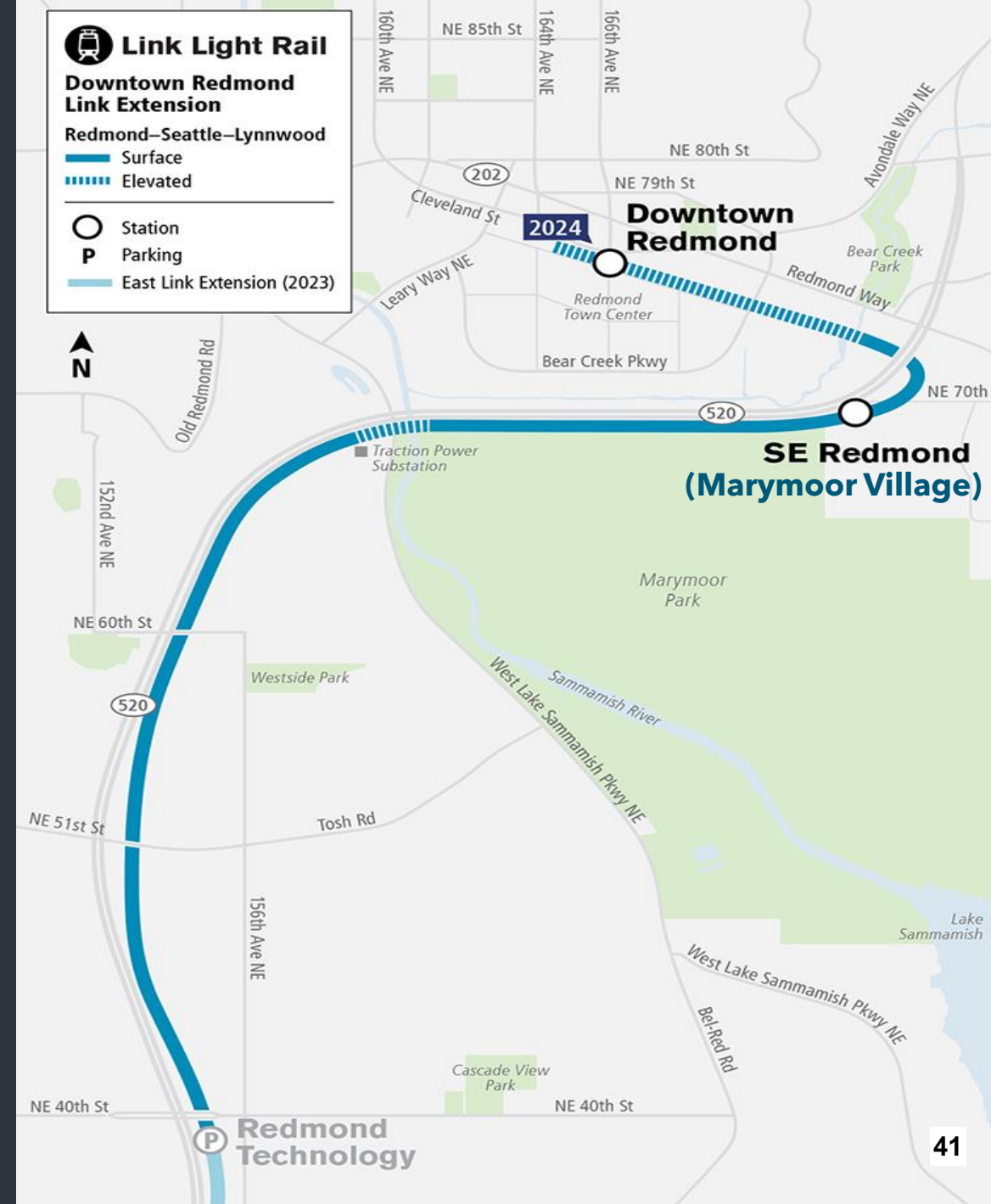


Redmond Technology Station Bridge

- Construction approximately 95% complete
- Planting in progress

Downtown Redmond Link Extension (DRLE)

- 63% completion for overall design-build progress
- Aerial guideway decks are complete
- Welding of track rail is underway



DRLE Work Ahead

.....
Construction activities for the next six months:

- Marymoor Village Garage will be topped off
- Marymoor Village Station ongoing
- Downtown Station and Plaza ongoing
- Train tracks installation ongoing
- Train Overhead Contact Systems (OCS) poles and wire installation started
- Other train systems work ongoing



Marymoor Village Parking Garage

.....

- Level 6 construction is underway
- Garage will have 1,400 parking stalls

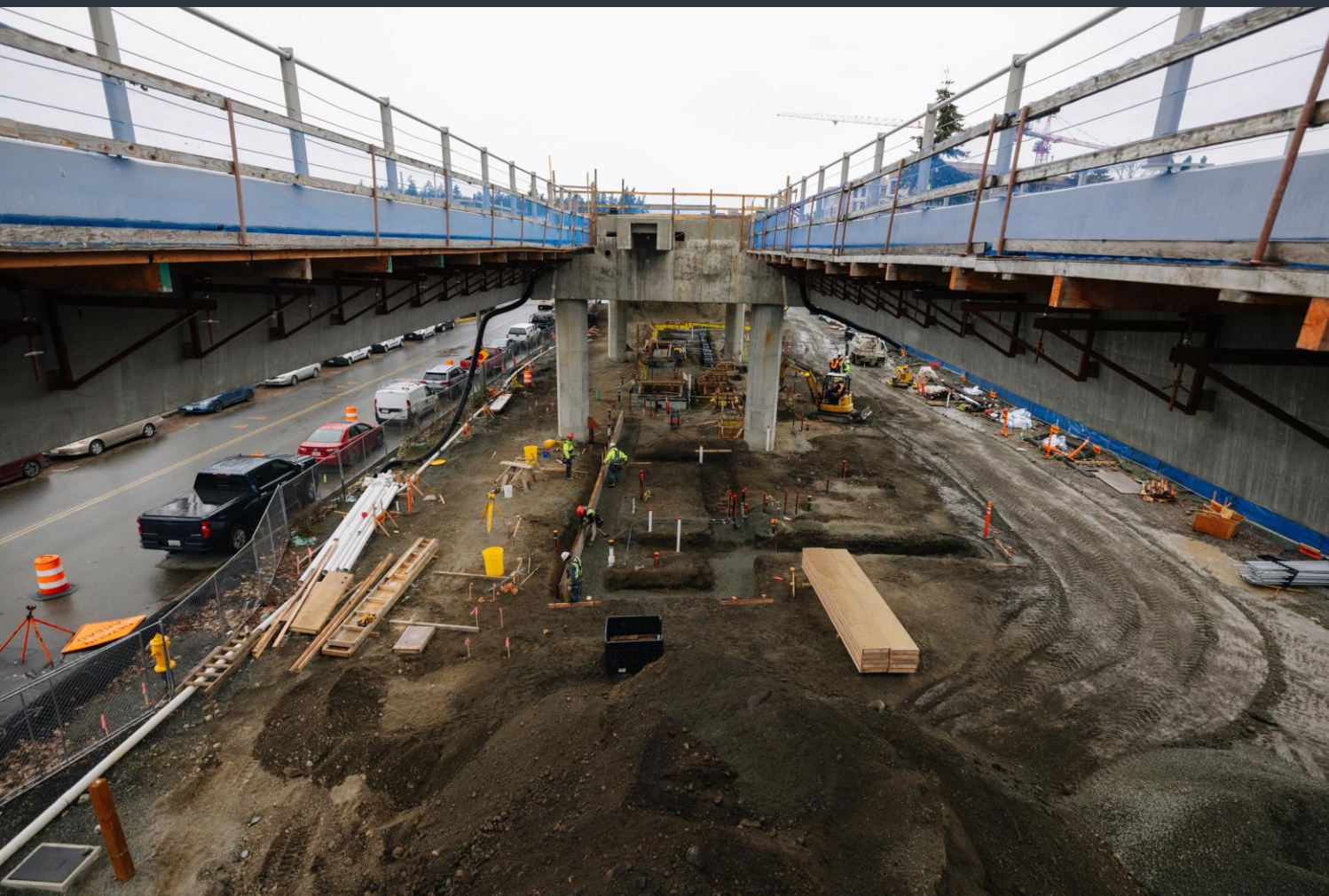


Marymoor Village Station

.....

- Steel canopy on the station platform





Downtown Station

.....

- Building structure for Downtown Station has begun
- Escalator/elevator is work underway



Between Marymoor Village Station and Downtown Redmond Station

- Crews preparing to install train tracks for elevated guideway



Between SR 520 and Marymoor Park

- For the elevated guideway parallel to SR 520 and over West Lake Sammamish Parkway, crews are constructing the plinths for the train tracks



Thank You

Any Questions?





Memorandum

Date: 2/21/2023
Meeting of: City Council

File No. AM No. 23-022
Type: Unfinished Business

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

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

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Kimberly Dietz	Principal Planner
Planning and Community Development	Glenn B. Coil	Senior Planner

TITLE:

Approval of an Ordinance Adopting the Redmond Zoning Code Text Amendments - Town Center Zone (TWNC): Incentives and Design Standards

1. Ordinance No. 3114: An Ordinance of the City Of Redmond, Washington, Amending Redmond Zoning Code Article I Section 21.10.050 Downtown Regulations - Town Center (TWNC) Zone, and Article III Section 21.62.020.I Downtown Design Standards - Town Center Zone; Providing for Severability; and Establishing an Effective Date

OVERVIEW STATEMENT:

Staff recommends that the Council adopt an ordinance amending RZC 21.10.050, Town Center Zone, and RZC 21.62.020, Downtown Design Standards, as recommended by the Planning Commission and as refined by the City Council during meetings held on January 3 and January 17, 2023 (see Attachment A and associated exhibits).

As a result of Council discussion on January 17, 2023, staff included a process clarification in RZC 21.10.050.C as follows: *"Where equivalency to a Sustainable Development technique is allowed pursuant to Table 21.10.050#, the requirements for the equivalent technique shall be negotiated as a condition of the Development Agreement."* This gives Council the flexibility to consider alternatives to the sustainable development techniques at the time the required development agreement is negotiated. (Refer to Exhibit 1 to the ordinance, page 4).

Councilmember Anderson's recommended amendments were vetted with the City Attorney. The proposed amendments would require an additional public hearing because the approaches identified were not considered during the course of the Planning Commission deliberations. In addition, some of the proposed changes would recalibrate the amenities table and lower the probability that small and local business incentives would be utilized. The requirement to negotiate the terms of the equivalency as part of the Development Agreement provides the opportunity to explore Councilmember Anderson's suggestions during a future Council public hearing. As a result, staff recommend that the Council proceed with the ordinance language as presented in Exhibit A and B. If Council chooses to explore Councilmember Anderson's proposed changes now, a public hearing would need to be scheduled and held before the Council or Planning Commission. This would add at least five to eight weeks to the adoption process depending on

schedule availability and the body identified to hold the public hearing.

Summary of Recommended Amendments

- RZC 21.10.050 Town Center Regulations and Incentive Standards
 - Remove reference to Town Center Master Plan
 - Increase maximum height to 12 stories through incentive program
 - Add new section defining exceptional amenities required for additional height
 - Require a development agreement for additional height
- RZC 21.62.020 Downtown Design Standards - Town Center Zone
 - Expand Town Center Mixed Use subarea into certain parcels of Gateway Office subarea along Bear Creek Parkway
 - Remove references to Town Center Master Plan
 - Other references related to parking and design standards

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

REQUESTED ACTION:

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

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Comprehensive Plan Policies DT-11, DT-13; and RZC 21.10.050, RZC 21.62.020
- **Required:**
Council approval is required for all ordinances.
- **Council Request:**
See below.
- **Other Key Facts:**
In June 2022, the City Council remanded portions of the RZC Rewrite Phase 1 concerning the Town Center zoning district to the Planning Commission for further consideration. Since then, staff determined that some of the remanded code amendments should be considered as part of Redmond 2050. Subsequently, the owner of the Redmond Town Center shopping mall and adjacent properties, FHR Main Retail Center, LLC, (Hines) submitted a narrower RZC text amendment proposal for a portion of the TWNC zone referred to as the Town Center Mixed Use area. Planning Commission considered both Council's remand considerations and applicant's proposal, and voted to recommend approval of these amendments, with revisions that further support the City's goals and Council priorities.

OUTCOMES:

Approving the code amendments would likely result in the redevelopment of a portion of Redmond Town Center as envisioned by the applicant.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Late summer/fall 2022. Related Redmond Zoning Code Rewrite outreach occurred in 2021 and early 2022.
- **Outreach Methods and Results:**
Applicant's voluntary community outreach included letters to 7,000+ neighbors and tenants, project website, and two community meetings with 36 total participants. City efforts include Planning Commission public hearing on November 2, 2022; updates to project webpage; and notices and updates through city's Plans, Policies, & Regulations e-newsletter.
- **Feedback Summary:**
Community feedback was mostly supportive, with some dissent related to height and density, community engagement, and timeliness related to Redmond 2050 Comprehensive Plan update process.

BUDGET IMPACT:

Total Cost:

Staff time related to RZC amendments is part of the Community and Economic Development budget offer, which has a biennial appropriation of \$4,616,401.

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

Budget Offer Number:

0000040 Community and Economic Development

Budget Priority:

Vibrant and Connected

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

If yes, explain:

N/A

Funding source(s):

General Fund

Budget/Funding Constraints:

None.

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
6/21/2022	Business Meeting	Approve
1/3/2023	Committee of the Whole - Planning and Public Works	Receive Information
1/17/2023	Business Meeting	Receive Information

Proposed Upcoming Contact(s)

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

Time Constraints:

These amendments have been under review since 2021; final action by the City Council in Q1 2023 would give the applicant and interested community members clarity about the path forward.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, the topics raised in the proposed RZC amendments will be reconsidered for inclusion in the Redmond 2050 Comprehensive Plan update, with adoption in mid-2024.

ATTACHMENTS:

- A. Ordinance Amending the Redmond Zoning Code
 - Exhibit 1: Amendments to RZC 21.10.050
 - Exhibit 2: Amendments to RZC 21.62.020.I

CODE

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING REDMOND ZONING CODE
ARTICLE I SECTION 21.10.050 DOWNTOWN
REGULATIONS - TOWN CENTER (TWNC) ZONE, AND
ARTICLE III SECTION 21.62.020.I DOWNTOWN
DESIGN STANDARDS - TOWN CENTER ZONE; PROVIDING
FOR SEVERABILITY; AND ESTABLISHING AN
EFFECTIVE DATE.

WHEREAS, the Growth Management Act requires that development regulations be subject to continuing evaluation and review; and,

WHEREAS, City Council adopted most of the proposed amendments included in Redmond Zoning Code (RZC) Rewrite Phase 1 on June 21, 2022 through Ordinance 3083, excepting those related to the Town Center Zone; and

WHEREAS, the City Council remanded proposed amendments related to the Town Center Zone to Planning Commission for further consideration; and

WHEREAS, Hines Interests, on behalf of FHR Main Retail Center, LLC, submitted an RZC text amendment application regarding the Town Center Zone similar in scope to the amendments remanded by the City Council; and

WHEREAS, the potential environmental impacts of the Hines proposal were covered by the Determination of Non-Significance (DNS) for the RZC Rewrite Phase 1 issued on June 18, 2021; and

WHEREAS, the Technical Committee reviewed the proposal on October 20, 2022 and recommended approval, with two additional conditions, to the Planning Commission; and

WHEREAS, the Planning Commission reviewed the Technical Committee recommendation at its October 26, 2022, November 2, 2022, November 16, 2022, and December 7, 2022 meetings, and conducted a public hearing during its November 2, 2022 meeting; and

WHEREAS, on December 7, 2022, the Planning Commission voted to recommend approval of the amendments to the Redmond Zoning Code, with revisions; and

WHEREAS, on January 11, 2023, the Planning Commission voted to approve and transmit the Planning Commission Report and Recommendation to the City Council; and

WHEREAS, the City Council has reviewed the Planning Commission Report and Recommendation and the criteria set forth in RZC 21.76.070, and desires to adopt the Redmond Zoning Code Amendments pertaining to the Town Center Zone, with revisions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendments to RZC 21.10.050. Redmond Zoning Code Article I Section 21.10.050 Downtown Regulations - Town Center (TWNC) Zone, set forth on the attached Exhibit 1 and incorporated herein as if fully set forth, is hereby amended to read as set forth therein.

Section 3. Amendments to RZC 21.62.020.I. Redmond Zoning Code Article III Section 21.62.020.I Downtown Design Standards - Town Center Zone, set forth on the attached Exhibit 2 and incorporated herein as if fully set forth, is hereby amended to read as set forth therein.

Section 4. Preparation of Final Documents. The Administration is directed to complete preparation of Redmond Zoning Code documents, including updates to chapter numbers, correction of any typographical errors, minor stylistic or editorial revisions, general formatting, and including of appropriate graphic and illustrations.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such

invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 21st day of February, 2023.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

JAMES HANEY, CITY ATTORNEY

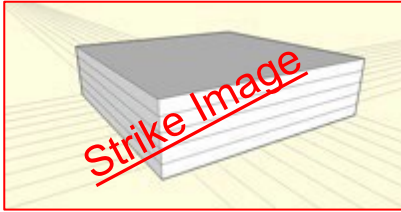
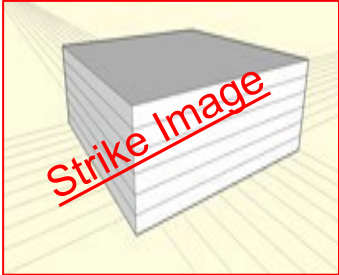
FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:

EFFECTIVE DATE:
ORDINANCE NO.

21.10.050 Town Center (TWNC) Zone.

A. **Purpose.** Town Center is one of the City's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and eventually residences in the heart of the City is intended to bring people together during the day and evening for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a grade-separated connection across SR 520, and that transit service to and from the center will provide a choice equal in attractiveness to automobiles, walking, and biking. The design and development of this zone ~~is controlled by a Master Plan established to~~ seeks to ensure that development here integrates with and positively influences future redevelopment of the greater downtown area, and retains traditional building styles, street patterns, variety of uses, and public amenities.

B. Maximum Development Yield.

Table 21.10.050A Maximum Development Yield				
Allowed	Base	Maximum <u>with Incentives</u>	Illustrations	
Height	5 stories	6 <u>12</u> stories	<p>Example of a 5-story building</p> 	<p>Example of 6-story building</p> 
Lot Coverage	100 percent	100 Percent <u>Less areas necessary for compliance with stormwater management and landscaping.</u>		
<p>These are office building examples using <u>incentives</u> Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.</p>				

C. Regulations Common to All Uses.

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See RZC 21.10.150. Map 10.4, Town Center Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location. B. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Setback Line (distance from property line)		
Side Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Rear Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Rear Residential	10 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Yard adjoining <u>Redmond Central Connector</u> BNSF ROW or Parks	14 feet	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs, or GBP, <u>or EAAH</u>	Varies	Mixed-Use area: four stories; hotel and conference center, full service – eight stories; other hotel - six stories. <u>Gateway</u> Office Park area: five stories. Bear Creek Retail Area: three stories. Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height in the Mixed-Use overlay area to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance.
Maximum Building Height with TDRs, or GBP, <u>or EAAH</u>	Varies	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, <i>Using Transfer Development Rights</i> (TDRs), or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program</i> (GBP), except they may not be used to exceed eight stories where eight stories is <u>are</u> allowed through bonus provisions. <u>An increase of height to a maximum of 12 stories may be sought through use of the Exceptional Amenities for Additional Height (EAAH) for projects within the Mixed-Use area, Table 21.10.050#.</u> <u>EAAH may not be used in combination with any other programs to increase height.</u>
Maximum Height	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP)

Within Shorelines (SMP)		B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet, but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	100 percent	Governed by the Downtown Element of the Comprehensive Plan and the and Design Guidelines. <u>Less areas necessary for compliance with stormwater management and landscaping.</u>
Base FAR Without TDRs	Varies	A minimum of 600,000 square feet of gross leasable area shall be maintained as retail use. The maximum gross leasable area of allowed commercial space without TDRs is 1.49 million square feet. The 1.49 million square foot limit may be increased to a maximum of 1.80 million square feet through the acquisition and use of TDRs or the GBP, provided that TDRs or the GBP may not be used to increase the height of the hotel and conference center, full service, above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a hotel and conference center, full service. The additional square footage allowed may be used for infill retail and general service uses that are part of mixed-use residential developments or infill developments. Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations. <u>New development must retain or replace existing pedestrian generating and retail sales uses. Development may modify areas allocated to pedestrian generating and retail sales uses, subject to a minimum floor area to be negotiated as a condition to any Development Agreement.</u>
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . <u>Floor area for residential uses is exempt from TDR requirements. The ground floor level shall include a mix of pedestrian-oriented uses.</u>
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

NEW SECTION

21.10.050.C.1 Exceptional Amenities for Additional Height

- a. Development within a project limit may exceed the base height requirements contained in Table 21.10.050A by providing Exceptional Amenities for Additional Height (EAAH) as described in Table 21.10.050#.
- b. Requirements for Participation.
 - i. The project limit eligible for EAAH incentives must be entirely located within the Town Center Mixed Use subarea as shown in Figure 21.62.020S.
 - ii. A development agreement is required to identify the proposed project limit and ensure that the amenity proposed to earn additional height provides a proportionate public benefit.
 - iii. A master plan is required for all development seeking additional height through the EAAH.
 - iv. Technical Review. The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, to verify the limitations, requirements, and techniques contained within this section have been satisfied.
- c. Limitations.
 - i. Incentives earned through the provisions of amenities from Table 21.10.050# may not be used in conjunction with Transfer of Development Rights or Green Building Program to increase height.
 - ii. No structure with any combination of uses and parking may exceed 12 total stories in height.
 - iii. No more than nine (9) stories of usable floor area may be achieved by providing EAAH pursuant to Table 21.10.050#.

- iv. Up to three (3) additional stories dedicated to above-grade structured parking may be approved provided that no more than one (1) story of subterranean parking is proposed, and the following additional requirements are met.
 - A. Proposed parking is the minimum necessary to serve associated uses and shall not exceed the following maximum fully dedicated parking ratios for all existing and proposed uses within the project limit:
 - (a) 0.75 spaces/unit for residential uses; 2 spaces/1,000 s.f. office/business services uses; and 3.5 spaces/1,000 s.f. for food and beverage uses and retail services;
 - (b) The above ratios shall be based on fully dedicated parking stalls for each use, and shall not include those parking stalls owned by applicant that are leased, controlled, or dedicated to neighboring property owners or uses, via lease, easement, or other long-term agreement executed prior to the effective date of this ordinance; and
 - (c) If any existing parking dedicated to existing retail or food and beverage uses is displaced within the project limit, the displaced parking may be replaced within the project limit so long as the total parking ratio for retail and food and beverage uses does not exceed 3.5 spaces/1,000 s.f. within the project limit.
 - B. Subterranean parking is only proposed if necessary to replace existing surface parking dedicated to existing retail or food and beverage uses within the project limit and is limited to a maximum of one story below grade. Any associated construction dewatering shall not create adverse impacts to the drinking water system or the stormwater system. A conceptual model including dewatering radius of influence will be submitted during Site Plan Entitlement to demonstrate dewatering feasibility and no adverse impacts to City supply wells.
- v. Exceptional Amenities for Additional Height Requirements
 - A. All techniques and incentives in Table 21.10.050# shall be applied across the project limit identified in the Development Agreement.
 - B. Applicants are required to provide the Priority Technique in Table 21.10.050# before they are eligible to receive incentives for Additional Techniques.
 - C. If construction of a multi-building development is to be phased, each phase shall provide for a proportionate installation of amenities. No phase may depend upon the future construction of amenities unless the development agreement includes a phasing plan that will ensure the public benefit of the amenity is received through on-site development or in-lieu fee payment within a prescribed time horizon.
 - D. Where equivalency to a Sustainable Development technique is allowed pursuant to Table 21.10.050#, the requirements for the equivalent technique shall be negotiated as a condition of the Development Agreement.
 - E. The Development Agreement granting incentives for additional height and adjusting the phasing of incentives shall be recorded with the King County Recorder's Office or its successor agency. A copy of the recorded document shall be provided to the Director.

<p align="center"><u>Table 21.10.050#</u> <u>Exceptional Amenities for Additional Height</u></p>		
	<u>Priority Technique</u>	<u>Incentive</u>
<u>1</u>	<p><u>Affordable housing and larger units:</u></p> <ul style="list-style-type: none"> • <u>Minimum 20% of all new units designated affordable at 60% Area Median Income (AMI). There is no requirement to also provide 10% designated for 80% AMI that would ordinarily be required under RZC 21.20.</u> <p><u>And</u></p> <ul style="list-style-type: none"> • <u>One of the following thresholds is met:</u> <ul style="list-style-type: none"> ○ <u>Minimum 10% of all new units (market rate and affordable) have two bedrooms or more and minimum 5% of all new units have three bedrooms or more.</u> ○ <u>The greater of 35% or 15 of the new affordable housing units have two bedrooms or more and the greater of 15% or 10 units have three bedrooms are more.</u> <p><u>And</u></p> <ul style="list-style-type: none"> • <u>All new affordable housing units shall be electric-ready, meaning the units have the necessary wiring and electrical capacity to support converting to all electric equipment in the future.</u> 	<u>4 stories</u>
	<u>Additional Techniques</u>	<u>Incentive</u>
<u>2</u>	<p><u>Small and Local Businesses:</u> <u>10% of new ground level commercial space or a total of 7,000 square feet of total commercial space dedicated to local commercial. Local Commercial is defined as a retail sales or food and beverage service use (as defined by RZC 21.78 Definitions) founded or based in King, Snohomish, or Pierce County that has less than three (3) locations. National franchises (e.g. 7-Eleven, Subway, GNC, etc.) shall not be considered a Local Commercial use.</u></p>	<u>1 story</u>
<u>3</u>	<p><u>Small and Local Businesses:</u> <u>The lesser of 25% or 4,000 square feet of new commercial space no larger than 1,000 square feet to encourage and support startup and new businesses.</u></p>	<u>1 story</u>

<u>4</u>	<u>Sustainable Development</u>	
	A. <u>Achieve International Living Future Institute (ILFI) Zero Energy certification or register and achieve verification through the New Buildings Institute (NBI) Zero Energy, or equivalent, for all new buildings.</u>	<u>3 stories (not combinable with options B, C, or D)</u>
	B. <u>100% of the new buildings are ILFI Living Building Challenge (LBC) 4.0 certified, or equivalent.</u>	<u>2 stories (combinable with option C)</u>
	C. <u>5-year contract (or five successive 1-year contracts if a 5-year contract is not available) to purchase green power for 100% of the new buildings.</u>	<u>1 story (must be combined with either option B or option D)</u>
	D. <u>Leadership in Energy and Environmental Design (LEED) Platinum, or equivalent, for all new buildings.</u>	<u>1 story (combinable with option C)</u>

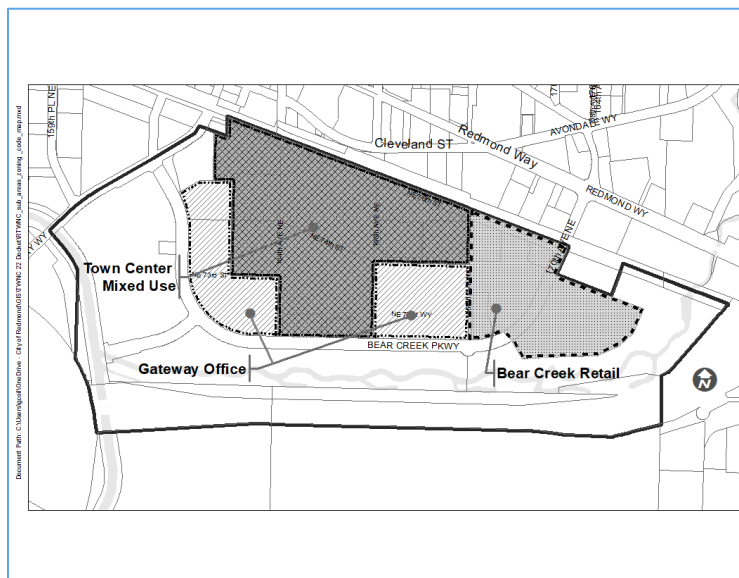
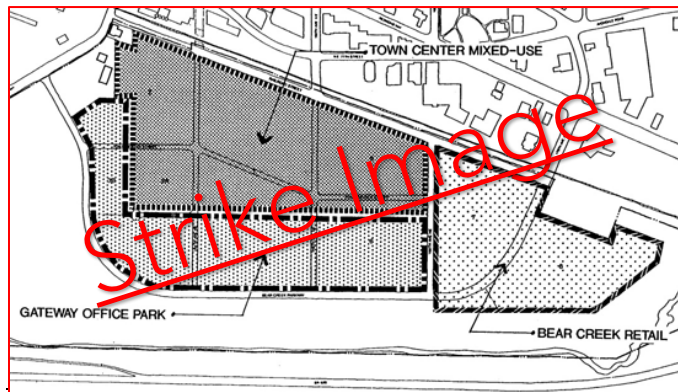
21.62.020 Downtown Design Standards.

I. Town Center Zone.

1. Intent.

- a. The Town Center zone consists of three subareas as shown and described below:

**Figure 21.62.020S
Town Center Subareas**



i. The Town Center Mixed Use area emphasizes a pedestrian-oriented and connected district that complements the transportation network of the Old Town zone and provides a

progressive architectural transition from historic character of Old Town to the surrounding modern districts. Primary design features for the Town Center Mixed Use zone include pedestrian-oriented uses along street frontages and sidewalk designs integrated into building architecture.

~~i. The Town Center Mixed-Use area design concept stresses a pedestrian-oriented, open air complex that mirrors the existing Old Town transportation network and the architectural character and scale of the historic portion of the Downtown neighborhood. Primary design features for the Town Center Mixed-Use area include storefronts along roadways, curbside parking, pedestrian plazas, and sidewalk designs that integrate into building architecture.~~

Figure 21.62.020T
Town Center



ii. The ~~Parkway~~ Gateway Office area design concept features multilevel office buildings and an urban gateway facing SR 520. Building height, location, and architectural character are intended to create a strong urban perimeter and a varied urban texture connecting the site with the Downtown.

**Figure 21.62.020U
Town Center**



iii. *Bear Creek Retail area provides for auto-oriented retail tenants.* The freestanding buildings with surface parking are distinct from the other two areas. However, architectural character, featured design elements, and pedestrian linkages incorporate a design commonality with the rest of the site.

b. *Gateway to Downtown.* The ~~Parkway~~ Gateway Office ~~sub~~area functions as a gateway to the City from SR 520. Development in this area should complement the other components of this gateway, Marymoor Park, and Bear Creek, by providing attractive, interesting urban activity. Development should be consistent with the natural environment by minimizing glare, providing indirect lighting, avoiding intense signage, and providing a soft edge where the urban and natural environments meet.

c. *Downtown Integration.* Connection to existing roads, including landscape treatment, road surface, sidewalk size and placement, with respect to the existing grid system, streetscape, and character consistent with current standards and regulations. Development in the design area shall further City goals for the following subareas:

- i. *Leary Way.* Leary Way between the Sammamish River and the BNSF right-of-way shall remain as a “green gateway” to the City of Redmond.
- ii. *Northern Boundary – Leary Way to 164th Avenue NE.* Building siting will maintain continuity of building frontage in order to integrate new development with the Old Town zone.
- iii. *Northern Boundary – Leary Way to 170th Avenue NE.*

A. This area should provide linkage capability between existing public roadways north of BNSF right-of-way and private roadways south of same. These new alignments should provide extension of the established visual corridors.

B. New connections on the site to existing north/south roads in this area should be compatible with the character of the existing older improvements.

C. Retail buildings located at the northern edge of the site within the Town Center Mixed-Use area will establish functional and visual continuity with the Downtown. The character of the new buildings will be compatible with older existing buildings.

iv. *Bear Creek.*

A. The edge along Bear Creek should be kept as a natural area, with uses limited to passive activity and trail/pathway connections.

B. Signage in this area shall be limited to traffic, safety, and directional information, or be consistent with the public recreational use of the area.

C. Structures consistent with and supporting passive use of this area may be allowed, and should be kept to a minimum.

v. *Sammamish River.*

A. The edge along the Sammamish River shall serve as an extension of existing activity on the Sammamish River Trail just north of this design area. Uses should include trail and pathway activities.

B. Signage shall be limited to traffic, safety, and directional information or be consistent with the public recreational use of the area.

C. Structures consistent with and supporting trail/pathway activities may be allowed, and should be kept to a minimum.

vi. BNSF Right-of-Way (ROW) – Pedestrian Crossings. Design and construct City-approved architectural/urban design features, walkways, and landscaping on 164th Avenue NE and other locations as determined to be necessary.

2. *Design Criteria.*

a. *Architectural Guidelines.*

i. *Siting of Buildings.* Buildings should be sited to enclose either a common space or provide enclosure to the street. All designs should appear as an integrated part of an overall site plan.

**Figure 21.62.020V
Town Center**



- A. Encourage varieties of shapes, angles, and reliefs in the upper stories of structures over four stories.
- B. Large buildings should avoid continuous, flat facades.
- C. Avoid the use of false fronts.
- D. The ground floor of buildings should provide pedestrian interest and activity. The use of arcades, colonnades, or awnings to provide pedestrian protection is encouraged. Column and bay spacing along street fronts should be provided no greater than 36 feet apart in order to maintain a pedestrian-oriented scale and rhythm.

**Figure 21.62.020W
Town Center**



E. Building design should utilize similar or complementary building material, colors, and scale of adjoining Old Town.

F. Buildings and facades in the Town Center Mixed-Use area should be a combination of brick, stucco-like finishes, smooth-finished concrete, and architectural metals. Building facades in the Town Center Mixed-Use and Parkway Office areas should have a greater proportion of voids (windows) than solids (blank walls) on pedestrian levels. Buildings and facades in the Bear Creek retail area should be primarily masonry products with concrete and architectural metals used for detailing if desired. In all design, there should be emphasis upon the quality of detail and special form in window treatments, columns, eaves, cornices, lighting, signing, etc.

G. Buildings and the spaces between them should provide easy and open access to the external public areas or plazas.

H. The scale of all structures in relationship to other structures and spaces is important. The scale should be two to three stories in the retail core. Some variation in heights contributes to the variety and complexity of the environmental experience, and is encouraged.

I. The development of ground level viewpoints on each building level which take advantage of solar access and views of the site's open spaces is encouraged.

J. Storefront design and materials should be unique while integrating into the architectural theme of the building facade of which they are a part.

ii. **Building Entry.** Orient building entrances to the street in a manner which provides easily identifiable and accessible pedestrian entryways. Highlight building entrances through landscape or architectural design features. Building entries should be designed in conjunction with the landscape treatment of pedestrian ways in the parking areas that directly relate to the entry.

iii. **Public Art.** Encourage public art in public areas of the Town Center zone, particularly in and around the Town Center Mixed-Use area.

iv. **Building Orientation.** Uses in the Town Center zone should be oriented externally as well as internally (as is applicable) by using outward-facing building facades, malls, entrances, and other design techniques.

A. Buildings in the Town Center Mixed-Use and Parkway Office areas should abut the sidewalks on at least one side and orient the primary entrance, or entrances, toward the street.

Figure 21.62.020X
Town Center Orientation to the Street



- v. **Building Colors and Materials.** Building colors and materials shall be selected to integrate with each other, other buildings in the Old Town zone, and other adjacent commercial areas, while allowing a richness of architectural expression for the various buildings.
 - A. Buildings should be constructed of materials that minimize light reflection and glare.
 - B. Care should be taken to avoid clashing colors on individual buildings and between adjacent buildings.
- vi. **Windows and Displays.** Windows and display areas shall be located along pedestrian routes to enhance the pedestrian experience.
 - A. Storefronts should be visually open wherever practical. Stores should use enough glass so that the activity inside the store is obvious to the passerby. In all cases, merchandise should be easily visible to pedestrians.
 - B. Windows shall be provided on the street level in the Town Center Mixed-Use buildings rather than blank walls to encourage a visual and economic link between the business and passing pedestrians. A minimum of 60 percent of ground floor facades facing streets in the Town Center Mixed-Use area shall be in nonreflective, transparent glazing. Where windows cannot be provided, artwork in window boxes may be used with site plan review approval.

**Figure 21.62.020Y
Town Center Outdoor Pedestrian Areas**



- vii. Future Development Pads. Future development pads shall be consistent with the design standards and shall provide pedestrian-scale exterior features.
 - viii. Design Consistency. Each phase of the development and redevelopment of parcels throughout the zone shall be designed to be consistent with, but not necessarily the same as, the balance of the project architecture, including materials, colors, and general style.
 - ix. *Pedestrian Features*. Provide pedestrian-scale external features, including such items as window and glass display cases, street furniture, and covered walkways.
 - x. Outdoor Pedestrian Areas. The outdoor pedestrian areas shall include special paving treatments, landscaping, and seating areas.
 - A. Outdoor and ground floor areas shall be designed to encourage outdoor activities, such as vendors, art displays, seating areas, outdoor cafes, abutting retail activities, and other features of interest to pedestrians.
 - xi. *Site Entrances*. Entrances to buildings, open spaces, gathering areas, and clustered buildings in ~~Town Center development~~ shall be emphasized with landscape treatments to strongly indicate the pedestrian orientation of these areas.
 - A. Architectural/urban design treatment of 166th Avenue NE shall encourage pedestrian circulation from the project to the Cleveland Street Retail area.
 - xii. Rooftops. Rooftops will be of a color that reduces glare and other types of visual impact on the adjacent residentially developed hillsides.
- b. Transportation Guidelines.
- i. Vehicular.
 - A. Street Configurations.

1. Streets that are above existing grade should be designed in a manner to reduce visual impact of pavement area, such as using landscaping or berms.
2. Encourage alignment of all streets to minimize the removal of all existing significant, healthy trees.
3. Streets shall not be wider than four travel lanes with the appropriate number of lanes at intersections between the zone and areas targeted for integration with the Downtown.
4. Vehicular circulation shall connect the various uses on the site to each other. Streets shall be designed to enhance viability of the project components.

B. *Parking – Surface.*

1. Where possible, locate parking behind buildings and away from areas of high public visibility. Landscape and screen surface parking areas visible to the public.
2. The size and location of parking areas should be minimized and related to the group of buildings served.
3. Visual impact of surface parking areas should be minimized from the SR 520 corridor.
4. Landscaping should be provided to screen surface parking areas and provide transition between the project and surrounding areas, particularly when viewed from SR 520, Leary Way, and adjacent hillsides.

**Figure 21.62.020Z
Town Center Parking**



5. Landscaped medians shall be provided where access and traffic allow.
6. Conflict between pedestrians and automobiles shall be minimized by designing streets to provide well-defined pedestrian walkways and crosswalks that reduce vehicle speeds.

7. Design and locate parking areas in a manner that will break up large areas of parking and encourage shared parking with existing Downtown uses.
8. Patrons of the retail center shall be allowed to use parking while patronizing other businesses in the Downtown. No rules, signage, or penalties shall be enacted by Town Center to preclude this parking allowance.

C. Parking – Structured. At least 50 percent of the parking provided for the entire site should occur in parking structures. The ratio of minimum structured parking shall be maintained for all phases of development of the Town Center Mixed-Use and the Parkway Office areas.

ii. Pedestrian.

A. *Linkages.*

1. Link proposed development to walkways, trails, and bicycle systems in the surrounding area by connecting and lining up directly to existing linkages, closing gaps, and treating crossings of barriers, such as the railroad, Bear Creek Parkway, and driveways, with special design treatment, minimizing barriers, designing with consistent materials, widths and locations, and providing safe, easy, and clearly identifiable access to and along the linkages. Safe, convenient, and attractive connections to Marymoor Park, the Sammamish River Trail, and the Bear Creek Trail system should be provided.
2. The sidewalk system shall be emphasized with landscape treatments to provide readily perceived pedestrian pathways through and around the Town Center zone.

B. Sidewalks.

1. When extending an existing sidewalk, the new walkway shall meet current standards and regulations where there is sufficient right-of-way, and be constructed of a material and dimension which are compatible with and improve upon the existing character.
2. Sidewalks shall meet similar standards to those of the approved pedestrian linkage system.
3. Paving of sidewalks and pedestrian crossings should be constructed of a uniform material that is compatible with the character of the zone. The private use of sidewalk rights-of-way areas may be appropriate for seasonal cafe seating or special displays.
4. Encourage alignment of new sidewalks to minimize the removal of all existing significant, healthy trees.

C. Arcades, Colonnades, and Canopies.

~~1. Consistent treatment within a single area is also encouraged in order to provide a strong identity of space.~~

- ~~2.~~ 1. Buildings should be designed to provide for weather and wind protection at the ground level. Buildings fronting sidewalks shall provide pedestrian weather protection by

way of arcades, colonnades, or canopies a minimum of 48 inches in depth. The elements should be complementary to the building's design and design of contiguous weather protection elements on adjoining buildings. Materials and design should engender qualities of permanence and appeal.

~~3.~~ 2. Awnings or sunshades should be in keeping with the character of the building to which they are attached. Materials should be durable, long lasting, and require low maintenance. Back-lit awnings are discouraged.

D. Trails – Pedestrian. Special design treatment and appropriate safety features should be designed for pedestrian trail crossings at public rights-of-way and at the BNSF right-of-way tracks.

E. Trails – Bicycle. Facilities for parking and locking bicycles should be provided and be readily accessible from bicycle trails.

~~F. Trails – Equestrian. Width of the trail should be adequate for two riders side by side in order to avoid earth compaction and vegetation deterioration. Equestrian trails should separate from pedestrian and bicycle trails.~~

~~G.~~ F. Plazas/Pedestrian Malls. Plazas, pedestrian malls, and other amenity open spaces shall be developed to promote outdoor activity and encourage pedestrian circulation between the Town Center zone and the balance of the Downtown.

c. Landscape Guidelines.

i. Urban Landscape Treatment. Building entries, primary vehicular entries, and building perimeters should be enhanced with landscaping which could include ornamental vines, groundcovers, shrubs, or trees selected for their screening, canopy, spatial enclosure, and seasonal variation.

ii. Site Furnishings. Benches, kiosks, signs, bollards, waste receptacles, street vending carts, water fountains, lighting standards, perch walls, sidewalks, pathways, trails, and special water features should be designed to be compatible elements of like materials and design.

iii. Perimeter Landscaping. Landscaping on the perimeter of the site will create a transition between the project and the surrounding area.

iv. Landscaping on Streets. Landscaping on streets should be simplified to allow adequate visibility from automobiles to businesses.

v. Trees, Plants, and Flowers. The use of potted plants and flowers as well as street trees is encouraged, but should not impede pedestrian traffic.

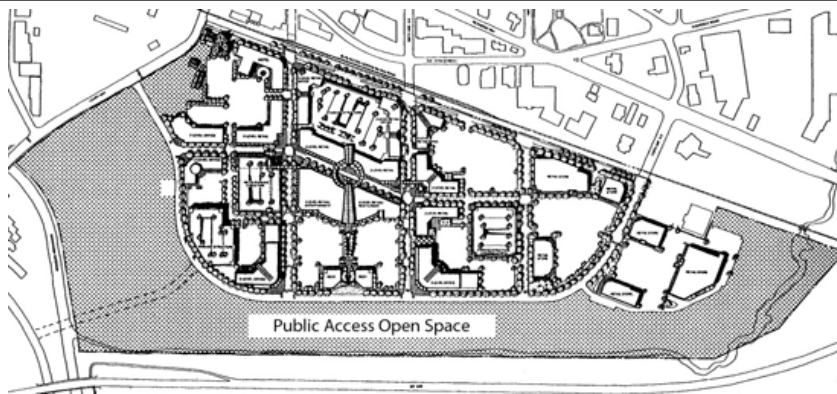
d. Open Space Guidelines.

i. Tree Retention and Open Space Landscaping. Preserve existing natural features, particularly healthy mature trees and stream courses.

A. Preserve 100 percent of all trees within the 44 acres of public access open space as identified in the Public Access Open Space Area Plan per 21.62.020AA. ~~within the Redmond Town Center Master Plan and Design Guidelines.~~ This area includes the cluster of trees along the east side of Leary Way for the purpose of preserving the corridor's green gateway image and the healthy trees along the Bear Creek and Sammamish River corridors. Trees that cannot be retained due to approved street or utility construction shall be replaced with native nursery

stock of similar or like variety at a one-to-one ratio, with tree sizes in accordance with RZC 21.72.080, Tree Replacement, pursuant to a landscape plan approved in conjunction with site plan review. Trees removed as a result of construction activities, which are intended to be preserved, shall be replaced per RZC 21.72.080, Tree Replacement. Replacement trees shall be located in the immediate vicinity as is practical.

Figure 21.62.020AA
Town Center Public Access Open Space



- B. Minimize new grading in this area.
 - C. Install landscape screening between this open space area and adjacent parking areas.
 - D. Encourage passive recreation, including a walking trail, bicycle trail, seating and rest areas, pedestrian lighting, and site furnishings. Provide pedestrian connections to the Justice White House, Town Center Mixed-Use area, Marymoor Park, Sammamish River Trail system, and other open space areas.
 - E. The “soft edge” landscape treatment to the south of Town Center along Bear Creek shall provide for a true transition between the natural, riparian area of the creek to the more urban mixed-use retail area.
 - F. The informal nature of the west, south, and east portion of the site should be maintained by retaining native materials and random planting of compatible plant materials consistent with the Downtown neighborhood.
- ii. Justice White House/Saturday Market. The areas around the Saturday Market and Justice White House shall be retained as open space. Areas at the Justice White House should encourage active and passive recreation. These areas should connect to other open spaces, trails, and the mixed-use retail area.
 - iii. Sammamish River. Open space shall be retained along the Sammamish River. The open space may be enhanced by:
 - A. Providing grade separation for trails at all appropriate and feasible locations;
 - B. Making connections to other open space zones;

C. An ongoing stormwater outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff and shall be revised periodically as appropriate.

iv. Bear Creek. Open space along Bear Creek shall be retained. The open space may be enhanced by:

A. Encouraging passive recreation areas and activities, and discouraging active recreation.

B. All stormwater swales and recharge areas should be integrated with the natural environment.

C. Protecting vegetation of the riparian habitat in this zone by limiting access to the creek to designated access points.

D. Providing connections to Marymoor Park, the Sammamish River, other open spaces, and Town Center.

E. Facilities within this area shall include a pedestrian pathway, bicycle path, equestrian trail when required, passive water access area, seating, and site furnishings.

F. An ongoing stormwater outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff, and shall be revised periodically as appropriate.

v. Public Access Open Space. Public access open space should be retained, enhanced, and made available for public use in this zone as shown in the Public Access Open Space Area Plan.

A. At least 44 acres shall be preserved by easement to the City or controlled by other methods that would permanently assure the open space to the City. This Downtown public access open space shall serve as a visual amenity and passive recreation open space.

vi. *Open Space Acreage*. Public access open space as shown in the Public Access Open Space Area Plan shall include a minimum of 44 acres. This will include natural areas inclusive of the floodway, and the areas around the Justice White House and the Saturday Market.

e. *Lighting Plan*.

i. A lighting plan and program which encourages nighttime pedestrian movement between the adjacent commercial areas, particularly Leary Way and 166th Avenue NE, shall be maintained.

ii. The height and design of street lighting should relate in scale to the pedestrian character of the area. The design of the light standards and luminaries should enhance the design theme.