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ORIGINAL

ORDINANCE NO. 1825

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING GOALS AND POLICIES, AMENDING THE LAND USE PLAN MAP, ADOPTING DEVELOPMENT REGULATIONS, REZONING PROPERTIES AND ESTABLISHING PREANNEXATION ZONING, ADOPTING A BASELINE STREET SYSTEM PLAN AND ADOPTING A BIKE WAY PLAN FOR THE S.E. REDMOND SUBAREA, AND ADDING NEW SECTIONS TO AND AMENDING SECTIONS OF TITLES 20B AND 20C OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA/ZMA 93-007.

WHEREAS, the City staff has conducted an extensive study of land use and zoning issues relating to the area commonly known as S.E. Redmond and has made certain recommendations for additions and amendments to the Redmond Municipal Code and Community Development Guide in order to address this area of the City, and

WHEREAS, on April 6, 1993, a Final Environmental Impact Statement was issued for the amendments proposed by staff, and

WHEREAS, between December 15, 1993 and September 21, 1994, the City Planning Commission held three study sessions and three public hearings for the purpose of considering the amendments and additions, and

WHEREAS, after completion of the public hearing on September 21, 1994, the Planning Commission deliberated and voted to approve the amendments and additions as presented, with certain modifications, and

WHEREAS, the City Council has considered the Planning Commission's recommendation, and, because preannexation zoning is involved in the proposal, has held at least two public hearings of its own not less than 30 days apart, in order to consider the proposed amendments and additions, and

WHEREAS, based upon the records of proceedings herein and the testimony received at the public hearings, the City Council has determined to approve the amendments and additions as hereinafter provided, NOW, THEREFORE,

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

Section 1. Goals and Policies for S.E. Redmond Subarea. A new Section 20B.85.095 is hereby added to the Redmond Municipal Code and Community Development Guide in order to establish goals and policies for the S.E. Redmond subarea and to read as set forth on Exhibit A attached to this ordinance and incorporated herein by this reference as if set forth in full.

Section 2. Land Use Plan Map Amended. The Land Use Plan Map adopted by Section 20B.90.040 of the Redmond Municipal Code and Community Development Guide is hereby amended to establish the Land Use Plan Map designations for the S.E. Redmond subarea and to reflect those designations depicted on the map attached as Exhibit B to this ordinance and incorporated herein by this reference as if set forth in full.

Section 3. Development Regulations. A new Section 20C.10.237 is hereby added to the Redmond Municipal Code and Community Development Guide in order to establish development regulations for the S.E. Redmond subarea and to read as set forth on Exhibit C

attached to this ordinance and incorporated herein by this reference as if set forth in full.

Section 4. Street Plan Amended. Section 20B.60.060(20) of the Redmond Municipal Code and Community Development Guide is hereby amended to adopt the S.E. Redmond Baseline Street System Plan attached as Exhibit D to this ordinance and incorporated herein by this reference as if set forth in full and to read as follows:

20B.60.060(20) Neighborhood Street Plans - The Neighborhood Street Plans delineate portions of the neighborhoods into key subareas for the purpose of planning proposed local access for under-developed areas. Within each subarea the planned and proposed streets are highlighted.

Approved streets are those which have been approved by the Technical Committee but not included on the base map which shows existing rights-of-way. Proposed streets are conceptual routes for the purpose of demonstrating a safe, efficient and economical means to access anticipated developments. The proposed streets are not meant as fixed routes but rather as a conceptual basis for evaluating future development proposals in relation to the entire street plan for the subarea. The maps entitled "Education Hill Street Plan", "Willows Street Plan", "North Overlake Street Plan", "S.E. Redmond Subarea Plan Future Baseline Street System", and "Bell-Red Overlake Transportation/Circulation Facility Plan (and Table One)" are incorporated as part of this subsection.

Section 5. S.E. Redmond Bikeway Plan Adopted. The Bikeway Plan adopted by Section 20B.60.060(10) is hereby amended to incorporate the Bikeway Plan for the S.E. Redmond subarea attached as Exhibit E to this ordinance and incorporated herein by this reference as if set forth in full.

Section 6. Zoning Map Designations for Properties within Current City Limits. The official Zoning Map of the City of Redmond, as adopted by Section 20C.10.030 is hereby amended in order to change the zoning designation of those properties located within that portion

of the S.E. Redmond subarea which lies within the current City limits to be as set forth on the map attached to this ordinance as Exhibit F and incorporated herein by this reference as if set forth in full, provided, that the rezone of the property legally described on Exhibit G to this ordinance to Heavy Industrial (HI) is subject to the execution of the Concomitant Zoning Agreement attached as Exhibit H, which is hereby approved and which the Mayor is hereby authorized to execute on behalf of the City.

Section 7. Pre-Annexation Zoning. Pursuant to RCW 35A.14.330 and .340, preannexation zoning designations are established for those properties within the S.E. Redmond subarea and located outside the current City limits to be as set forth on the map attached as Exhibit I to this ordinance and incorporated herein by this reference as if set forth in full. Upon annexation, unless subsequent action to the contrary is taken by the City Council, the preannexation zoning designation shall apply and all development regulations applicable to the S.E. Redmond subarea shall govern and control land use and development on the said properties.

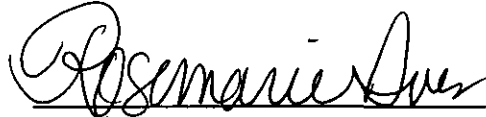
Section 8. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 9. Recording of Concomitant Agreement. A Concomitant Agreement in the form attached to this ordinance as Exhibit H shall be recorded prior to the City Clerk publishing the approved summary of this ordinance.

Section 10. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect


five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND



MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By 

FILED WITH THE CITY CLERK: 1/9/95
PASSED BY THE CITY COUNCIL: 2/7/95
SIGNED BY THE MAYOR: 2/7/95
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 1825

EXHIBIT A

Proposed Goals And Policies: SE Redmond Plan

20B.85.095 Southeast Redmond Subarea

The Southeast Redmond subarea is located on the northern end of Lake Sammamish near the crossing of two key corridors: the SR 520-Avondale Road corridor and the SR 202-Redmond Way corridor. This subarea is a part of the Bear Creek Neighborhood. The Red Brick Road is the eastern border of the subarea; SR 202 is the southern border. The Avondale Road extension is the western border and NE Union Hill Road is the northern border. Portions of the subarea are in unincorporated King County and outside of Redmond City limits. Downtown Redmond is approximately one-half mile to the west; rural lands and agriculture are situated to the east and north. Land use in the Southeast Redmond subarea is in transition, as surface mining ceases and the mined area is reclaimed for manufacturing, business park, light industrial uses and residential uses.

The land use plan for Southeast Redmond promotes the area's role as an employment center that can protect the aquifer and an environmentally sensitive rural area to the east. The plan provides for a transition in land use intensity from the west where intensive retail uses and industry are expected, to the east and south where moderate density housing is developed but does not threaten the rural character at the subarea's eastern border. Development of moderate density, family-oriented housing with supporting uses is a strong priority and provides housing near Redmond's three major employment centers.

20B.85.095 (05) Land Use Goal - Overall

Provide for a major employment center with family oriented housing and supportive uses while protecting the aquifer and environmentally sensitive rural areas along the subarea's eastern border.

(a) Policy - Allow regional retail uses in the west portion of the subarea. Promote light industrial uses in the central portion, and manufacturing uses in the north portion. Provide for affordable home ownership housing. Provide sites for neighborhood commercial uses and parks to serve the needs of future employees and residents.

(b) Policy - Provide a pedestrian and bikeway trail with trees to establish a clear transition between urban and rural land use at the 100 foot elevation contour and buffer established rural uses along 196th Avenue NE (Red Brick Road) and farther east.

(c) Policy - Allow existing industrial uses of land east of 188th Ave NE, north of NE 76th Street to continue, including the mineral resource manufacturing operations. Existing, new, relocating or expanded manufacturing uses should utilize significant earth berms, landscaping or other noise restricting efforts on their sites to buffer new residential developments.

(d) Policy - Reserve land for manufacturing firms to locate in the central portion of the planning subarea.

(e) Policy - Establish a strong and effective transition between residential and non-residential uses along the NE 65th Street, NE 76th Street, 192nd Avenue NE, and 188th Avenue NE road corridors to encourage residential development to the east and south of this transition area, and to protect non-residential uses from nuisance complaints.

Techniques that could be used include:

- earth berms;
- location of quieter business park uses where allowed adjacent to residential uses;

- location of boulevards with landscaped center medians to increase the distance between the non-residential uses and residential uses;
- site buildings so that noisiest activities (i.e. loading, outdoor manufacturing, etc.) are located furthest from residential uses; and
- locate open space areas between non residential uses and residential uses.

(f) Policy - If funding under the regional transportation plan becomes available and the adopted plans provide for service to the subarea, accommodate a transit station and a maintenance facility for a regional rapid transit system that would make Redmond a primary location for transit operations. Designate a 10-15 acre parcel as a transit station with a park and ride facility and establish NE Union Hill Road as the corridor to the maintenance facility.

(g) Policy - Transit stations and terminals are desired in the subarea, subject to Special Development Permit approval. Development of retail and services uses in combination with the transit station shall be permitted provided that commercial uses are designed and sited to be supportive of transit ridership. Examples of such uses include: day care facilities, news and laundromats, coffee shops and pharmacies.

20B.85.095 (10) Land Use Goal - Natural Environment

Significant natural features, including but not limited to, tree stands, wetlands, streams, steep slopes and the aquifer shall be protected within the subarea.

(a) Policy - Preserve and/or enhance the tree stands located between 180th Ave. NE and Redmond Way, and along the eastern slopes. Throughout the subarea, preserve areas of significant vegetation, slopes, streams, and wetlands.

(b) Policy - Throughout the subarea, preserve other areas of significant vegetation, slopes, streams, and wetlands.

(c) Policy - Buildings shall be clustered and impervious surfaces minimized to reduce lot coverage and to avoid deleterious effects on the aquifer recharge system.

(d) Policy - Future wellhead protection and Redmond-Bear Creek groundwater management plan requirements shall be applied throughout the subarea.

(e) Policy - Land within the rural agricultural valley shall be retained in low density rural residential uses not to exceed one unit per 5 acres.

(f) Policy - To help conform to air quality standards, strongly discourage wood burning fireplaces in residential construction.

20B.85.095 (15) Land Use Goal - Character and Design

New development in Southeast Redmond shall protect historic and cultural features, especially those of the Snoqualmie Tribe and the Red Brick Road.

(a) Policy - A monument or other historical/cultural interpretive center to recognize the role of the Snoqualmie Tribe in the area shall be provided in a highly visible and pedestrian-oriented section of the Design District in the west portion of the subarea. Design and features of this recognition shall be developed jointly with the Tribe and the City.

(b) Policy - Additional trees and vegetation should be planted along the bluffs above the Red Brick Road to buffer views of urban development from the road and adjoining rural uses.

(c) Policy - Site plans shall be designed to incorporate planned public transit with safe and convenient access by transit patrons.

(d) Policy - Where industrial uses would be located near existing or future residential uses, site designs should reduce potential visual and noise impacts through measures such as: Locating vehicle and service access areas to the rear of buildings fronting 188th Avenue NE and otherwise away from residential dwellings; adding significant vegetative and earth berms along arterials and between residential and commercial land uses; and limiting building heights to two or three stories to retain architectural compatibility and reduce oversight of residential areas by non-residential buildings.

(e) Policy - New development shall use energy efficient lighting and fixtures that direct light and glare away from adjacent rural areas and traffic corridors, emphasize ground-direct lighting, and provide the flexibility to adjust angles, intensity, and hours of operation when adjacent to sensitive land uses.

20B.85.095 (20) Land Use Goal - Housing

Provide a range of housing types and densities affordable to a broad range of individuals within the subarea and protect or replace the existing stock of affordable housing (mobile homes).

(a) Policy - The land use plan reflects an area between 188th Ave NE and the 100 foot contour for moderate density residential uses. Within this area at least 70% of the housing should be developed in accordance with the R12 zone. Housing in the remaining 30% of the area, preferably east of 192nd Ave NE, should be developed in accordance with the R8 zone to ensure that a transition to lower densities occurs as you approach the 100 foot elevation contour. Transfer of residential density to allow a range of housing products no higher than 18 units per net acre is permitted to encourage clustering of housing units and incorporation of neighborhood amenities. To ensure that a variety of housing products result from the transfers, targets for overall housing numbers and types of housing units should be set through the master plan.

Prior to the development of any housing, master planning of this new residential area should address the following provisions:

- Ensure that housing numbers for the subarea as set by the city's adopted population projections are met.
- Encourage at least 10 percent of the units to be affordable (available to families at or under 80% of King County median income). As an incentive for providing the affordable units, the developer may choose either a density bonus of up to one market rate unit for each affordable unit (maximum of 10% of total units) or a reduction in infrastructure, connection or impact fees for each affordable unit, if the City adopts fee reductions for affordable housing.
- Provide a circulation network of roads, sidewalks, trails and bikeways that is coordinated among area property owners including review of the placement and mitigation of impacts for 192nd Ave NE, through the master plan process.
- Provide a utilities and storm drainage network that allows for the efficient provision of these public improvements and is coordinated among area property owners. Encourage innovative techniques that allow storm water to be recharged into the aquifer, when consistent with City guidelines.
- Housing developments should focus on creating affordable home ownership opportunities in an environment which creates an attractive, safe place to live.
- Condominium, townhouse or small lot single family style homes are encouraged with building intensities, orientation and massing designed to cluster development and provide active open space areas, support transit, and create a sense of neighborhood.

- Subdivision design should consider whether use of a grid-type street and lot layout is appropriate. A walkway system should consider the design of entries, balconies, porches, architectural features and activities to help create safe, pleasant walking environments.
- Variation and human-scale details in architecture is encouraged.
- Parking and garage space should be encouraged to be placed to the rear of or side of buildings or otherwise in a manner that emphasizes the unit living area rather than the garage. Garages and parking are encouraged to use site design which requires access through alleys behind units. Examples of these ideas are contained with these policies (shown on the next page).
- Identify a usable site for an 8 acre neighborhood park consistent with the SE Redmond Subarea land use goals for Parks, Recreation and Open Space.
- Housing units developed adjacent to the 100-foot contour elevation shall be set back a minimum of 50 feet from the 100 foot contour in order to provide adequate rear yard space and allow room for the proposed pedestrian/bike trail. Provided, a setback of up to 300 feet may be required, where determined appropriate, to provide a greater buffer and better transition to those rural residences that are located in close proximity to the 100 foot elevation contour. The width of the buffer shall be established during housing master plan review.

(b) Policy - Include extra sound proofing in residential uses near commercial activity and heavily traveled streets.

(c) Policy - Encourage a variety of housing, including small lot single family subdivisions to help meet city housing targets.

(d) Policy - Development standards such as setbacks, building site circle, street standards and minimum yard area that traditionally allow large lot subdivisions should also provide for appropriate small lot single family developments.

20B.85.095 (25) Land Use Goal - Business Uses

Southeast Redmond should serve urban and suburban east King County as a major employment center.

(a) Policy - Retain land in large parcels to encourage master planning in the center of the subarea for light manufacturing uses; restrict land use which conflicts with manufacturing uses.

(b) Policy - Restrict land uses such as major office and walk-up retail which should locate in Downtown Redmond.

(c) Policy - The City Council supports the concept of designating four alternative locations for a Neighborhood Business Center, 3-4 acres in size, within the subarea and would encourage an anchor tenant that provides groceries within such a center. However the siting of an NB center should be delayed until the Council has determined what criteria should apply to Neighborhood Business centers in residential zones throughout the City. This determination will be made during review of the 1994-95 City-wide Comprehensive Plan. After appropriate criteria has been determined the City should support proposals to rezone one of the four sites before, or at the time; only two of the original sites remain. A rezone for this purpose shall be exempt from Zoning Map Amendment Criteria that require a showing of changes in conditions which would warrant the amendment and that there is a demonstrated need for additional zoning as proposed.

In addition to any criteria the City Council could develop, the center would consider the following:

- Strongly encourage the center to include a major user which provides groceries as an anchor tenant, designed to meet the everyday convenience shopping needs of the

future employees and residents expected in the subarea.. Size of the major tenant should be limited to allow room for other limited retail and service businesses, such as drug stores, day care centers, dry cleaning, personal care, and medical and dental services. Second floor and third floor residential uses at 20 units per net acre are permitted and strongly encouraged as opposed to separate business and residential buildings within the center.

- The design and scale of the center and hours of operation should be strictly regulated to ensure compatibility with the surrounding neighborhood. Where appropriate, additional landscaping should be used along side and rear property lines to screen unattractive areas and provide a better transition to adjoining residential uses.
- Building design and materials should reflect a residential theme and utilize materials that complement those materials used on nearby housing. An example of incompatibility would be a flat roof building with smooth face concrete building blocks. An example of compatibility would be pitched roof (or false pitched facades all around the building) with "decorative panel" windows with wood siding, "dryvit" or architectural concrete building block construction.
- The proposed development shall tie in with existing or planned pedestrian connections to the neighborhood it serves.
- Design features must tie the architecture of the center to surrounding development with strong pedestrian and transit accessibility.

(d) Policy - Four alternative locations for the center are shown on the land use plan. If an equally appropriate or superior site is identified in the future, zoning for the site may be granted through a rezone provided the following locational criteria are met:

- within the study area at an intersection of two or more streets.
- The proposed location is east of 185th Ave NE, west of 192nd Ave NE and south of NE 76th Street and north of the Redmond-Fall City Road. The site will not be located at any intersection with Redmond-Fall City Road, however.
- The proposed location is within convenient walking distance of an adjoining residential district and has existing or planned pedestrian connections to the neighborhood it serves.

(e) Policy - If a rezone is proposed to delete an adopted NB zoned site from the study area completely, the proposed rezone may only change the designation to allow compatible housing.

20B.85.095 (30) Land Use Goal - Parks, Recreation and Open Space

Provide adequate Parks, Recreation and Open Space to meet the everyday needs of residents and employees within the subarea.

(a) Policy - Before any housing is developed, identify a site for an 8 acre neighborhood park as shown on the Parks, Recreation and Open Space Plan map south of NE 76th Street and east of 188th Avenue NE. The park shall have a strong trail connection to a 12 foot wide pedestrian trail within the urban growth boundary, approximate to the 100 foot contour. Acquire the park site through a combination of dedication, City funding, development fees, and incentives such as density transfers.

(b) Policy - Business and industrial uses should include provisions for open space and recreational activities for employees.

(c) Policy - New housing developments should provide usable open space for residents. Pedestrian connections through housing developments that lead to public park space should be encouraged.

20B.85.095 (35) Circulation/Public Transportation Goal

Provide transportation facilities within the subarea that promote safe and efficient circulation and accommodate public transportation.

(a) Policy - Provide transportation facilities as shown in the SE Redmond subarea street plan for use by area residents and employees.

(b) Policy - Joint use of parking facilities among major adjacent land uses shall occur, particularly where there is a complementary demand for parking space. Internal trips between various land uses shall be facilitated by joint driveways, sidewalks, access roads, pathways and other beneficial linkages.

(c) Policy - Individual buildings shall be designed to be transit supportive.

(d) Policy - Interconnect a rapid transit system from regional employment and housing centers to the Redmond CBD/Southeast Redmond employment center.

(e) Policy - Transit shelters and stops shall be located to facilitate safe and convenient access to employment and retail areas. Attractive, distinctive shelter design, compatible with surrounding development should also be encouraged.

Discourage access on the Red-Brick road due to it's historical significance and rural setting.

(a) Policy - Restrict through traffic on 196th Ave. NE (Red Brick Road) and discourage unnecessary traffic from using the public street system by encouraging site plans that allow internal trips between major land uses. New arterials and roads within the subarea shall be designed to direct access and impacts away from 196th Ave. NE.

(b) Policy - No activities other than rural residential uses shall have access to 196th Ave. NE.

20B.85.095 (40) Pedestrian Circulation Goal

Promote significant travel via bike, bus and walking to reduce reliance on single occupancy vehicles.

(a) Policy - Bicycle, pedestrian and transit safety and access shall be incorporated within site plans. Sidewalks shall be installed on both sides of area streets. Bicycle and pedestrian links shall be installed in accordance with the bikeway plan for the subarea.

(b) Policy - Incorporate a pedestrian circulation path while reviewing the housing master plan which is at least 12 feet wide approximate to the 100 foot contour and within the Urban Growth Boundary as housing develops east of 192nd Ave NE. Connections to the path from adjoining housing and 192nd Ave NE should be incorporated into site plans. In some limited cases, the pathway may be located within a development west of the contour, if placement along the contour would otherwise unduly impact rural residents in close proximity to the contour.

(c) Policy - Facilitate safe and secure movement between the planning subarea and downtown Redmond through a variety of means, including bicycle and pedestrian sidewalks.

(d) Policy - Buildings should be designed to encourage pedestrian travel through special treatments of the street and sidewalk including access, architectural features and activities which help create safe, pleasant walking environments

20B.85.095 (45) Community Services, Facilities and Institutions Goal

Provide and plan for adequate sewer, water and life safety services to permit intensive land use within the planning area.

(a) Policy - Infrastructure plans and facility design shall be prepared to accommodate area land use plans.

(b) Policy - Approximately 5 acres of land near NE 65th Street in the central portion of the planning subarea shall be retained to provide new fire and water service facilities.

(c) Policy - Minimize public cost of infrastructure to support new development. New development shall be required to upgrade systems to their planned capacity, within the portion of the system the development receives service from, as a condition of receiving development approval.

(d) Policy - Facilities to be constructed will be determined in conjunction with site-specific development proposals and in compliance with adopted public service facility plans.

(e) Policy - The sewer shall maintain necessary depth within NE Union Hill Road to serve the properties in the southern portion of the subarea.

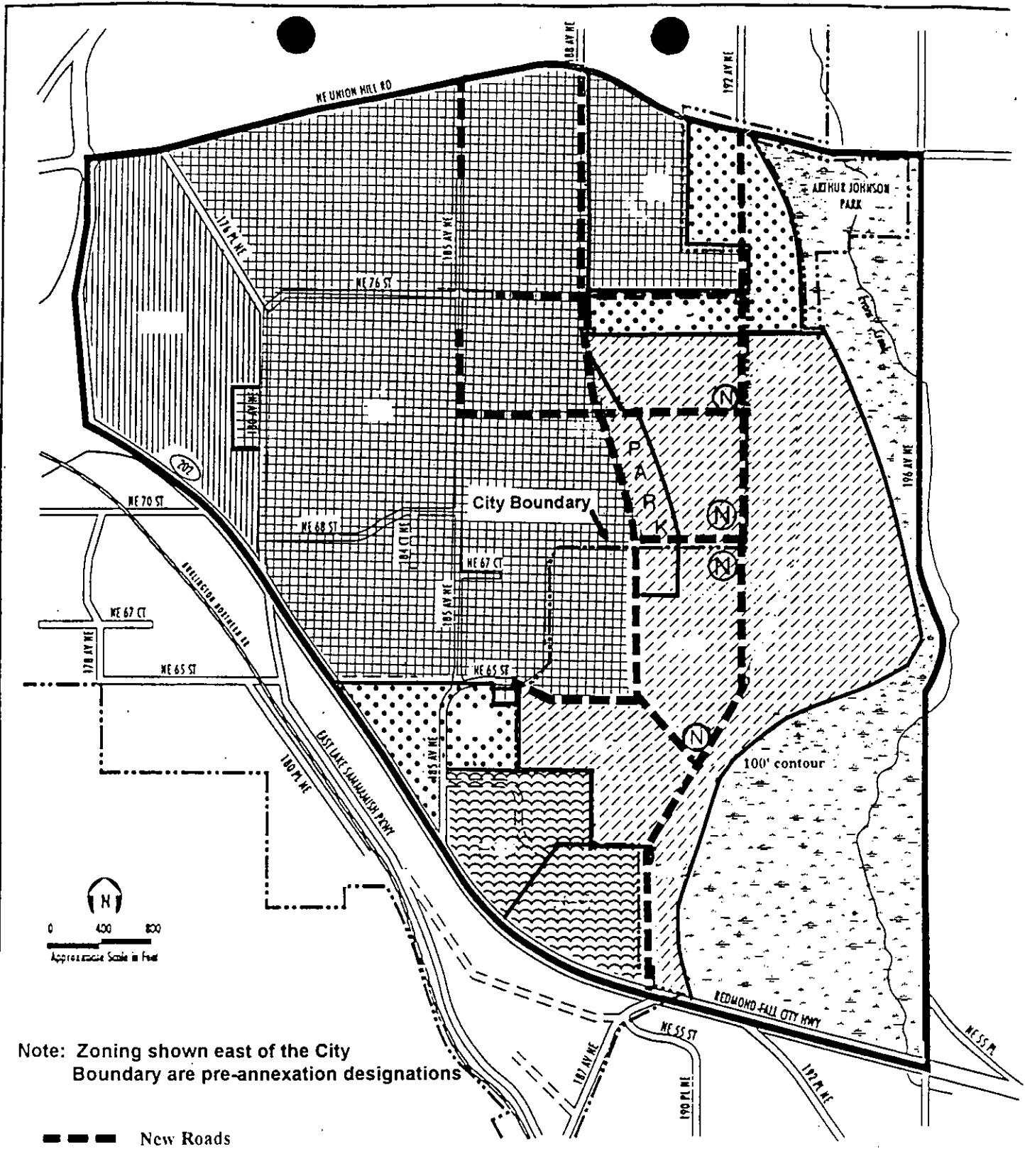
(f) Policy - Provide sewer service for those developments east of 192nd Ave NE by extending the sewer within the pedestrian/bicycle pathway that is planned along the 100 foot contour unless alternate gravity sewer service routing is identified in the housing master plan process.

(g) Policy - Gravity sewer service to development is preferred. However, in the event that gravity service is not feasible, public pump facilities built with private funds, will be required.

(h) Policy - Encourage water conservation measures to reduce water consumption. Plants with low water requirements should be used in site landscaping; minimize the use of turf in landscaping and parks; use drip irrigation systems and install low flush toilets and water-saving faucet and shower heads.

(i) Policy - Construct all water system improvements in accordance with the adopted Water System Plan. Fees collected from developers for connection to the existing water system, late comer fees, user fees, and/or the formation of an L.I.D. are acceptable methods to help cover the costs associated with new growth and development.

(j) Policy - Encourage building and site designs that reduce opportunities for crimes to occur and demand upon police services.



Note: Zoning shown east of the City Boundary are pre-annexation designations

--- New Roads

Southeast Redmond Subarea Plan

City of Redmond Planning Department

LEGEND

- Design District
- Industry
- Business Park
- Neighborhood Business
- Multiple Residence
- Urban Residence

EXHIBIT B

Land Use
Mixed Use-Residential Emphasis

Ranch Estate

EXHIBIT C

Proposed Regulations: SE Redmond Plan

Section 20C.10.237 SOUTHEAST REDMOND SUBAREA

10.237(05) Mineral Resource Manufacturing Uses: The official zoning map identifies an area north of NE 76th street and east of 188th Ave NE where existing Mineral Resource manufacturing uses are allowed under Heavy Industrial zoning or successor equivalent category. These uses may remodel, rebuild or expand and are not considered legal non-conforming uses. However, according to a contractual agreement recorded against these properties as a condition of approval of the subarea plan and associated zoning, the only uses allowed in this area are the mineral resource manufacturing uses and uses which would otherwise be allowed under the Light Industrial zoning category. Under the contractual agreement, if the mineral resource manufacturing use(s) are ever discontinued, they may not be re-established and the only uses permitted will be those allowed under the Light Industrial zoning or successor equivalent category.

10.237(10) Transition Between Residential and Non-Residential Uses: A transition area where non-residential uses will adjoin residential areas is established along 192nd Avenue NE, NE 76th Street, west of 188th Avenue NE, and NE 65th Street road corridors.

(a) The transition area shall be a minimum of 350 feet wide. Analysis of noise impacts posed by new non-residential development within the transition area shall be required to ensure compliance with current noise regulations. Prohibit or restrict new uses that would generate significant noise impacts, such as heavy truck traffic and loading and unloading during night time hours.

(b) Existing, new, relocating or expanding light industrial and business park uses within the transition area and north of NE 76th Street shall provide significant earth berms, landscaping and other appropriate noise restricting efforts on their sites to protect new residential development from potential significant noise impacts. Said efforts shall demonstrate how they help the site(s) meet all current noise regulations.

(c) Noise restricting efforts shall be completed by any non-residential use located within the transition area or north of NE 76th Street upon relocation to said areas or at the time residential use(s) are proposed within 400 feet, whichever occurs first.

(d) Require the Design Review Board to review site plans and building design for development proposals within the transition area and north of NE 76th Street to ensure reasonable compatibility with adjacent residential uses. Minimize building oversight of adjoining residential areas.

10.237(15) Housing within the R12 zone: At least 70% of the housing within the R12 zone identified in the SE Redmond neighborhood shall be developed in accordance with the R12 zone. Provided however, that up to 30% of the area may be developed in accordance with the R8 zone. Transfer of residential density to allow a range of housing products no higher than 18 units per net acre is permitted to encourage clustering of housing units and incorporation of neighborhood amenities. However, these transfers shall not enable the entire housing area to exceed an average density of 12 units per net acre. Ground oriented housing is strongly encouraged within this range of housing.

(a) Before any development occurs, land designated for housing shall be master planned into two smaller areas. Those include:

Area 1. Between 188th Ave NE and the 100 foot contour south of NE 76th Street, north of NE 67th Court (if extended)

Area 2. South of NE 67th Court (if extended) to Redmond Fall City Road

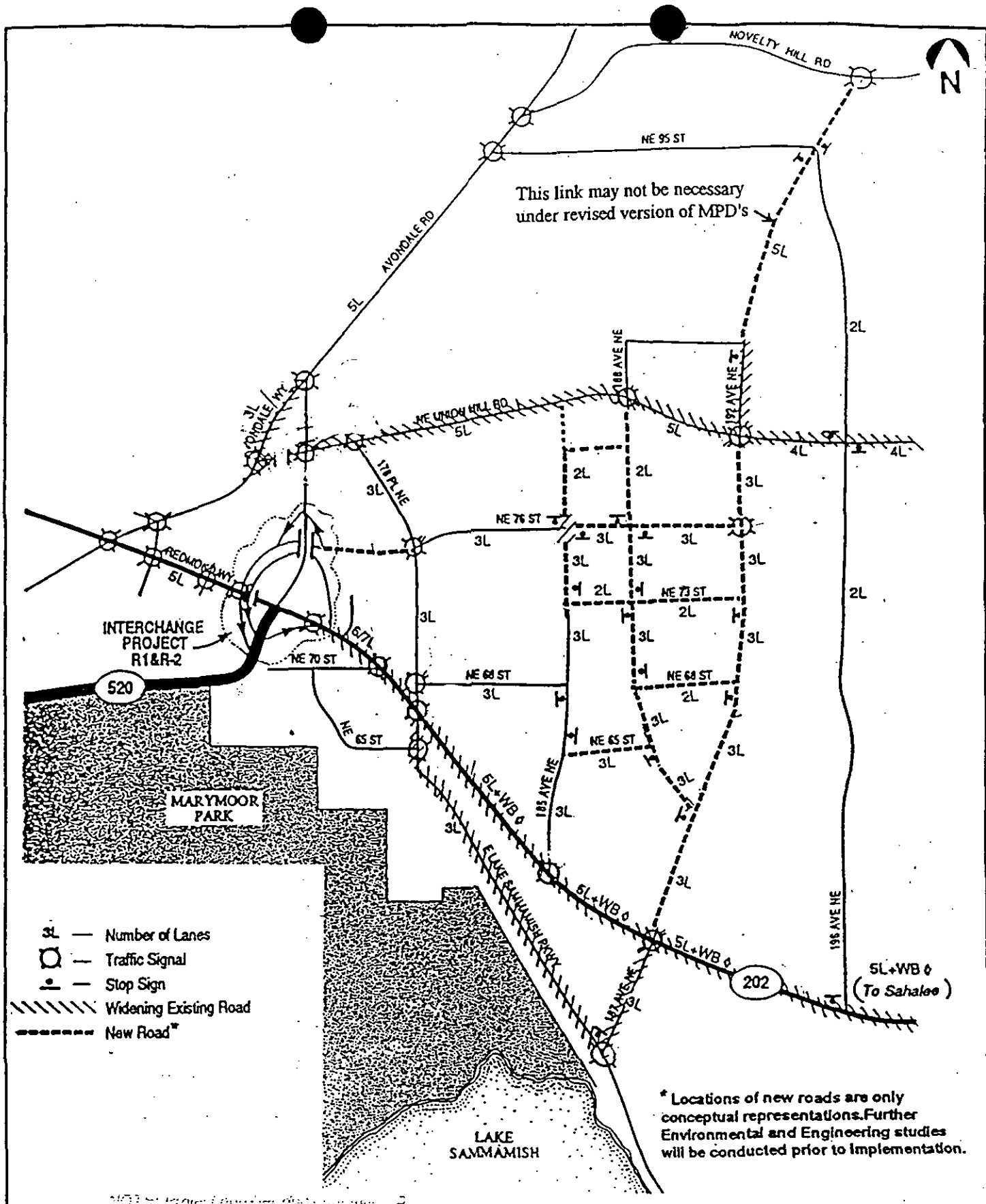
Master planning may occur for each of these areas on an individual basis or at the same time. If master planned at the same time, no more than 30% of the area may be devoted to housing developed at an average density of 8 units per net acre. If master planned in two parts, areas 1 and 2 shall not have more than 22 percent and 38 percent respectively, devoted to housing at 8 units per net acre. The master plan shall be approved through the Planned Unit Development or equivalent successor process and shall demonstrate how the proposed housing will meet the provisions of SE Redmond Subarea Housing Goal 20B.85.095 and related policies and the provisions within this section.

The approved master plan shall be kept on file with the Planning Department. Subsequent development within the master planned area shall adhere to the adopted plan as determined by the Technical Committee and the Hearing Examiner, if subdivision approval is requested.

(b) In order to increase energy efficiency and reduce air pollution hazards, developers will be encouraged to provide gas burning fireplaces rather than wood in residential construction.

(c) Where exterior walls face heavily traveled streets or commercial activity, developments should include extra sound proofing.

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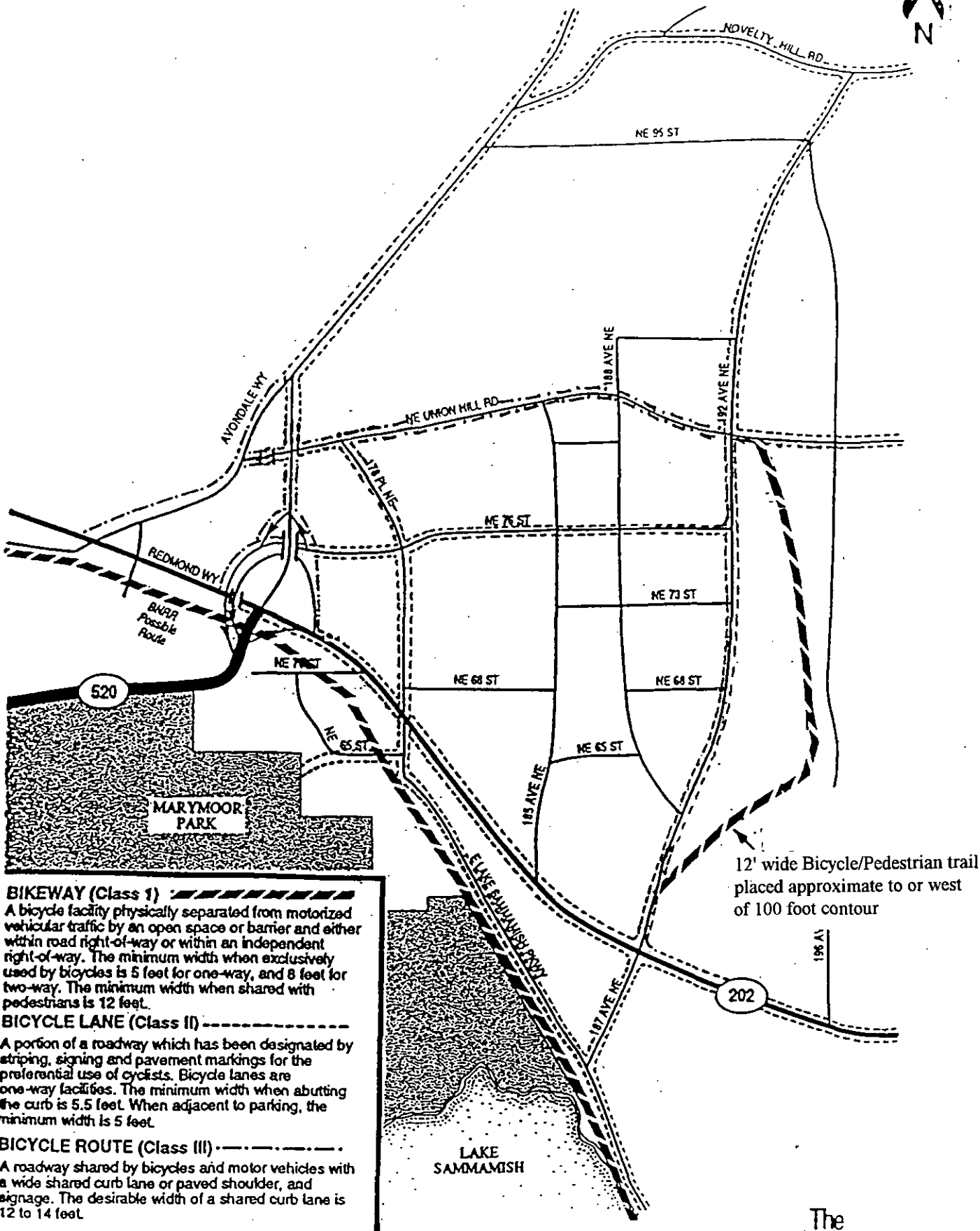
Southeast Redmond Subarea Plan


Huckell/Weinman Associates, Inc.


EXHIBIT D


Future Baseline Street System

Source: The Transpo Group



BIKEWAY (Class I)  A bicycle facility physically separated from motorized vehicular traffic by an open space or barrier and either within road right-of-way or within an independent right-of-way. The minimum width when exclusively used by bicycles is 5 feet for one-way, and 8 feet for two-way. The minimum width when shared with pedestrians is 12 feet.

BICYCLE LANE (Class II)  A portion of a roadway which has been designated by striping, signing and pavement markings for the preferential use of cyclists. Bicycle lanes are one-way facilities. The minimum width when abutting the curb is 5.5 feet. When adjacent to parking, the minimum width is 5 feet.

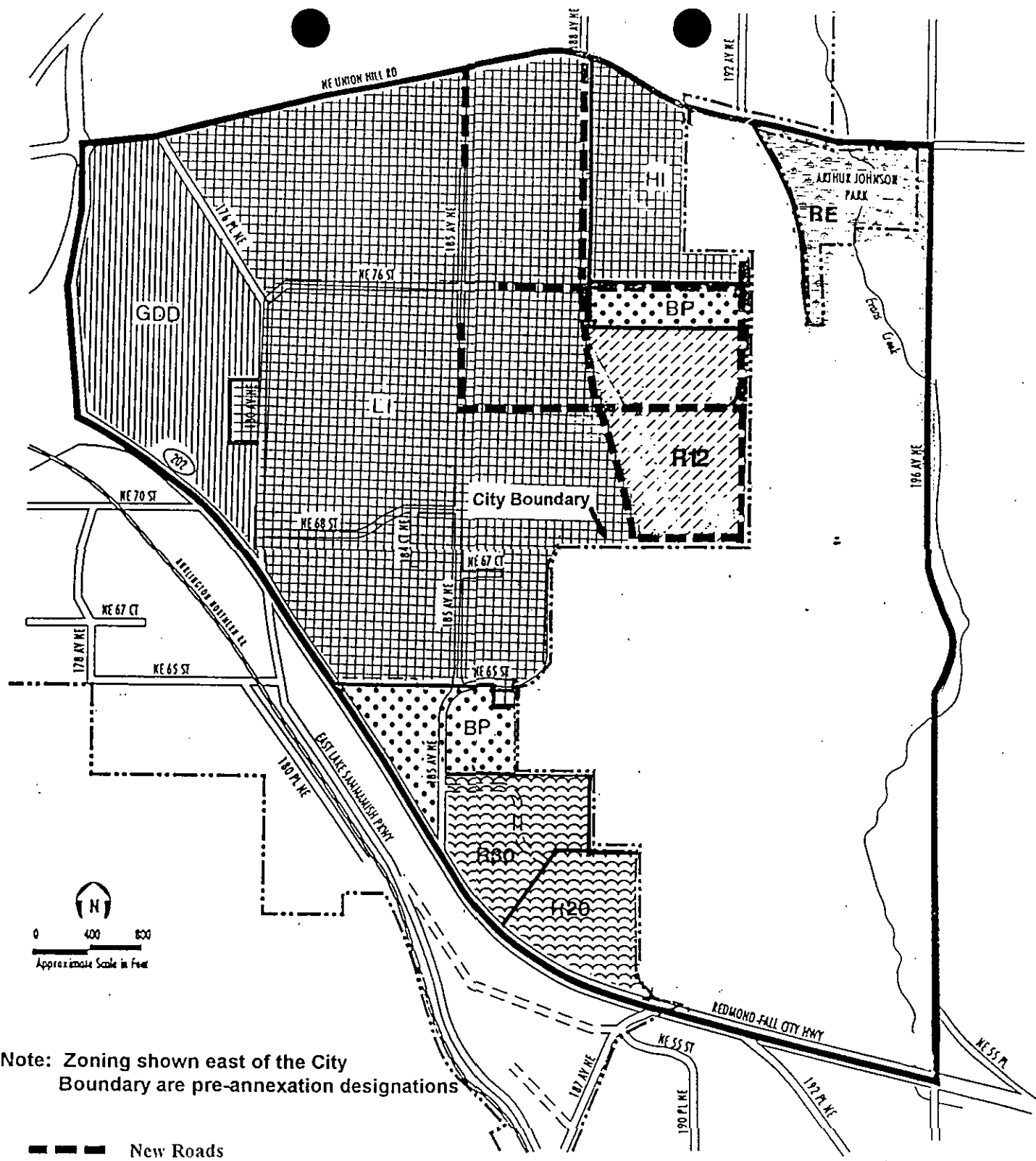
BICYCLE ROUTE (Class III)  A roadway shared by bicycles and motor vehicles with a wide shared curb lane or paved shoulder, and signage. The desirable width of a shared curb lane is 12 to 14 feet.

12' wide Bicycle/Pedestrian trail placed approximate to or west of 100 foot contour

SE REDMOND
SUBAREA EIS

EXHIBIT E
BIKE WAY PLAN
Mixed Use-Residential Emphasis

The
Transpo
Group
Amended by City of Redmond



Note: Zoning shown east of the City Boundary are pre-annexation designations

--- New Roads

Southeast Redmond Subarea Plan

EXHIBIT F

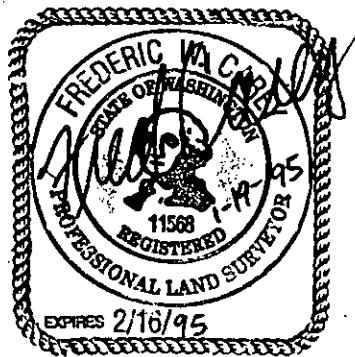
Zoning
Mixed Use-Residential Emphasis

City of Redmond Planning Department

EXHIBIT G

REZONE DESCRIPTION

All that certain real property situate in the County of King, State of Washington, being that portion of Parcels A and B as shown on the Ammended Binding Site Plan, City of Redmond File No. BSP-89-03, recorded in Vol. 150 of Surveys, Pages 7, 8, & 9, under Recording No. 8912201331, King County Records, lying North of a line that is parallel with and 310.00 feet North of the South line of the Northwest quarter of the Northeast quarter of Section 7, Township 25 North, Range 6 East, Willamette Meridian.



3-1266-0301
REZONE.LEG
1-19-95
FWC

EXHIBIT H

ORIGINAL RECEIVED THIS DAY

CONCOMITANT AGREEMENT FOR SOUTHEAST

REDMOND REZONE (HEAVY INDUSTRIAL)

CITY FILE NO. DGA/ZMA 93-007

RECEIVED
FEB 10 1995
KING COUNTY
RECORDER

FEB 10 3 45 11 '95
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

WHEREAS, the undersigned owners, hereinafter referred to as "the Owners", are the Owners of certain real property located within the City of Redmond, King County, Washington, which is the subject of this Agreement and which is legally described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, and

WHEREAS, the City of Redmond is in the process of making comprehensive changes to the land use designations and zoning in the Southeast Redmond area, which includes the property of Owners, and

WHEREAS, the City staff initially recommended to the Planning Commission that the Owners' property should be zoned residential with an industrial overlay allowing the existing Mineral Resource Manufacturing uses to remain for a period of ten years after which residential uses would be the only land use allowed, and

WHEREAS, the Owners have requested that the zoning designation of their property be Heavy Industrial (HI) without , in order to allow existing Mineral Resource Manufacturing uses to continue indefinitely as permitted, rather than legal nonconforming uses, and

WHEREAS, after review and the taking of public testimony, the City Planning Commission recommended that the City Council zone the property HI but restrict the allowed uses to encompass the existing Mineral Resource Manufacturing uses and provide for further restriction to uses allowed in a Light Industrial Zone should the Mineral Resource Manufacturing uses ever be discontinued, and

WHEREAS, the City Council has authorized preparation of an ordinance approving Heavy Industrial (HI) zoning, subject to the execution of a concomitant zoning agreement by the Owners binding the property to the use restrictions, and

WHEREAS, the Owners have indicated a willingness to cooperate with the City in order to ensure compliance with the proposed restrictions, now, therefore,

IN CONSIDERATION OF the City's approval of the Heavy Industrial (HI) zoning requested by the Owners, the Owners hereby covenant and agree, and the City accepts such covenant and agreement by Owners as compliance with the conditions of approval, as follows:

9502130133

950213-0133 08:37:00 AM KING COUNTY RECORDS 007 R1D

13:00

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1. Warranty of Title. The Owners warrant that they have fee title to the property described on Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full, and that they are authorized to execute this Agreement and to bind said property to the terms and conditions hereof.

2. Current Use Restrictions. Notwithstanding any contrary provisions in the City's land use regulations relating to the Heavy Industry (HI) zoning category, the following are the only uses allowed on the property described on Exhibit A:

A. Heavy Industrial Uses - The following Heavy Industrial (HI) uses are permitted, subject to all permits required for new, altered and/or enlarged uses or structures satisfying all development regulations applicable thereto in the Redmond Community Development Guide and Redmond Municipal Code, as it now exists or may hereafter be amended:

Manufacturing - Heavy Stone, Asphalt, Concrete, Clay, Glass Products Cement, Concrete Products, Precast Building Components, Gypsum Products, Structural Clay Products.

All other Heavy Industrial (HI) uses, as those are defined in the Redmond Municipal Code and Community Development Guide, as the same now exists or may be hereafter amended, are prohibited.

B. Light Industrial Uses - All uses allowed in the Light Industrial (LI) zone, as provided in Section 20C.10.240(05) of the Redmond Municipal Code and Community Development Guide, as it now exists or may hereafter be amended, or any successor equivalent zoning category such as the Manufacturing Park Zone currently under consideration by the City as part of the Comprehensive Plan and Development Regulations update for GMA purposes, are permitted subject to all permit requirements and development regulations applicable thereto.

3. Uses Allowed Upon Discontinuance of Existing Mineral Resource Manufacturing. Upon discontinuance of the existing Mineral Resource Manufacturing uses on the property described on Exhibit A, only those uses permitted under paragraph 2(B) above shall be permitted. For purposes of this restriction, discontinuance means the cessation of operations for a period of one consecutive year or more.

4. Binding Effect. This Agreement shall be filed and recorded with the King County Department of Records and Elections and shall constitute a covenant running with the land described on Exhibit A, and be binding upon the Owners, their successors in interest and assigns.

9502130133

5. Payment of Costs and Recording Fees. The Owners agree to pay all costs of recording this Agreement.

6. Police Power. Nothing in this Agreement shall be construed to restrict the authority of the City to exercise its police powers. In the event that the City's land use regulations shall be more restrictive than the conditions set forth in this Agreement at the time of development application, the more restrictive regulations shall control. Where the City's development regulations are less restrictive than the conditions set forth in this Agreement, this Agreement shall control.

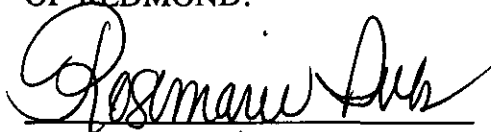
7. Enforcement. In addition to any other remedy provided by law, the City may, at its discretion, maintain a lawsuit to compel specific performance of the terms and conditions of this Agreement or to otherwise enforce its provisions, through injunctive or other relief, and the prevailing party in such action shall be entitled to recover its costs, including reasonable attorney's fees.

8. Severability. In the event any section, paragraph, sentence, term or clause of this Agreement conflicts with applicable law or is found by any court having jurisdiction thereof to be contrary to law, such conflict shall not affect other sections, paragraphs, sentences, terms or clauses of this Agreement which can be given effect without the conflicting provision and to this end the terms of this Agreement shall be deemed to be severable, provided, however, that in the event any section, paragraph, sentence, term or clause of this Agreement is found to conflict with applicable law, the City shall have the right to bring the proposed development back before the City Council or other appropriate body for further review and imposition of appropriate conditions to ensure that the purposes for which this Agreement is entered into are in fact accomplished and the impacts of the proposed development are mitigated.

DATED this 3RD day of FEBRUARY, 1995.

ACCEPTED BY THE CITY
OF REDMOND:

OWNERS:



Mayor Rosemarie Ives



SHEARER, INC.

ROD SHEARER

ATTEST/AUTHENTICATED:

Doris A. Schaible
Doris Schaible, City Clerk 2-6-95

APPROVED AS TO FORM:

James E. Haney
James E. Haney
Office of the City Attorney

5502130132

IF OWNERS ARE INDIVIDUALS

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that he/she signed this
instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes
mentioned in this instrument.

DATED: _____

(Signature)

(Print Name)

NOTARY PUBLIC
My appointment expires: _____

IF OWNERS ARE A CORPORATION OR A PARTNERSHIP

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Rad Shearer is the person who appeared before me, and said person acknowledged that he/she was authorized to execute the instrument and acknowledged it as Therese Op Sew. of Codman Inc to be the free and voluntary act and deed of such party for the uses and purposes mentioned in this instrument.

DATED: 2/3/95

Bonnie Bennett
(Signature)
Bonnie Bennett
(Print Name)
NOTARY PUBLIC
My appointment expires: 9-10-97

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Mayor Rosemarie Ives and City Clerk Doris Schaible are the people who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as Mayor and City Clerk of the City of Redmond to be the free and voluntary act and deed of such party for the uses and purposes mentioned in this instrument.

DATED: 2/6/95

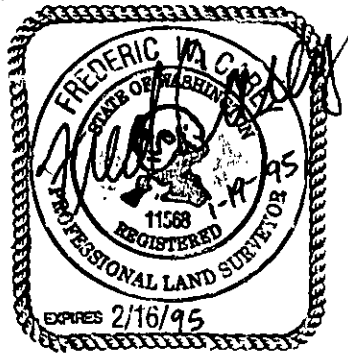
Kimberly Danner
(Signature)
Kimberly Danner
(Print Name)
NOTARY PUBLIC
My appointment expires: 9/28/98

9502130133

EXHIBIT A

REZONE DESCRIPTION

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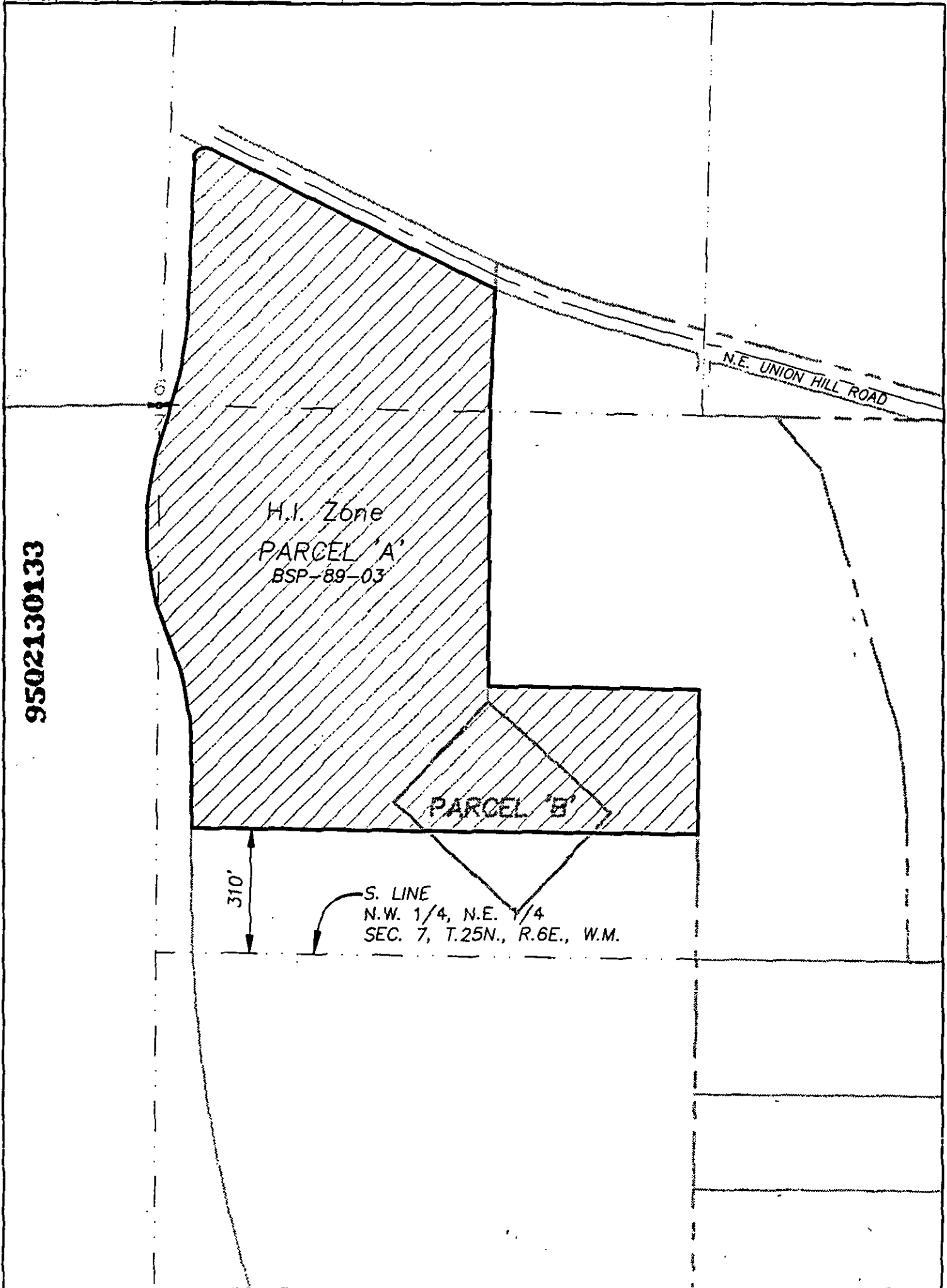
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EXHIBIT A, PAGE 2

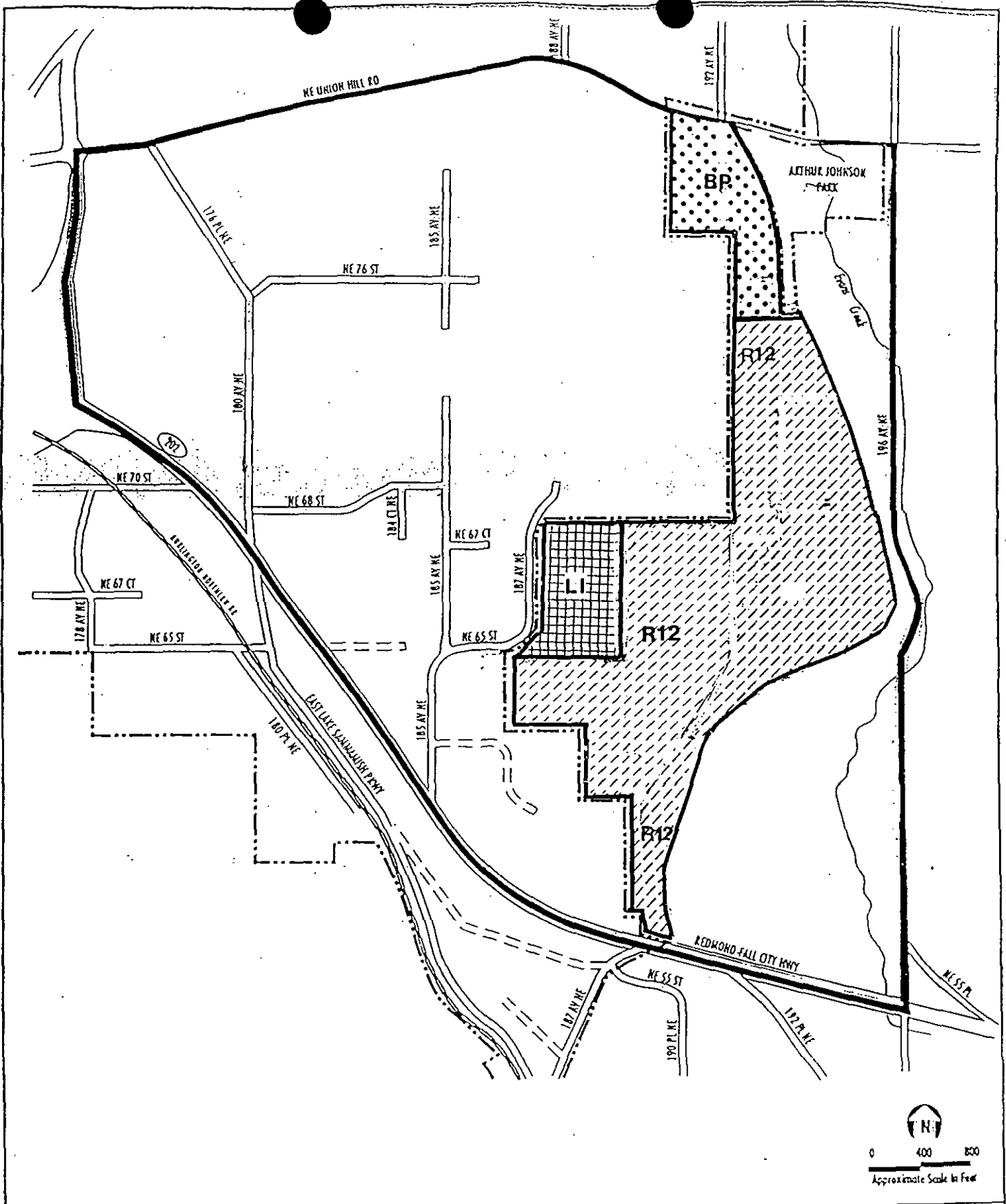
XREFS:

SECTION, TOWNSHIP, RANGE:



9502130133

SHEET 1/1	Designed: _____ DRAWN BY: <u>RAT</u> CHECKED BY: _____ PLOT DATE: <u>1/24/95</u>	CADMAN, Inc. EXHIBIT ZONING MAP Redmond Washington	W&H PACIFIC 3025-112th Avenue N.E. P.O. Box C-97304 Bellevue, WA 98009-9304 Phone: (206) 827-0220 Fax: (206) 822-5341 Planning • Engineering • Surveying Landscape Architecture • Environmental Services
	SCALE: 1"=300'	PROJECT NO. 3-1266-0301	



Southeast Redmond Subarea Plan

City of Redmond Planning Department

LEGEND



-  Project Area Boundary
-  City/County Boundary

EXHIBIT I

Pre-annexation Zoning:
Mixed Use-Residential Emphasis