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DGA 92-001  
Comprehensive Plan

ORDINANCE NO. 1847

**ORIGINAL**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING A COMPREHENSIVE PLAN MEETING THE REQUIREMENTS OF THE GROWTH MANAGEMENT ACT, ADOPTING FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF, AND REPEALING CHAPTERS 20B.05 THROUGH 20B.90 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE.

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WHEREAS, the Growth Management Act of 1990 ("the GMA") mandates that the City of Redmond adopt a comprehensive plan containing certain required elements, and

WHEREAS, the City of Redmond has developed a comprehensive plan meeting the requirements of the GMA through a process involving extensive citizen input, the creation of a Citizen Advisory Committee, numerous Planning Commission study sessions and public hearings, open houses and community presentations conducted by City Planning Staff, and study sessions and a public hearing before the City Council, and

WHEREAS, as the result of this extensive process, the City Council has determined to adopt the comprehensive plan provided for in this ordinance, NOW, THEREFORE,

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

Section 1. Comprehensive Plan Adopted. That certain document entitled, "City of Redmond Planning Commission's Recommended Comprehensive Plan - May 1995," together with the amendments set forth on Exhibit A attached hereto, is hereby adopted and incorporated herein by this reference as if set forth in full. Said Plan and amendments, together with the shoreline goals and policies set forth in Chapter 20B.95 of the Redmond Municipal Code and Community Development Guide, shall constitute the City of Redmond's Comprehensive Plan for purposes of the Growth Management Act, Chapter 36.70A RCW.

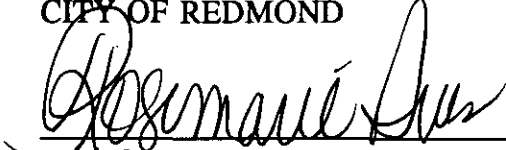
Section 2. Adoption of Findings and Conclusions. In support of adoption of the Comprehensive Plan as provided in Section 1 above, the City Council adopts the Findings and Conclusions set forth on Exhibit B attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Repealer. Chapters 20B.05 through 20B.90 of the Redmond Municipal Code and Community Development Guide are hereby repealed.

Section 4. 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 5. 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.

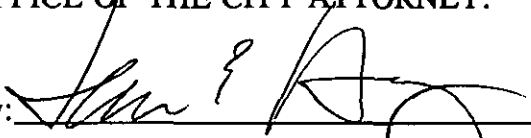
CITY OF REDMOND

  
MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

  
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	July 14, 1995
PASSED BY THE CITY COUNCIL:	July 18, 1995
SIGNED BY THE MAYOR:	July 18, 1995
PUBLISHED:	July 26, 1995
EFFECTIVE DATE:	July 31, 1995
ORDINANCE NO. <u>1847</u>	

**EXHIBIT A**

ORDINANCE NO. 1847

**FINAL  
AMENDMENTS**



**CITY OF REDMOND  
COMPREHENSIVE PLAN**

**CITY COUNCIL MEETING  
ADOPTED ON JULY 18, 1995**

## **EXHIBIT A (Part 1)** **City Council Amendments** **to the Draft Comprehensive Plan**

These changes together with the approved "Minor Staff Amendments to the Draft Comprehensive Plan" constitute the approved amendments to the approved Comprehensive Plan. The policies will be renumbered to reflect these changes and the approved minor fixes.

### ***Goals & Policies Chapter***

**1. *Modify the eight paragraph of the Vision (page 11) as follows:***

In 2012, Redmond is served by many modes of transportation. The Regional Transit Project has brought light rail service to Overlake. Future service is planned to Downtown, with service to Kirkland, Bellevue, Seattle and beyond. The transit stations include shops, restaurants, offices and residences. Local transit service has also been greatly improved. Expanded dial-a-ride and circulator bus service better serve the needs of residential neighborhoods. Streets and highways have been improved to meet traffic, pedestrian and bicycle needs. The bicycle capital of the Northwest has an excellent system of bike paths and trails that are used for recreation, commuting and riding to school. Redmond homes, schools and businesses are well connected to the "Information Super Highway." ~~This has allowed increased tele-commuting and changed work patterns to reduce transportation demand.~~ These improvements allow people to spend less time traveling and more time where they want to go.

**2. *Modify the narrative preceding policy FV-2 (page 12) as follows:***

To determine the demand for various land uses and services, Redmond has projected future population and employment growth. A population of ~~51,470~~ 54,600 persons and a total employment base of 68,500 employees is projected for 2012. These projections include the existing city limits and probable annexations in Southeast Redmond, North Redmond, and west to 132nd Avenue NE. These projections are coordinated with the Office of Financial Management population projections for King County and the housing and employment targets set by the Countywide Planning Policies. The Comprehensive Plan is based on these population and employment projections. The City will update other plans, such as the water plan and sewer plan, to meet these projections. The plans are called functional plans.

**3. *Modify policy FV-25 (page 16) as follows:***

FV-25 If there are conflicts between the goals of the City, the goals and policies of neighboring jurisdictions, or between various policies in the Comprehensive Plan, the City should ensure the conflicts are resolved in a manner that meets community needs and goals. This can be accomplished in part by incorporating flexibility and variance procedures into the Comprehensive Plan and development regulations.

## **Conservation and Natural Environment Chapter**

**4. Add the following new narrative and new policy to Section A as follows:**

Redmond is committed to being a sustainable community. Sustainable development implies that the use of energy and materials in a city and region will be in balance with the energy and materials that can be supplied by the region through renewable means. Renewable means include recycling; reusing; and using materials that can be replaced, such ethanol from crops. A sustainable community tries to maintain important natural processes, such as groundwater recharge. A sustainable community is not necessarily self-sufficient, but it does try to balance local and regional carrying capacity with international trade. Regional and international economic specialization will continue to occur in Redmond. A sustainable Redmond and a sustainable Puget Sound region can continue to sell medical equipment and software to the world, along with other export goods and services, and buy goods and services from others as long as it maintains important ecological functions, uses renewable resources, and recycles non-renewable resources. The concept of sustainable communities is not yet fully defined, however Redmond supports its basic concepts and participates in its continuing development.

NE-8 Redmond should strongly support sustainable development and one of the community's overriding policies is to become a sustainable community.

**5. Modify policy LU-8 (page 45) as follows:**

NE-14 To avoid and minimize potential impacts to life and property from geologic hazards, Redmond shall require appropriate levels of study and analysis for construction within these Class II through IV areas, ensure that sound engineering principles are used in these areas and use regulations to appropriately limit land uses in areas of high hazards. Transfers of densities from Class II through IV areas shall be strongly encouraged.

**6. Put policy NE-88 and the preceding narrative in new section "I. Light Pollution."**

**7. Add the following narrative and policy to Section I as follows:**

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

NE-89 Development regulations, design standards and development reviews should encourage dark night skies in Redmond's residential neighborhoods, in the Sammamish Valley, in the Bear Creek Valley, and over Lake Sammamish.

## Land Use Chapter

### 8. **Modify policy LU-8 (page 45) as follows:**

LU-8 Redmond shall adopt a transfer of development rights program and purchase of development rights program for properties designated Agriculture. The transfer of development rights program should allow density transfers to contiguous uplands within the same ownership outside the Agriculture designation and to designated receiving areas. Receiving areas shall not be located within existing, developed single-family neighborhoods. No more than 50% of the square footage from the TDR program shall go to any one receiving area, including East Marymoor Business Park, Southeast Redmond, Willows, City Center, and Overlake.

### 9. **Modify policy LU-21 (page 48) as follows:**

LU-21 The combined density of all primarily residential Comprehensive Plan designations and zoning districts in Redmond shall average to at least six and half~~seven~~ units per gross acre.

### 10. **Modify policy LU-28 (page 49) as follows:**

LU-28 Clustering density bonuses shall be established for the Semi-Rural land north of Bear and Evans Creeks and east of Avondale Road to provide for opportunities for the permanent preservation of large continuous tracts of open space in the aquifer recharge areas and the flood plains adjacent to Evans and Bear Creek. These density bonuses combined with those provided for in policy LU-120, the Semi-Rural Designation, shall allow no more than 29 percent of the site to be developed at a maximum average density of 6.40~~40~~ units per acre. These density bonuses may be allowed if all of the following conditions are met:

- The density bonus provisions may be used only if all of the Semi-Rural land in the same or related ownership is included in a master plan~~the subdivision review~~.
- The entire development (including roads and associated infrastructure) shall be contained within the area nearest existing development. Generally this is the northwest portion of the property. Wetlands, habitat, flood and stormwater mitigation, including relocation, replacement, enhancement and compensating storage, may be allowed on the portion of the site not devoted to residential clustering.
- The total allowable area for development, excluding flood storage, shall be determined by demonstrating that the entire area is located outside the floodway and that it minimizes and mitigates any intrusions into the high significance aquifer recharge areas and the floodplain.
- These density bonus shall be granted through two provisions: One bonus shall be granted for the permanent dedication of the remaining undeveloped portion of the site for open space and limited recreational uses. The second bonus shall be granted for the dedication of land for the Bear Creek trail.
- All housing ~~The additional units allowed through these density bonus provisions shall be~~ small-lot, detached single-family units.
- View corridors shall be maintained from Avondale Rd. and Union Hill Rd. through the property.
- For the 120 acres of property north of Bear Creek and Evans Creek and running from Avondale east, the entire development (including roads and associated infrastructure, but excluding wetlands, habitat, flood and stormwater mitigation) shall not exceed 35 acres and shall be contained within the northwest portion of the property.
- Impacts to area wildlife, specifically Great Blue Herons, shall be avoided.

**11. Renumber policy LU-34 as policy LU-30 and modify former policy LU-34 (page 50) as follows:**

LU-304 ~~In developed single-family residential neighborhoods, residential zones shall be applied in a manner that is consistent with the neighborhood's built densities and development pattern, discourages excessive re-subdivision of built lots in existing, single-family residential neighborhoods.~~

**12. Renumber policies LU-30 through LU-33 as policies LU-31 through LU-34 and modify (page 50) as follows:**

LU-310 ~~For newly developing neighborhoods, a four-unit-per-acre residential zone should be applied to areas which comply with the Low-Moderate Density Residential designation criteria, but due to land capability, public facility limitations, neighborhood policies, or other factors, are not designated for or suitable for development at a greater density.~~

LU-31 ~~For newly developing neighborhoods, a five-six-unit-per-acre residential zone should be applied to single-family residential neighborhoods that comply with the Low-Moderate Density Residential designation criteria and have public facilities and land capability that is suitable for development at an overall density of five-six units per gross acre where this density is consistent with neighborhood policies.~~

LU-32 ~~For newly developing neighborhoods, a six-eight-unit-per-acre residential zone should be applied to areas that meet the Low-Moderate Density Residential designation criteria, have land with the capability of being developed at six-eight units per gross acre without significant adverse environmental impacts, and can be adequately served with public facilities and services, and where such a density is consistent with neighborhood policies.~~

**13. Modify the Housing subsection of policy LU-54 (page 56) as follows:**

- ~~Housing. The plan shall consider how to maintain the existing housing development capacity within the Commercial and Business and Advanced Technology designations (2,300 housing units) and how to encourage the development of housing in areas within these designations. Additional residential capacity will not be provided in other areas of Overlake. Regulatory strategies shall be guided by economic feasibility, consistency with adjacent land uses, compatibility with existing residential neighborhoods, and satisfying the housing needs of district employees.~~

**14. Modify policy LU-72 (page 59) as follows:**

LU-72 ~~After adoption of the Redmond Wellhead Protection Program, Redmond should incorporate any applicable recommendations into the Comprehensive Plan. This process also should evaluate whether existing heavy industrial uses located on high- and moderate-potential ground water recharge areas need additional development or operating standards. This process should also evaluate whether uses that use or store significant quantities of hazardous materials and petroleum storage facilities located on high- and moderate-potential ground water recharge areas should be phased out.~~



**15. Modify policy LU-118 (page 67) as follows:**

LU-118 The Comprehensive Plan land use map designations in the following table shall be consistent with the zones shown in the corresponding cell.

**Comprehensive Land Use Plan Map  
Designation-Zone Consistency Table**

<b>Land Use Plan Map Designation</b>	<b>Consistent Zoning Districts</b>
Agriculture	Exclusive Agriculture and Agricultural Recreation
Rural/Semi-Rural Urban	RA-5
Large Lot Residential	R-1
Low Density Residential	R-2 and R-3
Low-Moderate Density Residential	R-4, R-5, and R-6 and R-8
Moderate Density Residential	R-8*, R-9, R-12, and R-18
High Density Residential	R-20, R-30, and Neighborhood Commercial*
Neighborhood Commercial	Neighborhood Commercial*
Commercial	Retail Commercial and General Commercial
City Center	City Center <del>Design Areas</del> Zoning Districts
Business Park	Business Park and Neighborhood Commercial*
Manufacturing Park	Manufacturing Park, Industry, and Neighborhood Commercial*
Overlake Office/Mixed Use	Overlake Office/Mixed Use and Neighborhood Commercial*
Design Districts	Design Districts Zones and Neighborhood Commercial (unless prohibited by the policies for the specific Design District)*
Park and Open Space	All zoning districts, including Park. The site must comply with the designation criteria for the appropriate designation and any applicable policies.

\* Where allowed by a neighborhood plan or this chapter.

The RA-5 zone may also be applied to property within any designation where the comprehensive plan designation or zoning is undergoing reevaluation.

**16. Modify the Comprehensive Land Use Plan Map (pages 68A & B) as shown on the Comprehensive Land Use Plan Map attached to this list.**

**17. Modify policy LU-119's Purpose and Allowed Uses and Description (pages 68-69) as follows:**

**LU-119 Agriculture Designation**

**Purpose.** The Agriculture designation reserves lands suited to long-term agricultural production primarily for agricultural use. The designation also allows the opportunity for limited open space and recreational uses which are compatible with agricultural uses in areas which are separated from the main agricultural areas by major physical barriers, such as the Sammamish River, or large recreational uses.

This designation is applied to the northern Sammamish Valley because the valley includes areas that have historically been farmed and contains highly productive agricultural soils. The valley also is subject to development limitations due to flooding, wetlands, seismic hazards, ground water recharge and important fish habitats. For these reasons, Redmond and King County have designated the northern Sammamish Valley for agriculture and will continue to protect this area for long-term agricultural use. Both Redmond's and King County's earlier comprehensive plans designated this area for agricultural production. This designation remains appropriate because of the suitability of the area for agriculture and compatible recreational uses, and the land's limitations for other uses.

~~This designation will be implemented by two zones. The Exclusive Agriculture Zone will be applied to the lands in the northern half of Sections 34 and 35, Township 26 North, Range 5 E.W.M. and west of the Sammamish River which meet the designation criteria in this policy. This area is immediately adjacent to King County's Agricultural Production Zone. It is highly suited to long-term agricultural production.~~

~~The second zone, the Agricultural Recreation Zone, is also applied to land suited to long-term agricultural production and meets the designation criteria of this designation, but is either separated from the main agricultural area by the Sammamish River or is used or near large recreational or other urban uses that may interfere with some agricultural uses. Agricultural uses are encouraged in this area, but recreational uses that provide extensive open areas are also allowed. The uses are limited to these uses because of the extensive natural limitations and hazards to which this area is subject.~~

**Allowed Uses and Description.** ~~The permitted uses in the Exclusive Agriculture Zone include: agricultural uses, animal husbandry, riding stables, sales of agricultural products, farm residences, and recreational trails which do not include on-site parking. Conditionally allowable uses are limited to riding arenas, single-family residences, and the improvement or expansion of existing golf courses and trails.~~

The permitted uses in the ~~Agricultural Recreation~~ Zone include: agricultural uses, animal husbandry, riding stables, sales of agricultural products, farm residences, and recreational trails which do not include on-site parking. Conditionally allowed uses include play fields and ball fields, public parks, outdoor private recreational areas primarily for non-motorized vehicles such as golf courses, parking areas for permitted or conditionally allowed uses, and secondary uses commonly allowed and related to permitted or conditionally allowed uses. Conditionally allowed uses must comply with the provisions of policy LU-5. Residential densities shall not exceed one dwelling unit per 20 acres. Lots used exclusively for agriculture or agriculture and a single-family residence occupied full- or part-time farmers may be a minimum of 10 acres in size.

Agricultural uses and open space uses shall be given the opportunity to transfer development rights that can be used to increase the density or intensity of development on contiguous properties on slopes above the valley floor or for properties in designated receiving zones.

**18. Modify policy LU-123's Allowed Uses and Description (page 73) as follows:**

**LU-123 Low-Moderate Density Residential Map Designation**

**Allowed Uses and Description.** The Low-Moderate Density Residential designation permits single-family residential uses, their accessory uses and public and semi-public uses. Base residential densities shall range from four to ~~six~~eight units per gross acre. Detached single-family residences should predominate. Neighborhood plans shall decide whether and under what conditions townhouses, duplexes, threeplexes or fourplexes may be allowed. Until a neighborhood plan addressing this issue is adopted, townhouses, duplexes, threeplexes, and fourplexes may be allowed as conditionally approved uses in new subdivisions when the new subdivisions are visually separated from single-family uses and when the new subdivisions access directly onto a collector or arterial. Duplexes, threeplexes and fourplexes shall have the appearance of the single-family residences in the area. Retirement residences that include housing types different than other allowed types may be allowed through a conditional review process. Higher densities may be allowed in appropriate areas to encourage affordable housing and senior housing. A discretionary process may allow other limited density bonuses.

This designation should be implemented through three zoning districts. Policies LU-30, LU-31, LU-32, LU-33 and LU-34 describe the criteria for designating the three zones.

**19. Modify policy LU-124's Allowed Uses and Description (page 73) as follows:**

**LU-124 Moderate Density Residential Designation**

**Allowed Uses and Description.** The Moderate Density Residential designation allows for attached and detached single-family residential uses, multiple-family housing; uses accessory to residences and public and semi-public uses. Residential densities shall range from ~~eight~~nine to 18 units per gross acre. Higher densities may be allowed in appropriate areas to encourage the development of affordable housing and senior housing. ~~Where permitted by neighborhood policies, eight unit per gross acre residential zoning may be consistent with this designation.~~

## **Housing Chapter**

**20. Modify Discussion of Countywide Planning Policies (page 90) as follows:**

In addition to reaffirming the housing goals set forth in the GMA, Countywide Planning Policies (CPPs) for King County establish specific goals for: (1) siting maintaining a balance between affordable housing near and lower-wage employment, (2) improving the coordination between affordable housing plans and plans for transportation facilities and human services and (3) ensuring that the infrastructure needs of new housing development are planned for and met.

21. **Modify the narrative and policies under Low-Moderate Density Zoning (page 103) to refer to four to six units per acre.**
22. **Modify the narrative and policies under Moderate Density Zoning (page 103) to refer to eight to 18 units per acre.**
23. **Modify policy HO-16 (page 105) as follows:**
  - HO-16 New housing development of ~~10 dwelling units or more in size shall~~ should contain or otherwise provide for a reasonable portion of affordable housing. Incentives and bonuses intended to minimize or eliminate any costs to the developer/builder associated with this requirement shall be provided by the City.

## **Utilities Chapter**

24. **Delete "clearly" from the narrative following UT-84 (page 169).**

## **Capital Facilities Chapter**

25. **Modify policy CF-16 (page 187) as follows:**
  - CF-16 Capital facility service standards are hereby ~~shall be~~ established for the following types of facilities in order to determine long-term (CFP) facility and funding requirements, as follows:
    - A. Water system: As described in policy UT-35 of the Utilities Chapter
    - B. Sewer system: As described in policy UT-54 of the Utilities Chapter
    - C. Transportation facilities: As described in policy TR-14 of the Transportation Chapter
    - D. Parks and recreational facilities: Shall be based on the following ratios:
 

Neighborhood parks:	1.0 acres per 1,000 population
Community parks:	3.0 acres per 1,000 population
Resource parks:	2.5 acres per 1,000 population
Trails:	0.25 miles per 1,000 population
    - E. Fire protection: Total response time of ~~five and one half minutes or less for 80% of fire and emergency medical calls in the City and urbanized portions of Fire District #34 and a total response time of six minutes or less for 80% of calls in the rural portion of Fire District #34.~~ five and one half minutes or less for 80% of fire and emergency medical calls in the City and urbanized portions of Fire District #34 and a total response time of six minutes or less for 80% of calls in the rural portion of Fire District #34.
    - F. Police protection: No capital facility standard. (Police operations are guided by an objective of providing 1.7 uniformed officers per 1,000 residents.)
    - G. Stormwater: As described in policies UT-60 and UT-62 of the Utilities Chapter
26. **Modify Capital Facility Plan, table CF-1 (page 189A) as follows:**

Modify the project revenues section of the Parks subelement to eliminate bond revenues and grants as a source of funding for growth-related projects and shift the funding responsibilities shown for those items to developer contributions/impact fees.

## ***Parks & Recreation Chapter***

**27. On Table P-6 (page 204) change the term “need” to “additional facilities.”**

**28. Add the following new policy (page 206):**

PR-34 The trail system should include equestrian trails and multi-purpose trails that allow equestrian use to provide equestrian access throughout the City and planning area.

## ***Neighborhoods Chapter***

**29. Map N-1 (page 221). Combine the Overlake and Viewpoint Neighborhoods into one neighborhood.**

**30. Modify policy N-NR-1 (page 235) as follows:**

N-NR-1 The north Redmond area shall remain a ~~primarily~~ residential neighborhood.

**31. Modify policy N-NR-8 (page 236) as follows:**

N-NR-8 Designated Low-Moderate Density residential areas (four to eight dwelling units per acre) shall extend from the Urban Growth Area boundary on the east (180th Avenue NE extended) to approximately the eastern slope of the ravine that lies between 172nd Avenue NE and Redmond Woodinville Road. The same land use designation extends from the western slope of the ravine to Redmond-Woodinville Road. Another low-moderate density residential area includes three parcels at the northwest corner of Avondale Road and NE 116th Street.

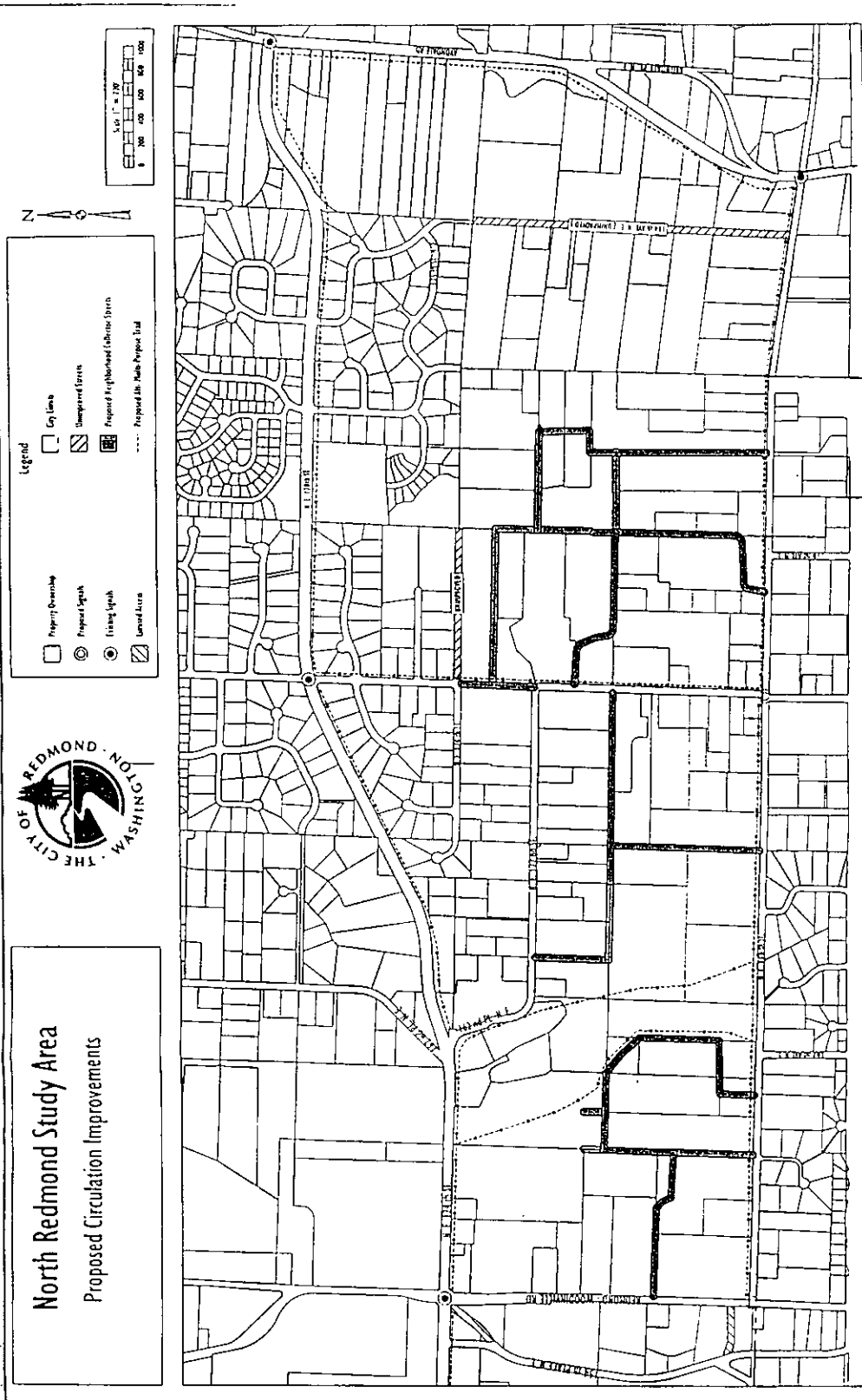
**32. Modify policy N-NR-13 (page 236) as follows:**

N-NR-13 Setbacks shall be established along principal and designated collector arterials in order to preserve the continuity between the Sammamish Valley and the north Redmond area's semi-rural character. A ~~100-~~75' setback shall be designated for the eastside of Redmond-Woodinville Road (SR 202).

**33. Delete policy N-NR-38 (page 236) as follows:**

~~N-NR-38 Owner, occupied housing in areas of six to eight units to the acre may allow alternative housing types such as small lot single family homes and zero lot line development. Duplexes, threeplexes, fourplexes and townhomes shall not be allowed.~~

**34. Add the North Redmond Circulation Map after the Circulation Policies (page 239).**



**35. Modify policy N-NR-54 (page 239) as follows:**

N-NR-54 The City shall require public sewers for waste water collection in urban areas designated for one to foureight dwelling units per acre.

**36. Modify policy N-SV-2 (pages 254-255) as follows:**

N-SV-2 A master plan shall be prepared as a condition of development for the property north of the Puget Power right-of-way, west of Redmond-Woodinville Road, east of the Sammamish River Trail right-of-way and south of Valley View Estates. ~~Neighborhood policies to implement the master plan may be adopted if the master plan is acceptable. The master plan, neighborhood policies, and Neighborhood Business zoning shall be concurrently approved. The purpose of the master plan is not to decide either the residential densities or if a Neighborhood Commercial designation should be allowed, those issues were decided by the adoption of the plan. The master plan shall reflect the following policy direction and address the issues identified below:~~

■ Development shall take place outside the Sammamish Valley and outside the steep wooded slopes on the property.

■ The maximum total density on the property west of the 160th Ave. NE alignment shall be four units per acre. The residential density allowed on the various parts of the development shall vary from low density (2 ~~to~~ 3 units per acre) in the north to moderate densities (4 units per acre) in the middle and higher low-moderate densities (six units per acre) on the southern portion of the property. ~~The density distribution should allow development of all units allowed by the residential zoning of the property.~~

■ The maximum densities on the property between 160th Ave. NE and the Redmond Woodinville Rd. shall be six to eight units per acre. A fifty percent density bonus may be awarded for this property to provide for senior housing that has the appearance of single-family residences. This bonus shall not apply to congregate care facilities. These structures shall be no higher than three stories.

■ ~~The design of the neighborhood commercial development shall be determined during the master plan process. The design shall provide for a mix of uses:~~

■ ~~The neighborhood commercial development shall have a residential appearance along Redmond-Woodinville Road and be no higher than three stories above the road. Residential uses shall front on Redmond-Woodinville Road at the level of the road. Neighborhood commercial uses may be located in the lower levels of these buildings or the portion of the buildings facing away from Redmond-Woodinville Road. Building design and placement should give the appearance of several buildings along the Redmond-Woodinville Road.~~

■ ~~Commercial buildings may face 160 Ave. NE. Design and other techniques, such as open space and landscaping, should be used to provide for compatibility with the residential uses to the west:~~

■ ~~The property between 160th Ave. NE the Redmond Woodinville Rd. shall neighborhood commercial development shall include at least two areas of open space: a central square and a neighborhood square or "gateway" area on the north end of the propertyNeighborhood Commercial designation.~~

■ ~~The master plan and neighborhood policies shall define the types and intensities of uses allowed within the Neighborhood Commercial designation.~~

- ~~The neighborhood commercial development shall include underground parking. No individual surface parking lot shall exceed 40,000 square feet.~~
- ~~The design of the neighborhood commercial development should avoid wetlands impacts.~~
- ~~The neighborhood commercial development shall include connections to the trail in the Puget Power right-of-way and safe pedestrian links across 160th Ave. NE and the Redmond-Woodinville Road to the nearby residential areas.~~

~~If a master plan is not approved for the development in five years from the adoption of the comprehensive plan, the Neighborhood Commercial designation should be redesignated Low-Moderate Density Residential.~~

**37. Modify policy N-SE-30 (pages 259-260) as follows:**

N-SE-30 ~~The City Council supports the concept of designating f~~Four alternative locations should be designated for a Neighborhood ~~Commercial~~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~~Before the center is developed, one of the sites must be rezoned to Neighborhood Commercial. This rezone may take place at any time, however when only two of the sites remain undeveloped, a rezone shall be approved for one of the designated~~four sites before development may occur on either of the two remaining sites, 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.

**38. Delete policy N-SE-33 and modify policy N-SE-33 (pages 260-261) as follows:**

N-SE-33 ~~Zoning regulations for the Business Park/Design District designation along East Lake Sammamish Parkway should allow flexibility in site requirements such as setbacks and lot coverage for allowed uses that meet the intent of the Business Park zone.~~

N-SE-34 ~~The commercial designation~~ If a significant portion of the area designated Business Park between East Lake Sammamish Parkway and the Redmond-Fall City Road and south of the existing Kindercare binding site plan should be developed based on a master plan which is part of a unified development that meets the objectives of this policy, an expansion of allowed uses may be considered through a conditional review process. The expansion of uses beyond those already permitted in the Business Park zone may include limited commercial retail and service activities provided these uses do not greatly increase traffic flows. The master plan unified development shall meet the following requirements:

- ~~One limited~~ No access shall be allowed on Redmond-Fall City Road. Adequate study has not been done to conclude that any access to this state highway will be permitted.
- Development access along East Lake Sammamish Parkway shall be shared and limited.
- The development proposal would maintain the existing elevation differences between Redmond-Fall City Road and East Lake Sammamish Parkway.
- Trees and other landscaping shall soften parking lots and buildings.
- Buildings shall be oriented to and front on the East Lake Sammamish Parkway.
- Building design shall include elements to lessen the effect of large walls. Mechanical equipment shall be screened. All buildings and site designs shall be approved by the Design Review Board.
- ~~Sidewalks with street trees located between the street and sidewalk shall be provided along the Redmond-Fall City Road and the East Lake Sammamish Parkway. Pedestrian connections shall also be provided within the development.~~
- Traffic generated by commercial development shall not exceed that generated by Business Park uses.

## ***City Center Chapter***

**39. Add new policy CP-9 (page 275) as follows:**

CP-9 Except for a limited part of the Mixed Use Center Design Area, building heights shall not exceed five to six stories.


















## **Additional Amendments**

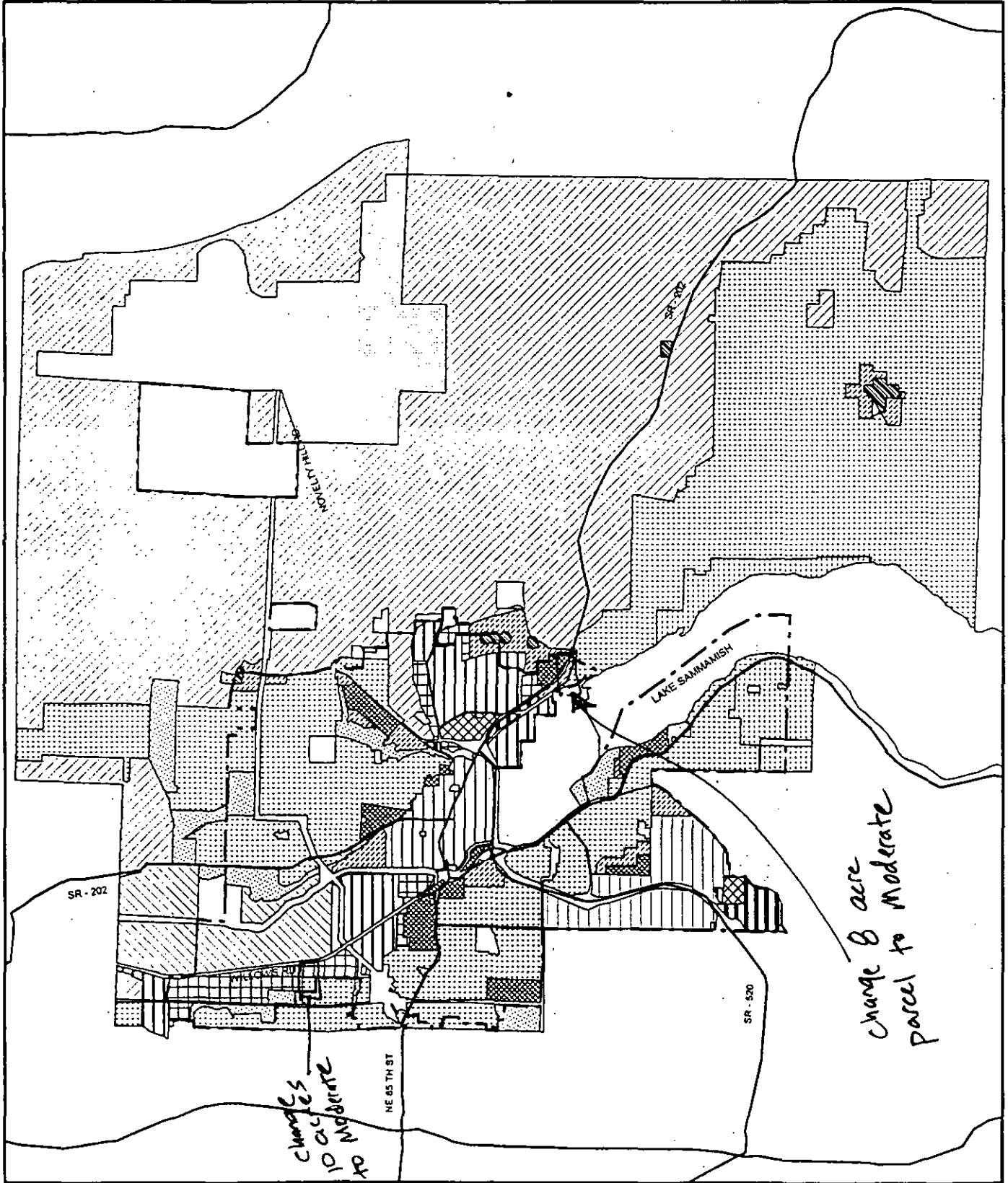
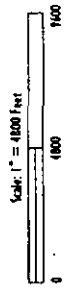
40. **Transportation Chapter Amendments: a) Amend Table TR-7 Arterial Functional Classification Summary to reference Bicycle and Pedestrian section, b) Revise Bikeway Plan to indicate existing facilities by direction, c) Modify City Center Bike Plan to clarify existing versus proposed facilities and improve readability of map.**
  
41. **Change Land Use Plan Map to Moderate Density Residential for Evans Company Property (10 acres).**
  
42. **Change Land Use Plan Map to Moderate Density Residential for Therrien/Reiss Property (approx. 8 acres).**

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# City of Redmond Comprehensive Land Use Plan

## Plan Designations

-  Agriculture
-  Business & Advanced Technology
-  Business Park
-  City Center
-  City Limits
-  Commercial
-  Design District
-  High Density Resid. (20 to 30)
-  Large Lot (1 Unit Per Ac)
-  Low Density Resid. (3 per Ac)
-  Low-Moderate Density Resid. (4 to 6)
-  Manufacturing Park
-  Moderate Density Resid. (8 to 18)
-  Neighborhood Commercial
-  Park and Open Space
-  Rural/Semi-Rural
-  Study Area



## **EXHIBIT A (Part 2)**

### **Minor Staff Amendments to Draft Comprehensive Plan**

Staff recommends that the following minor amendments be made to the proposed comprehensive plan. None of these fixes involve policy changes. Staff recommends that these changes be handled like a consent agenda. The City Council could approve them as whole unless any Council member objects to any of the changes.

#### ***Entire Plan***

1. ***Change all references to "proposed comprehensive plan" or "proposed plan" to comprehensive plan.***
2. ***Fix typographical and grammatical errors which do not substantively affect policy decisions.***

#### ***Introduction***

3. ***Insert the following bullet and narrative on the City Council's public involvement process.***

- **City Council Hearings, Neighborhood Meetings, and Ad Hoc Committee Meetings.** The Redmond City Council held two hearings on the proposed comprehensive plan. The first was a joint hearing with the Planning Commission which focused on the Commission's recommendations. The second hearing was at the conclusion of the City Council's review and focused on the changes the City Council had tentatively decided to make to the recommended plan.

In May of 1995, the Mayor and City Council held an open house and two neighborhood meetings on the proposed comprehensive plan. The Mayor and City Council attended all three of these meetings. The open house provided the public with the opportunity to learn about the proposed comprehensive plan and get copies of the proposed comprehensive plan and supporting information. People could comment on the plan by talking to City Council members, writing comments on flip charts, and being video taped.

The two neighborhood meetings focused on public comments. About 180 people attended the two meetings. The neighborhood meetings included small group and large group meetings where people could comment on the proposed plan. Notice of the open house and neighborhood meetings was given by mailing a flyer to all postal customers, both residents and businesses, in Redmond, including it on the Hotline, telling people at meetings, news releases which were printed in newspapers, and other means.

During March through June 1995 the City Council held nine Ad Hoc Committee meetings to review the comprehensive plan. The last ten minutes of these Ad Hoc Committee meetings was reserved for public comment. The City Council also received letters on the topic. Individual council members also met with individuals and groups to discuss the proposed comprehensive plan.

4. **Delete the section entitled "Help Shape Redmond's Future."**

## **Land Use Chapter**

5. **Modify policy LU-118 by deleting "R-9" from the list of consistent zoning districts for the "Moderate Density Residential Designation."**

6. **Modify policy LU-131, Allowed Uses and Description as follows:**

**Allowed Uses and Description.** The Overlake Business and Advanced Technology designation allows as permitted uses offices, corporate campuses, research and development, public and semi-public uses. Light manufacturing and distribution uses may be conditionally allowed where the manufacturing use or storage area is located entirely within a building and will not generate noise, vibration or other negative impacts on adjacent uses. Retail commercial uses, restaurants and similar uses are conditionally allowed in the ground floor of two- or more-story office buildings, provided the applicable Overlake Neighborhood policies are met. Appropriate supporting uses also should be allowed as part of an office complex after site specific review.

## **Transportation Chapter**

7. **Eliminate the parenthetical paragraph following policy TR-5.**

8. **Modify policy TR-51 as follows:**

TR-51 Implement Transportation Demand Management strategies that emphasize incentives rather than disincentives. Avoid imposing disincentives to single-occupant vehicle travel when the City determines there is an ~~in the~~ absence of reasonable transportation alternatives.

**9. Modify policy TR-52 as follows:**

TR-52 The City shall require large employers to implement a commute trip reduction program for employees, as mandated by the Commute Trip Reduction Act. The City shall evaluate program effectiveness every three to five years and, in conjunction with other Eastside jurisdictions, lower the affected employer size threshold if appropriate to achieve the City's goals for reducing use of single-occupant vehicles.

**10. Modify policy TR-53 as follows:**

TR-53 Develop and maintain a list of acceptable TDM techniques. Employers and developers should be allowed to propose TDM programs and strategies which best fit their particular situation, with the assistance of the City. Individual employers should not be required to have more than one Transportation Management Program (TMP) TDM program.

**11. Modify Maps TR-3A and TR-3B, Transportation Facility Plan, as follows:**

Add Town Center Parkway from Leary Way to Redmond Way on the Town Center site, add NE 72nd Street bridge over the Sammamish River to West Lake Sammamish Parkway, and add 162nd Avenue NE extension to Leary Way, indicating the facilities as a "roads to be constructed."

**12. Modify Tables TR-5, Transportation Facility Plan, as follows:**

Add Town Center Parkway from Leary Way to Redmond Way on the Town Center site, add NE 72nd Street bridge over the Sammamish River to West Lake Sammamish Parkway, and add 162nd Avenue NE extension to Leary Way, indicating the facilities as a "roads to be constructed."

**13. Modify Tables TR-6, TFP Financial Element, as follows:**

Modify project costs and project revenue totals to include construction costs of Town Center Parkway, NE 72nd Street bridge over Sammamish River, and 162nd Avenue NE extension to Leary Way.

**14. Modify Table TR-7 as follows:**

Show West Lake Sammamish Parkway as a Principal Arterial with two segments of different width:

From Bel-Red road to NE 51st Street	2 lanes built, 3 lanes planned
From NE 51st Street to Redmond Way	2 lanes built, 4 lanes planned

Add Town Center Parkway from Leary Way to Redmond Way as a minor arterial, with 0 lanes built and 4 lanes planned.

## ***Capital Facilities Chapter***

### ***15. Modify narrative of Capital Facilities Inventory as follows:***

Under Public Educational Facilities, modify the statement to indicate that Lake Washington School District operates junior high schools rather than middle schools, and to indicate that portions of Redmond in the Viewpoint area are served by the Bellevue School District.

### ***16. Modify policy CF-11 as follows:***

CF-11 School districts which propose to have the City of Redmond impose impact fees for them shall prepare capital facility plans that include:

- A. A long-range plan for capital improvements and construction over a 20-year horizon~~needed to support the City's 20-year growth targets~~;
- B. A demonstration of how facility and service needs are determined;
- C. At least a six-year finance plan, to be updated on an annual basis, that demonstrates how capital needs are to be funded;
- D. Population, ~~employment~~ and demographic projections consistent with those used in developing the City of Redmond Comprehensive Plan, and
- E. A strategy for achieving consistency between the land use and capital facility plan beyond the six-year capital improvement program, including identified improvements.
- F. An assessment and comparison of the condition and functional characteristics of school facilities across the entire District.

### ***17. Modify Table CF-1, Capital Facility Plan, as follows:***

Modify Transportation System project costs and revenues to include costs of Town Center Parkway, NE 72nd Street bridge over Sammamish River, and 162nd Avenue NE extension to Leary Way.

## **Neighborhoods Chapter**

- 18. Add the following existing policies to the Southeast Redmond Neighborhood Policies and renumber the following policies. The inserted policies were accidentally not included.**

### Gateway Design District Policies

The Gateway Design District represents a unique land resource. Its location at a major entry to the City makes it important that development be designed to provide a high-quality, aesthetically pleasing gateway into the City's corporate limits. Design features should include preservation of significant trees to the maximum extent practical, an aesthetically pleasing transition between trees and open areas, and screening of parking and service areas through use of berms, landscaping and other means. Because of its size, the nature of surrounding development, and proximity to transportation corridors, the Design District provides an appropriate location for a mix of business and commercial uses which may include regional retail/wholesale uses; general, professional and mixed offices; business park uses; hotels/motels; corporate headquarters offices; and support services.

- N-SV-22 Provide for the location of high-technology research and development facilities; associated light assembly and warehousing; other manufacturing uses with similar character, intensity and impact; support services; regional retail/wholesale uses; office uses, including corporate headquarters and regional offices; and hotels/motels.
- N-SV-23 Encourage development which is sensitive to natural features and which will enhance the entryway to the City.
- N-SV-24 Encourage a mix of research and development, office, hotel/motel and regional retail/wholesale uses to diversify and increase the employment and revenue base of the community.
- N-SV-25 Provide recreation space within the district for both residents and employees.
- N-SV-26 Provide an integrated, well-coordinated circulation system which minimizes adverse traffic impacts and enhances circulation within the district and with surrounding areas.
- N-SV-27 Provide a network of accessible and safe paths, sidewalks and other pedestrian routes throughout the district.
- N-SE-28 Provide a land resource for the City that can accommodate a mixed-use development with regional retail/wholesale uses which is compatible with the existing mix of uses in the surrounding areas, including the downtown.



- N-SE-29 Minimize interference with growth and vitality of the downtown by restricting uses which tend to locate in smaller commercial spaces and do not require large parking areas and large warehouse space. Typical small footprint retail businesses should be encouraged to locate downtown or in other appropriate areas of the City.
- N-SE-30 Provide for an aesthetically pleasing entryway into the City's corporate limits.
- N-SE-31 Maintain significant trees to the maximum extent practical in order to preserve the character of the existing tree stand, enhance the entryway to the City and control erosion and storm water runoff.
- N-SE-32 Development should employ high quality design to integrate development with the natural setting and surrounding development.
- N-SE-33 Service areas should be located away from major public viewpoints.
- N-SE-34 Building materials should provide a pleasing transition from trees and other natural features through use of color and texture which blend with, or provide appropriate contrast to, the natural features.
- N-SE-35 Views of large areas of asphalt should be reduced through use of landscaping, berms, building placement or other effective techniques.
- N-SE-36 Site plans should incorporate one or more significant architectural entry features which will serve as landmarks, consistent with the gateway function of the area. This shall include an area(s) for public art and a feature recognizing the Snoqualmie Tribe for their historic use of this property.
- N-SE-37 Encourage joint promotional projects between uses in the district and downtown merchants designed to enhance the retail climate in both areas.
- N-SE-38 Provide a coordinated system of passive and active recreation opportunities within the district, using the native tree stand area for jogging trails, bicycle trails, natural park and picnic areas.
- N-SE-39 Provide access to SR 202, Avondale Road NE, NE Union Hill Road and 178th Place NE/180th Avenue NE at those points which are consistent with traffic safety and other planned improvements such as the 520/202 interchange project, and which minimize disruptions to circulation.
- N-SE-40 Provide a street plan that will enhance circulation within the district and with surrounding areas.
- N-SE-41 Site design should incorporate facilities for public transit such as bus pull-outs and transit shelters.
- N-SE-42 To help reduce traffic impacts, require all district uses to provide transportation management plans (TMP) and have them approved by the City. The City should allow on site child care facilities among other measures as part of the TMP(s).

N-SE-43 Provide pedestrian routes from major parking areas to buildings and other destinations which are clearly delineated.

N-SE-44 Provide pedestrian connections between major areas of development within the district to facilitate internal pedestrian circulation.

N-SE-45 Provide for connections between internal pedestrian circulation routes and major pedestrian facilities outside of the district.

### ***City Center Chapter***

- 19. Incorporate the policy changes the City Council made in approving the Town Center Development Guide Amendment, DGA 94-004, into this chapter.***

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# EXHIBIT B

**Before the  
City of Redmond, Washington  
City Council**

**Development Guide Amendment (DGA) 92-001  
Adoption of the Growth Management Act  
Comprehensive Plan  
Adopted Findings of Fact and Conclusions of Law**

**The Redmond City Council hereby makes the following findings of fact and conclusions of law to support adoption of the Growth Management Act Comprehensive Plan:**

## **Findings of Fact**

### **Growth Management Act Requirements**

1. The Growth Management Act includes thirteen goals that local governments must consider in preparing and adopting comprehensive plans. The Growth Management Act goals are included as Appendix B-1.
2. The Growth Management Act also includes specific requirements that must be addressed by comprehensive plans. Appendix B-2 includes a table which lists these requirements and how the adopted comprehensive plan meets these requirements. The table in appendix B-2 is hereby adopted as a finding of fact.
3. The Washington State Department of Community, Trade and Economic Development has developed advisory regulations on the process and content of comprehensive plans. These regulations were considered by staff in developing the comprehensive plan. Technical reports prepared as part of the planning process summarize many of these regulations.
4. The cities and King County have prepared and ratified the Phase I and Phase II of the Countywide Planning Policies (CPPs). Copies of both the Phase I and Phase II CPPs were considered by staff when drafting the plan. They were also provided to the Planning Commission and City Council. The Planning Commission and City Council considered the Countywide Planning Policies during their review of the comprehensive plan. Technical reports prepared as part of the planning process also summarize many of the Countywide Planning Policies.

### **Planning Process**

5. The adopted Growth Management Act comprehensive plan was developed using the following process:
  - a. Staff inventoried Growth Management Act requirements, listed under Growth Management Requirements above (also see Appendix B-2). Many documents in the comprehensive plan record list these requirements and the key requirements are summarized in the adopted comprehensive plan.
  - b. Staff inventoried community needs, issues, and opportunities based on the public involvement steps listed above and staff knowledge. Many of the technical reports list these issues and opportunities.

c. Staff prepared and evaluated alternatives based on these inventories. These alternatives includes the six population and employment alternatives in the draft and final environmental impact statements and the alternatives that address more specific issues. Many of the technical reports contain these alternatives and their analysis.

e. The draft plan chapters based on this analysis were presented to the City's Technical Committee and Executive Team for review. The Technical Committee is made up of department representatives that review development projects. The Executive Team includes the city department heads and Mayor. Staff revised the drafts based on the comments of these groups.

f. The first draft of many chapters was presented to the Growth Management Citizens Advisory Committee for their review. This review took place in the fall and winter of 1993-1994. The Citizens Advisory Committee commented on the first draft and the many of those comments were incorporated into the second draft.

g. The Planning Commission reviewed and commented on the second draft of the comprehensive plan chapters. Staff incorporated some of the Commission's comments. Copies of the second draft were made available at Planning Commission meetings and were mailed in advance to persons who requested copies. A copy of this mailing list is hereby adopted as a finding of fact. The Planning Commission heard comments from members of the public who wrote letters or attended the meetings devoted to the chapters. A notice describing this process, giving the Planning Commission's review schedule, and telling how to get more information or request copies of the plan chapters was included in the City utility bills for September and October 1993. The Planning Commission review of the second draft took place from October 1993 to the Spring of 1994.

h. In August 1994, the August 1994 draft (third draft) of the comprehensive plan was issued and a copy of the Citizen's Guide to the draft Comprehensive Plan was mailed to all postal customers in the city. The Planning Commission held hearings and public meetings and modified this draft of the plan.

i. A Draft Environmental Impact Statement evaluating the draft plan was also issued August 1994. The Planning Commission held a hearing on the draft EIS. This is one of the six hearings listed in the citizen participation findings.

j. In March 1994, a draft of the Planning Commission recommendation was issued and the Planning Commission conducted a public hearing on this draft. The Planning Commission made its official recommendation to the City Council on March 29, 1995. The recommended population and housing target was modified on April 12, 1995.

k. A Final Environmental Impact Statement evaluating the draft plan was also issued in March 1995.

l. The City Council began its review of the Planning Commission recommended comprehensive plan in March 1995. This review included a joint public hearing with the Planning Commission on Mach 22, 1995, ad hoc committee meetings during which the public could comment, an open house, and two neighborhood meetings. Individual members of the City Council also met with individuals and citizen groups in addition to the other public involvement opportunities.

m. On July 14, 1995 a list of the changes to the Planning Commission draft was made available to the public. On July 18, 1995 the City Council held a hearing on the plan and these

changes. On July 18, 1995, the City Council adopted the Growth Management Act comprehensive plan.

## **Citizen Participation**

6. Staff held two Community Redmond meetings to solicit ideas on the future of Redmond involving 81 people. The results of these meetings were incorporated into the plan. The Community Redmond materials are hereby adopted as findings of fact.

7. The Community Redmond meetings were the basis of the Growth Management Citizens Advisory Committee (CAC). Community Redmond participants were invited to volunteer for the CAC. The CAC met 28 times. The CAC was made up of 19 residents of Redmond and the surrounding area. They produced a report which was considered by staff, the Planning Commission, and the City Council in the development and review of the adopted comprehensive plan. A copy of the CAC report, *Growing Naturally*, is hereby adopted as a finding of fact.

8. Redmond also held six Community Forums involving hundreds of people in each forum. In addition, a forum that included a visual preference survey was held involving 93 people. The results of these forums were considered by staff, the Planning Commission, and the City Council in the development and review of the adopted comprehensive plan. Copies of the forum reports and background documents are adopted as findings of fact.

9. Each of the six City Newsletters, "Focus on Redmond," since Summer 1992 has included an article on the preparation of the proposed comprehensive plan. "Focus on Redmond" is mailed to all homes and businesses in the 98052 zip code.

10. In October 1993, the city established the Comprehensive Plan Update Hotline. The Hotline is a voice mail box that included a recording of upcoming meetings and citizen involvement opportunities related to adoption of the comprehensive plan. These messages were periodically updated. People can call the Hotline 24-hours a day, seven days a week to learn about upcoming meetings. The Hotline telephone number was widely publicized through news releases, mailings, the "Focus on Redmond" newsletter, and the *Citizen's Guide to the Comprehensive Plan*, and in drafts of the comprehensive plan. The Hotline messages are in the City of Redmond Department of Planning and Community Development files and are hereby adopted as findings of fact.

11. A notice describing the Planning Commission's review schedule for the Second Draft of the Comprehensive Plan and telling how to get more information or request copies of plan chapters was included in the City utility bills for August and September 1993. A copy of this notice is hereby adopted as a finding of fact.

12. The Planning Commission held 17 study sessions during which the public could comment on the Second Draft of the Comprehensive Plan.

13. In August 1994, staff mailed a Citizen's Guide to the August 1994 Draft of the Comprehensive Plan to all homes and businesses that have a Redmond address. The Citizen's Guide summarized the plan and gave the date and time of the first four hearings on the comprehensive plan. It also publicized the Hotline. A copy of the Citizen's Guide is hereby adopted as a finding of fact.

14. A notice of the availability of the August 1994 Draft of the Comprehensive Plan and listing the hearing dates and study sessions was mailed to the comprehensive plan mailing list on July

26, 1994. Any person could have requested being on this mailing list. A copy of this notice and mailing list is adopted as a finding of fact.

15. A poster listing the Planning Commission hearings and planned study sessions was distributed to businesses in Redmond. A copy of the poster is adopted as a finding of fact.

16. A copy of the Comprehensive Land Use Plan map was displayed and information about the draft comprehensive plan and how to comment was given during the 1994 and 1995 Derby Days Celebrations.

17. The Planning Commission held 6 hearings (including the joint hearing described in Finding of Fact 19) and 21 study sessions on the August 1994 Draft of the Comprehensive Plan (Third Draft). Over 150 people have spoken at these meetings. The Planning Commission has received 120 letters. The Commission also received other documents from the public. These letters and documents are adopted as findings of fact.

18. Except for Site Specific Request 29 and 30 which entered too late in the process, all persons who made site specific plan designation change requests were sent copies of the staff analysis and notice of a Planning Commission hearing or study session at which they could comment to the Planning Commission. In most cases, they received individualized mailed notice of both a hearing and special Planning Commission study session on the site specific plan designation change requests.

19. The Redmond Planning Commission and City Council held a joint public hearing on the Planning Commission's recommendation on March 22, 1995. Notice of this hearing was given by publishing a legal notice in the City legal newspaper, the Sammamish Valley News; publishing a display ad in the Eastside Edition of the Seattle Times; recorded messages on the Hotline; posting notices in City Hall, the Post Office, and the Library; and sending out public service announcements to local newspapers (several of which were published).

20. As part of the development of the North Redmond neighborhood policies, staff held two public meetings in the area to discuss plan designations, transportation improvements, and policies. Notice of these meetings and a Planning Commission hearing during which the North Redmond neighborhood policies were discussed were mailed to all property owners and persons who requested notice in North Redmond. A letter was also sent to these parties telling them that copies of the Planning Commission approved policies and plan map were available from the city. Staff and the Planning Commission considered comments received at these meetings. Persons living in and owning property in North Redmond also commented extensively to the City Council during its deliberations. The City Council also considered these comments.

21. The City Council held nine ad hoc committee meetings in March through June 1995 during which the public could comment on the proposed comprehensive plan. Display ads listing these meetings were run in the Sammamish Valley News for six weeks starting in May 1995. Many people attended these meetings and commented. The City Council also held eight study sessions from January through June 1995.

22. On Saturday May 20, 1995 the City Council held an open house from 9:30 a.m. to 2:30 p.m. so that people could learn about the comprehensive plan. The Mayor, City Council, and staff attended the open house and answered questions. Copies of the Planning Commission's recommended plan, a summary of the main provisions of the plan, technical reports, Citizen's Guides, a plan map with a summary of the plan designations, and other materials were available at the open

house. People could comment on the plan by talking to City Council members, writing comments on flip charts, and being video taped. Notice of the open house was given by mailing a flyer to all postal customers, both residents and businesses, in Redmond, including it on the Hotline, telling people at meetings, news releases which were printed in the newspaper, and other means.

23. On May 23, 1995 the City Council held a Westside Neighborhood Meeting on the draft comprehensive plan in the Ben Rush Elementary School. This meeting was attended by over forty people. On May 30, 1995 the City Council held an Eastside Neighborhood Meeting on the draft comprehensive plan in the Horace Mann Elementary School. This meeting was attended by about 140 people. The neighborhood meetings included small group and large group discussions where people could comment on the proposed plan. The Mayor and all City Council members attended both meetings. The small group comments were typed up and given to the City Council. Notice of the neighborhood meetings was given by mailing a flyer to all postal customers, both residents and businesses, in Redmond, including it on the Hotline, telling people at meetings, news releases which were printed in the newspaper, and other means. The small group comments are hereby adopted as findings of fact.

24. A notice of the Mayor's and City Council's Open House and Neighborhood Meetings was mailed to all Redmond postal patrons in May 1995.

25. On July 18, 1995 the City Council held a hearing on the plan and the amendments the City Council had tentatively decided to make to the recommended plan. Notice of this hearing was given by publishing a notice in Redmond's official newspaper, sending out news releases (several of which were published), recording a message on the Comprehensive Plan Update Hotline, posting notices in City Hall, the post office, and the Library, including the hearing on City Council long-range agendas, and other means.

26. The City has also provided many public service announcements and newspaper articles on the plan and hearings. The newspaper articles on the comprehensive plan and upcoming meetings are hereby adopted as findings of fact.

27. The City has provided copies of all drafts of comprehensive plan free upon request as long as the printed copies were available. Review copies were also available at all hearings.

## **Conservation & Natural Environment, Land Use, and Neighborhoods**

28. The *Citizen Opinions on Land Use Technical Report* (December 1994) was prepared and distributed to the public, the Planning Commission, and the City Council. This report includes information and analysis on public involvement related to goals and vision, land use, conservation, neighborhoods, and the topics of other chapters. The Planning Commission and the City Council considered this report during their review of the adopted comprehensive plan. The facts and analysis in this report are hereby adopted as findings of fact.

29. The *Land Use Technical Report* (January 1995) was prepared and distributed to the public, the Planning Commission, and the City Council. This report includes information and analysis related to land use, conservation, neighborhoods, and the topics of other chapters. The Planning Commission and the City Council considered this report during their review of the adopted comprehensive plan. The facts, analysis, projections, and estimates in this report which are consistent with the City Council's decision are hereby adopted as findings of fact.

30. Several versions of the report entitled *Site Specific Comprehensive Plan Redesignation Requests* were prepared and distributed to the public, the Planning Commission, and the City Council. The Planning Commission and the City Council considered this report during their review of the adopted comprehensive plan. The facts, analysis, projections, and estimates in the version of this report dated April 21, 1995 and the table and attachments for change number 29 which are consistent with the City Council's decision are hereby adopted as findings of fact.

31. The *Staff Report on Recommended Policies for Overlake* (December 16, 1994) was prepared and distributed to the public, the Planning Commission, and the City Council. The Planning Commission and the City Council considered this report during their review of the adopted comprehensive plan. The facts, and analysis in this report which are consistent with the City Council's decision are hereby adopted as findings of fact.

32. The *North Redmond Land Use Issue Paper* (December 16, 1994) was prepared and distributed to the public, the Planning Commission, and the City Council. The Planning Commission and the City Council considered this report during their review of the adopted comprehensive plan. The facts and analysis in this report which are consistent with the City Council's decision are hereby adopted as findings of fact.

33. A series of data tables analyzing trends affecting the city's neighborhoods were prepared by staff and given to the Planning Commission. Staff summarized an analysis of these tables before the commission. The data in these tables are hereby adopted as findings of fact.

34. Redmond's City Center is designated as an urban center by the Countywide Planning Policies. Overlake is also designated as an urban center by the Countywide Planning Policies.

35. The City of Redmond has several developed residential neighborhoods. These neighborhoods are the residential portions of Overlake, Grass Lawn, and Education Hill. These neighborhoods are primarily built-out and have a small amount of vacant land. The long standing policy of the city has been to protect the residential character of these areas.

36. The City of Redmond sent a copy of the draft comprehensive plan and additional supporting information to the King County Stormwater Management Division of the Department of Public Works. The King County Stormwater Management Division, in a letter dated April 3, 1995, has concluded that the comprehensive plan complies with the *King County Flood Hazard Reduction Plan*. The facts and analysis in this letter are hereby adopted as findings of fact.

37. Because of the high quality of the comprehensive plan's policies protecting wildlife habitat, the Washington State Department of Fish and Wildlife recommended that the Washington State Department of Community, Trade and Economic Development request that the responsible staff write an article for the department's newsletter, *About Growth*. The Washington State Department of Community, Trade and Economic Development made this request. City staff wrote this article and it has been published in *About Growth*.

## **Housing**

38. Four reports were prepared as part of the development of the housing element of the approved comprehensive plan. These reports were considered by city staff in drafting the adopted comprehensive plan. The facts, data, and analysis in these reports are adopted as findings of fact. These reports are:



- a. Gambrell Urban Inc., *Redmond Demographics Data* (Cover letter dated July 19, 1993).
- b. City of Redmond Housing Element *Preliminary Needs Assessment* (May 11, 1993).
- c. City of Redmond Housing Element *Recommended Affordable Housing Program* (June 1993).
- d. A Regional Coalition for Housing [ARCH] *Data Analysis/Housing Needs Assessment* (cover letter dated October 12, 1993).

39. The Housing Chapter of the draft and approved comprehensive plan includes an analysis of housing needs and opportunities. The facts, data, analysis, and projections in this chapter are adopted as findings of fact.

40. The City of Redmond is identified in the adopted King County Comprehensive Plan and King County's adopted Bear Creek Community Plan, Northshore Community Plan, and East Sammamish Plateau Community Plan as an employment center serving unincorporated King County.

41. The proposed comprehensive plan will accommodate a population of 51,470 persons by 2012. In 1993, the base year Redmond had 38,987 people. The proposed comprehensive plan will accommodate a total of 26,395 housing units by 2012. This is an increase of 9,878 housing units from the base of 16,517 in 1993. The population projections are based on a projected persons to housing unit ratio of 1.95. These projections include the existing city limits and probable annexations in Southeast Redmond, North Redmond, and west to 132nd Avenue NE. The comprehensive plan is based on these population and employment projections.

42. The Countywide Planning Policies (CPPs) set a housing unit target range of 9,637 to 12,760 net new housing units, referred to in the CPP table as households, for Redmond in 2012.

43. Because of the high quality of the Housing Element, the Washington State Department of Community, Trade and Economic Development requested that the responsible staff write an article for the department's newsletter, *About Growth*. City staff wrote this article and it has been published in *About Growth*.

## **Transportation**

44. The *Redmond Traffic Forecasting Model Technical Report* (February 1995) was prepared and distributed to the public and the City Council. The City Council considered this report during their review of the adopted comprehensive plan. The facts, and analysis in this report are hereby adopted as findings of fact.

45. As documented in the *Redmond Traffic Forecasting Model Technical Report* and the *Draft and Final Environmental Impact Statements*, Redmond staff used the Bellevue-Kirkland-Redmond (BKR) traffic model to model the transportation impacts of the projected development. This model also analyzed the improvements needed to accommodate this growth. This modeling shows the growth accommodated by the adopted comprehensive plan meets the adopted level of service standards.

46. The *Transportation Impact Fee Technical Report* (February 1995) was prepared and distributed to the public and the City Council. The City Council considered this report during their review of the adopted comprehensive plan. The facts, analysis, projections, and estimates in this report which are consistent with the City Council's decision are hereby adopted as findings of fact.

47. The *City of Redmond Transit Planning Study Executive Summary, Final Report, and Technical Appendix* (all August 1994) were prepared and distributed to the public, the Planning Commission, and the City Council. The Planning Commission and the City Council considered these studies during their review of the adopted comprehensive plan. The facts and analysis in these studies are hereby adopted as findings of fact.

48. The Puget Sound Regional Council (PSRC) has reviewed the transportation element, which includes the Transportation Chapter and aspects of other chapters, in the Draft comprehensive plan. The facts and analysis in the PSRC letter recommending certification of the comprehensive plan and commenting on the plan and its enclosures which are consistent with the City Council's decision are hereby adopted as findings of fact.

49. The facts, analysis, and projections in the Transportation Chapter of the adopted comprehensive plan are hereby adopted as findings of fact.

## **Utilities**

50. The *Utilities Technical Report* (August 1994) was prepared and distributed to the public, the Planning Commission, and the City Council. The Planning Commission and the City Council considered this report during their review of the adopted comprehensive plan. The facts, and analysis in this report are hereby adopted as findings of fact.

51. The facts and analysis in the following functional plans are hereby adopted as findings of fact to the extent they are consistent with the City Council's decision on the adopted comprehensive plan: *The Redmond Water System Plan* (May 1992), *The City of Redmond Comprehensive Sanitary Sewer Study* (1987), *Avondale Sewer Study* (April 1990), and *The Comprehensive Drainage and Storm Plan* (1964).

52. The facts, analysis, estimates, and projections in the Utilities Chapter of the adopted comprehensive plan are hereby adopted as findings of fact.

53. City of Redmond Public Works Director Carol Osborne has testified before the City Council that potable water will likely be available to the meet the City of Redmond's through the year 2012 through the existing contract with the City of Seattle and after 2012 based on the interagency water supply efforts in which Redmond is participating.

54. The facts, analysis, estimates, and projections in the King County Draft GMA Electrical Facilities Plan (February 1993) which are consistent with the City Council's decision are adopted as findings of fact.

## **Capital Facilities**

55. The *Capital Facilities Technical Report* (March 1995) was prepared and distributed to the public, the Planning Commission, and the City Council. The Planning Commission and the City Council considered this report during their review of the adopted comprehensive plan. The facts, and analysis in this report are hereby adopted as findings of fact.

56. The facts, analysis, and estimates in the Capital Facilities Chapter of the adopted comprehensive plan are hereby adopted as findings of fact.

## **Economic Development**

57. The *Economic Development Technical Report* (October 1994) and its companion document *Comparison of Economic Development Requirements with the Economic Development Chapter* (October 17 1994) were prepared and distributed to the public and the Planning Commission. They were considered during the planning process. The facts and analysis in this report are hereby adopted as findings of fact.

58. The proposed comprehensive plan will accommodate a total employment base of 68,500 by 2012. This represents an increase of 28,500 from the estimated 1993 employment of 40,000. This projection includes the existing city limits and probable annexations in Southeast Redmond, Willows, and North Redmond.

59. The Countywide Planning Policies (CPPs) set a employment target range of 29,500 to 34,750 net new employees for Redmond in 2012.

## **Annexation**

60. The *Annexation Technical Report* (October 1994) was prepared and distributed to the public and the Planning Commission. This report was considered during the planning process. The facts and analysis in this report which are consistent with the City Council decision on the adopted comprehensive plan are hereby adopted as findings of fact.

## **Interjurisdictional Coordination**

61. In the Fall of 1994, staff sent two copies of the proposed comprehensive plan and a letter pointing out the Planning and Impact Area and Potential Annexation Area to the Cities of Bellevue, Kirkland, Issaquah, and Woodinville and King County. Another letter also including a plan and requesting comments was sent to Bothell. No responses were received.

62. In the Fall of 1994, staff sent copies of the proposed comprehensive plan and the state review form to the Department of Trade, Community and Economic Development and to the other state agencies on the state distribution list. Copies of the draft plan and form were sent more than sixty days before adoption. The City has considered the comments of the state agencies.

63. Redmond sent the draft comprehensive plan and the plan coordination review form to the Puget Sound Regional Council. The City has considered the comments of the Puget Sound Regional Council.

64. As documented in the adopted comprehensive plan and technical reports, Redmond has carefully considered the requirements of the Countywide Planning Policies.

## **Environmental Impact Statements**

65. A Draft Environmental Impact Statement (DEIS) evaluating the draft comprehensive plan was issued August 1994. The facts, analysis, and projections in the DEIS which are consistent with the City Council decision on the adopted comprehensive plan are hereby adopted as findings of fact.

66. A Final Environmental Impact Statement (FEIS) evaluating the draft comprehensive plan was issued March 1995. The facts, analysis, and projections in the FEIS which are consistent with the City Council decision on the adopted comprehensive plan are hereby adopted as findings of fact.

67. On February 28, 1995 the Redmond City Council held a study session on the Draft and Final Environmental Impact Statements on the draft comprehensive plan. This study session included a role-playing simulation and a briefing and discussion on the findings of the DEIS and FEIS.

## **Other**

68. Staff provided the City Council with additional written data, information, and analysis. The City Council considered these materials during their review of the adopted comprehensive plan. The facts, analysis, projections, and estimates in these materials which are consistent with the City Council's decision are hereby adopted as findings of fact.

69. If there are conflicts between facts or findings, the correct fact or finding controls.

70. Any conclusion, or part of a conclusion, which should be a finding of fact is hereby adopted as a finding of fact.

## **Conclusions of Law**

### **Subject Matter Jurisdiction**

1. The Growth Management Act requires the City of Redmond to plan under the Act. RCW § 36.70A.040(1). The Growth Management Act and the Optional Municipal Code require the City of Redmond City Council to decide whether to adopt a new comprehensive plan. RCW §§ 36.70A.290(2) and 35A.63.072. Therefore, the Redmond City Council has subject matter jurisdiction over the proposed comprehensive plan adopted by the attached ordinance.

### **General Conclusions**

2. The analysis and conclusions contained in the reports and documents listed in the findings of fact and for which the findings of fact were adopted and which are consistent with the City Council's decision on the adopted comprehensive plan are adopted as conclusions.

3. Appendix B-2 documents how the adopted Redmond Comprehensive Plan complies with the Growth Management Act requirements. Appendix B-2 is hereby adopted as a conclusion.

4. As is documented in the findings, Redmond has encouraged early and continuous public participation in the development and adoption of this comprehensive plan.

5. The adopted Redmond Comprehensive Plan complies with the Growth Management Act, many of the recommended Growth Management Act regulations, the Countywide Planning Policies, and the Multi-County Planning Policies.

6. Any finding of fact, or part of a finding of fact, which should be a conclusion is hereby adopted as a conclusion.

## **How the Adopted Comprehensive Plan Meets the Growth Management Act Goals**

7. In preparing and adopting comprehensive plans, local governments must consider the Growth Management Act Goals. The Growth Management Act did not give any goal priority. To some extent, the Growth Management Act Goals may conflict. Each local government must resolve these conflicts through its comprehensive plan. Redmond recognized these conflicts and resolved them in a way to meet the community's needs.

8. In reviewing and adopting the comprehensive plan, the Redmond Planning Commission and City Council gave extensive weight to the Growth Management Act goals and resolved the conflicts inherent in these goals. Copies of the Growth Management Act were given to the Planning Commission. Copies of the Growth Management Act goals were provided to the Planning Commission and City Council. These goals are also included in full in Appendix B-1 of these findings and conclusions. The conclusions below also summarize each goal. How the adopted comprehensive plan addresses each goal is summarized in this section of the conclusions.

a. **Urban Growth [RCW 36.70A.020(1)]. Encourage development in urban areas.** The draft comprehensive plan accommodates a significant level of growth, an increase of 9,878 housing units and 28,500 employees, in suitable areas. The Land Use Chapter identifies areas that are suitable for urban uses, taking into account existing and planned public facilities and services. This is documented in the Draft Environmental Impact Statement (DEIS) on the Draft Comprehensive Plan. The densities and intensities proposed in the plan can accommodate Redmond's housing and employment growth target ranges contained in the Countywide Planning Policies. Housing densities are consistent with the existing intensities of existing neighborhoods, protecting existing residential character.

b. **Reduced Sprawl [RCW 36.70A.020(2)]. Reduce conversion of undeveloped land to low density development.** The proposed Urban Center Downtown, the proposed Advanced Technology Center in Overlake, the minimum density requirements, and the overall residential density target policy will reduce sprawl. The densities and intensities proposed in the plan will also help reduce sprawl by accommodating Redmond's housing and employment growth target ranges. The proposed plan does concur with the King County Urban Growth Area and the Urban Growth Area will also help to reduce sprawl by focusing urban development. The land use designations in the Land Use Chapter are consistent with the King County's Urban Growth Area.

c. **Efficient Multi-Modal Transportation [RCW 36.70A.020(3)]. Encourage efficient multimodal transportation systems.** The Transportation Chapter emphasizes multi-modal solutions to transportation problems. While street capacities will be increased, so will transit capacities and bike lanes. The level of service standards are tailored to encourage alternative travel modes in appropriate areas by setting lower standards where the highest level of transit and pedestrian and bicycle facilities are available.

The Transportation Chapter was coordinated with and based on the proposed land uses. The Land Use Chapter provides for mixed uses to encourage walking and biking, an Urban Center Downtown to internalize trips, employment areas to reduce trip lengths by providing employment opportunities for Redmond residents, and residential areas to reduce trip lengths by providing residential opportunities for those who work in Redmond. The character and design policies provide that new development should encourage multi-modal transportation. The Land Use policies also encourage trails and bikeways to encourage the use of other transportation modes. Data on the use of other transportation modes was compiled for Redmond and used in preparing and evaluating the Land Use Chapter. Policies also encourage efficient truck transportation. The designation criteria for the Land Use Designations take into account the availability of existing or planned transit service in designating areas for commercial and employment uses.

d. **Housing Affordable to Community Residents [RCW 36.70A.020(4)]. Encourage housing affordable to all income groups.** The Housing Chapter provides for increases in affordable housing units while protecting the quality of existing neighborhoods. Significant opportunities for multi-family housing are provided for in downtown and in other areas. Accessory dwelling units are allowed in all parts of the city. Mixed use housing is encouraged. Incentives and inclusionary housing requirements will provide for below market housing. The plan supports the affordable housing targets in the Countywide Planning Policies.

The plan encourages the preservation of the existing housing stock by protecting the quality of Redmond's neighborhoods, encouraging housing rehabilitation where appropriate, and protecting residential neighborhoods from incompatible uses. The housing densities will also protect the character of the existing neighborhoods and encourage the preservation of existing housing units.

The various residential plan designations provide for a variety of housing types, large lot single-family, typical single-family, small lot single-family, duplexes, townhouses, multi-family structures, and mixed use housing. They also provide for densities ranging from one unit per five acres to thirty units per acre. Even higher densities are allowed downtown. A policy also provides that there should be no net loss of planned housing capacity.

Redmond will accommodate a significant increase in housing units, 9,878. About half of Redmond's housing stock will be multi-family, a significant illustration of Redmond's continuing commitment to affordable housing.

e. **Economic Development [RCW 36.70A.020(5)]. Encourage appropriate economic development.** The various commercial and manufacturing designations in the Land Use Chapter provide opportunities for businesses and jobs consistent with capability of the land and existing and planned public facilities. The policies in the Land Use Chapter section entitled "Carrying Out The Land Use Plan" will encourage development in locations consistent with the plan by making permitting more effective and efficient. The Overlake Advanced Technology Center policies will continue to help diversify the regional and statewide economies by providing for the future expansion of important elements of the software industry. The downtown Urban Center will provide for an

appropriate mix of employment and housing. Redmond will help meet the Countywide Planning Policies goal of ten percent of the total employment in manufacturing by providing for a twenty percent of the city's jobs as manufacturing employment.

f. **Protecting Property Rights [RCW 36.70A.020(6)]. Private property shall not be taken for public use without just compensation and landowners shall be protected from arbitrary and discriminatory actions.** The Goals and Vision framework policies and Conservation and Natural Environment policies provide that all properties shall be allowed some economic use. The Land Use Chapter carries out these policies by providing all properties with a comprehensive plan designation that allows some economic use.

While the policies provide for the protection of neighboring uses and the environment, they are also careful not to unfairly burden land owners. For example, the Park & Recreation Chapter policies make a clear distinction between public use of public open space and the right to exclude the public from private open space.

The comprehensive plan policies define the duties of land use decision makers and the requirements for development. These written standards protect property owners from arbitrary and discriminatory actions. For example, the policies in the Land Use Chapter section entitled "Carrying Out The Land Use Plan" will protect applicants from arbitrary and discriminatory actions during permit process.

g. **Permitting [RCW 36.70A.020(7)]. Process permits in a timely and fair manner.** As was noted above, the written policies in the comprehensive plan define the duties of land use decision makers and the requirements for development. These written standards facilitate timely permitting because the standards and preferred uses are identified in advance of a development application. The designation criteria for the various land use designations have been more clearly defined to help make decision making more predictable and fairer. Finally, applications for development which are consistent with the adopted comprehensive plan will not have to duplicate the environmental analysis in the Draft and Final Environmental Impact Statements prepared for the comprehensive plan.

h. **Natural Resource Industries [RCW 36.70A.020(8)]. Maintaining and enhancing natural resource based industries.** The Land Use Chapter will protect the Sammamish Valley's agricultural lands and encourage agricultural uses. The Bear Creek Valley will also allow smaller scale agriculture. While Redmond itself does not include commercial forestry land or mineral lands, natural resource processing is allowed in the Manufacturing Park designation. The designation criteria for the Land Use Designations will help protect salmon and steelhead streams. The Conservation and Natural Environment Chapter and the Utilities Chapter include policies to protect salmon and steelhead production, including policies to protect streams.

i. **Open Space and Recreation [RCW 36.70A.020(9)]. Retain open space & develop parks.** The Land Use Chapter will provide for passive open space by protecting semi-rural and rural areas, such as the Bear Creek Valley. The Parks and Recreation designation provides for active recreation. The Parks and Recreation Chapter provides for passive and active open space including trails and open space corridors that tie together important wildlife habitats. The Conservation and Natural Environment Chapter and the Utilities Chapter include policies to protect salmon and steelhead streams, including policies on stream crossings and stormwater water quality and quantity. The Conservation and Natural Environment Chapter also protects priority wildlife species and habitats.

j. **Environment [RCW 36.70A.020(10)]. Protect the environment and enhance the quality of life.** The Land Use Chapter protects the environment in a variety of ways. The designation criteria for the Land Use Designations will help protect the environment by directing development away from undeveloped sensitive areas. Land use policies, such as the impervious surface policy and design policies, address impacts on aquifers and other environmentally sensitive areas. The Conservation and Natural Environment Chapter and the Utilities Chapter include policies to protect salmon and steelhead streams. The Conservation and Natural Environment Chapter also protects other environmental features. All of these policies will help maintain and enhance the quality of life of Redmond and the region. Other Land Use Chapter policies also help to enhance quality of life issues including community design and public safety. Other chapters also protect and enhance the quality of life, for example the Economic Development Chapter encourages high quality schools.

k. **Citizen Participation and Coordination [RCW 36.70A.020(11)]. Encourage citizen participation and ensure coordination between jurisdictions to reconcile conflicts.** As these findings and various technical report extensively document, the comprehensive plan is based, together with other factors, on an extensive citizen participation process. Not everyone got what they wanted, but they had the opportunity to be heard. Policies in the Land Use Chapter provide for appropriate levels of citizen involvement in comprehensive planning and permitting. The adopted comprehensive plan was also extensively coordinated with nearby jurisdictions, including extensive negotiations with Bellevue on Overlake neighborhood issues. Policies in the Goals and Vision Chapter provide for continuing coordination.

l. **Public Facilities and Services [RCW 36.70A.020(12)]. Ensure public facilities and services are available when development is occupied.** The Transportation and Capital Facility Chapters set achievable level of service standards. These chapters and their technical reports document how these standards will be maintained. The Transportation and Capital Facility chapters look out beyond 6 years for nearly 20-years where data could be developed.

The Capital Facilities Chapter, *Capital Facilities Technical Report*, Utilities Chapter, *Utilities Technical Report*, and the Land Capability Analysis summarized in the *Land Use Technical Report* constitute a particularized inventory of the capital facility deficiencies of the Overlake employment area and other areas of the City. The Capital Facilities Chapter and *Capital Facilities Technical Report* describe how to meet these needs and address the deficiencies of these areas.

The Land Use Chapter was coordinated with existing and planned public facilities. The designation criteria for the Land Use Designations take into account the availability of public facilities and services. The Land Use Chapter and other chapters addressing public facilities and services were coordinated.

m. **Historic and Archaeological Preservation [RCW 36.70A.020(13)]. Preserve historic and archaeological resources.** As documented in the Draft and Final Environmental Impact Statements on the Draft Comprehensive Plan, Redmond staff researched historic and archaeological issues. This information was taken into account in designating the Sammamish Valley for agricultural uses and in other decisions. The Land Use Chapter includes policies to protect known and discovered historic and archaeological resources.



## Housing Targets

9. Housing was an important and contentious issue in the planning process. Redmond will accommodate a significant increase in housing units, 9,878. While this is less than the last twenty years growth in housing units for city, the housing target in the plan represents a balance between providing for the housing demands created by the employment growth in the community while protecting existing neighborhoods and the environment. The housing target is within the range in the Countywide Planning Policies when the immediate annexation areas are included. The housing target is within the range considered in the draft and final Environmental Impact Statements. The housing target is based on a careful review of each neighborhood conducted by the City Council and will protect the vitality and quality of existing neighborhoods as requirement by the Growth Management Act, see RCW § 36.70A.070(2), and the Countywide Planning Policies. In addition, Redmond has long been planned by King County as an employment center serving large areas of unincorporated King County including the Bear Creek Community Area and the East Sammamish Plateau. The housing target included in the comprehensive plan also reflects that Redmond is approaching residential build-out. Stretching the capacity too far will violate the Growth Management Act requirements to protect the character of existing neighborhoods and the environment.

10. The housing target is also proportionate to the employment target in that the amount of employment accommodated by the comprehensive plan is near the bottom of the range in the Countywide Planning Policies. Reducing employment growth substantially below the range to accommodate the housing target will harm county-wide efforts to provide family-wage jobs and a diversified economy as required by the Growth Management Act and the Countywide Planning Policies.

## Urban Center and Advanced Technology Center

11. As was noted under the findings, Redmond's City Center is designated as an Urban Center by the Countywide Planning Policies. The City Council has decided to retain this designation in the comprehensive plan. The densities provided for by the existing comprehensive plan and the existing zoning, which is generally consistent with the comprehensive plan, meet the urban center criteria. See the map showing zoning capacities adopted by reference as a finding of fact. The urban center designation was adopted to meet a variety of Growth Management Act goals and requirements. The urban center will accommodate significant urban growth within an exiting urban area. It will reduce sprawl and protect the environment because of its more compact development pattern. It will encourage a multi-modal transportation system by providing for densities that support transit. The mix of residential uses, retail uses, and employment uses will encourage walking and biking. By accommodating housing downtown, existing neighborhoods and existing housing will be protected.

12. While Overlake is also designated as an urban center by the Countywide Planning Policies, Redmond is withdrawing that nomination and will request that the Phase III amendments to Countywide Planning Policies designate Overlake as an Advanced Technology Manufacturing Center. Representatives of the King County Growth Management Planning Council have stated that local governments can withdraw their urban center nominations at any time. As documented in the *Staff Report on Recommended Policies for Overlake* (December 16, 1994), an advanced technology center better fits the Overlake area and will aid the diversification of the regional economy as called for in the Growth Management Act goals and the Countywide Planning Policies by encouraging the growth of the software industry.

## The Sammamish Valley Agricultural Area

13. The *Land Use Technical Report*, the Site Specific Plan Redesignation Requests for the Klugers and the Benaroya Co. and the staff memo entitled "Response to Ms. Elaine L. Spencer on Site 22 (Benaroya Property)" contain extensive findings and conclusions. The documents are adopted as findings of fact and conclusions, except as provided in conclusion 15 below, and will not be repeated here. However, certain key points will be summarized:

- The Final *Sammamish Valley Agricultural and Land Use Study* (September 1989) document that there was demand for agricultural land for agricultural uses in the Sammamish Valley.
- The soils in the Sammamish Valley are of high quality and well suited to agriculture.
- The Sammamish River Valley has been planned and zoned for agriculture. In Redmond's case, the areas designated as Agriculture in the comprehensive plan have been always planned and zoned for agricultural uses.
- The Sammamish Valley is primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production. RCW § 36.70A.030(2). This is so because it meets the criteria set by the Washington State Department of Community, Trade, and Economic Development, has been historically used planned and zoned for agriculture and the predominate use of the valley is agriculture. Redmond and King County's agricultural areas are a unified whole.
- They valley is not suited to urban uses because of natural hazards.
- Benaroya's argument that because downtown is not zoned for agriculture then their property cannot be ignores historic land use patterns and Redmond's clearly stated vision for the Sammamish Valley.

14. Redmond's commitment to providing some compensation to agricultural land owners is underscored by the fact that it has designated Overlake, downtown, the Business Park designations, and the Manufacturing Park designations as receiving areas for transfers of development rights from the Sammamish Valley agricultural lands. This will ensure a robust market for the development rights of those properties given Redmond's strong demand for commercial, office, and manufacturing space.

15. Staff's recommendation that most recreational uses be excluded from the Sammamish Valley agricultural areas is not justified because of existing uses in the valley and the strong policies that such uses must meet. In Redmond's part of the Sammamish Valley, there is an existing golf course, a King County park on both sides of the Sammamish River, and King County's existing 60 Acre Park. Prohibiting recreational uses in the valley would make these uses non-conforming and prevent appropriate expansions of the existing parks. The recreation uses are strictly limited, see Policy LU-119. Any new or expanded recreational uses will have to comply with the standards in LU-5. This will accommodate the existing uses and character of the valley while protecting the preferred use of the valley which is agriculture. See policy LU-2 which identifies agriculture as the preferred use of the northern Sammamish Valley.

## North Redmond

16. Most of North Redmond is within the Urban Growth Area and for many years has been planned by King County and Redmond for urban growth.

17. The land use designations for North Redmond are appropriate because they take into account the natural limitations of the site, the steep slopes and streams, and the public facility limitations, especially the wastewater capacity limitations on the east side of the neighborhood. Most of the area, 369 acres, will be developed at urban densities. The densities are proportionate to the planned improvements, such as the circulation plan, water extensions, and sewer extensions. A series of policies have been developed to provide for a quality neighborhood.

18. The proposed low-moderate urban densities also protect the nearby Sammamish Valley, an important agricultural area, and the rural areas to the north and east. The Countywide Planning Policies provide that urban areas must consider and mitigate their impact on rural areas. Higher densities may increase pressures to convert nearby rural lands.

## Site Specific Plan Redesignation Requests

19. The City Council has reviewed the public comments and staff and Planning Commission recommendations on the Site Specific Plan Redesignation Requests. The City Council makes the following conclusions related to each request:

a. For Requests 1 (Barries *et al*) and 1B (Meagher), the City Council adopts the staff recommendation for reasons set out in the Site Specific Issues and Recommendations tables. The City Council also adopts the requirement for a master plan for the reasons recommended by the Planning Commission in the tables.

b. For Request 2 (Therrien) the City Council designated the property Low-Moderate Density Residential but agrees that up to 8 units to the acre may be appropriate for this property for the reasons set out by staff in the Site Specific Issues and Recommendations table. The density bonus policy may allow this to be achieved.

c. For Requests 3 (Bemis) and 4 (McDowell) the City Council agreed with staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations tables.

d. For Request 5 (Cosmos) the City Council agreed that the staff and Planning Commission recommendations for the reasons in the Site Specific Issues and Recommendations table except for the area between 160th Ave. NE, the Redmond-Woodinville Road, and the Puget Power right-of-way. The City Council believed the Neighborhood Commercial designation was inappropriate because of the developed character of the neighborhood and the site limitations. They agreed that the area bounded by 160th Ave. NE, the Redmond-Woodinville Road, and the Puget Power right-of-way should have a higher density because of the high volumes the two roads would carry would make the site unattractive for lower density detached single-family homes. The City Council designated this area Low-Moderate with potential densities of 6 to 8 units per acre. Density bonuses for Senior Housing may also be allowed.

e. For Requests 6 (Shonka), 7 (Tjossem), 8 (Lin), and 9 (Kluger *et al*) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations tables.

f. For Request 10 (McDonald) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations table. A letter from King County's Bear Creek Basin Steward supports these recommendations and is adopted as a finding of fact and conclusion.

g. For Request 11 (Klinker) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations table. They also discussed that R-5 zoning or some similar provision may be appropriate on this property.

h. For Request 12 (Rekows) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations table. They also discussed that R-4 zoning may be appropriate on this property because of the character of the neighborhood.

i. For Request 13 (Nielson) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations table.

j. For Request 14 (Albertson's) the City Council agreed with the Planning Commission recommendation for the reasons set out in the Site Specific Issues and Recommendations table.

k. For Requests 15 (Cadman and Lakeside Industries) and 16 (Olympic Precast *et al*) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations tables.

l. Request 17 (Connelly) is moot because it is being used for another use.

m. For Request 18 (Cogan) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations table.

n. For Request 19 (Ford and Keller) the City Council generally agreed with most of the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations table. However, the City Council concluded that because of the high proportion of the site that includes sensitive areas and the density of nearby properties; the City Council limited the bonus provision to a maximum of six units per acre over a maximum of 35 acres. Because of the existing character of the neighborhood, the City Council also required that all units be single-family dwellings.

o. For Requests 20 and 29 (Beebe) and 21 (Battrum) the City Council agreed with the staff recommendations for the reasons set out in the Site Specific Issues and Recommendations tables.

p. For Request 22 (Benaroya) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations table.

q. For Request 23 (Data I-O) the City Council agreed with the Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations table.

r. For Requests 24 (Hart) and 25 (Knight) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations tables.

s. For Request 26 (Lowman *et al*) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations tables. The City Council also wanted a policy to encourage density transfers from steep slopes to areas more suited to development to protect steep, unstable, and forested slopes.

t. For Request 27 (Clinton) the City Council agreed with the staff and Planning Commission recommendations for the reasons set out in the Site Specific Issues and Recommendations table. They also discussed that R-4 zoning may be appropriate on this property because of the character of the neighborhood.

w. For Request 28 (Veal) the City Council agreed with the staff recommendation for the reasons set out in the Site Specific Issues and Recommendations table. They also discussed that R-4 zoning may be appropriate on this property because of the natural limitations of the site.

x. For Request 30 (Breeley) the City Council agrees that the property meets the designation criteria for the Low-Moderate Density Residential Designation and that extending this designation to cover the area is a logical extension of the designation and is consistent the Bellevue Comprehensive Plan Designation of the Single-Family High Density. They also discussed that R-5 zoning may be appropriate on this property because of the character of the neighborhood.

## **Appendix B-1 Growth Management Act Goals**

**RCW 36.70A.020 Planning goals.** The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

(9) **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

(10) **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance. [1990 1st ex.s. c 17 § 2.]

## Appendix B-2

### Growth Management Act Required Contents for Comprehensive Plans

(The references in this table are to the May 1995 Draft)

MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	HOW THE REDMOND COMPREHENSIVE PLAN MEETS THIS REQUIREMENT
<ul style="list-style-type: none"> <li>• A map or maps</li> </ul>	Maps are included in many chapters to meet this requirement. A number of specific maps are identified in this table.
<ul style="list-style-type: none"> <li>• Descriptive text covering:               <ul style="list-style-type: none"> <li>• objectives</li> </ul> </li> </ul>	The Goals for Redmond and Vision Statement in the Goals & Vision Chapter and the Framework Policies in the other chapters and associated narrative.
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• principles</li> </ul> </li> </ul>	The Framework Policies in the Vision Chapter.
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• standards</li> </ul> </li> </ul>	Many policies include standards. See for example Conservation & Natural Environment Chapter NE-14-NE-15, Land Use Chapter LU-27, Transportation Chapter TR-15, Utilities Chapter UT-5, and Capital Facilities Chapter CF-6.
<ul style="list-style-type: none"> <li>• A future land use map</li> </ul>	City of Redmond Comprehensive Land Use Plan map.
<ul style="list-style-type: none"> <li>• Public participation in the adoption process</li> </ul>	Introduction (Citizen Involvement in Preparation of the Comprehensive Plan) and the findings of fact and conclusions attached to the adopting ordinance.
<ul style="list-style-type: none"> <li>• Mandatory elements:               <ul style="list-style-type: none"> <li>(1) land use element - containing:                   <ul style="list-style-type: none"> <li>• proposed general distribution and general location and extent of the uses of land;</li> </ul> </li> </ul> </li> </ul>	Comprehensive Land Use Plan map and Land Use Chapter policies LU-119-LU-132.
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• population densities;</li> </ul> </li> </ul> </li> </ul>	Comprehensive Land Use Plan map and Land Use Chapter policies LU-119-LU-132.
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• building densities;</li> </ul> </li> </ul> </li> </ul>	Comprehensive Land Use Plan maps and Land Use Chapter policies LU-119-LU-132 and LU-78.
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• estimates of future population growth;</li> </ul> </li> </ul>	Narrative preceding Goals & Vision Chapter framework policy FV-2, Goals and Vision Chapter FV-2, and Transportation Chapter Table TR-1.
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• protection of ground water quality and quantity used for public water supplies;</li> </ul> </li> </ul>	Conservation & Natural Environment Chapter NE-43-NE-48 (including narrative), Land Use Chapter LU-72, LU-73-LU-77, LU-119-LU-113, and Utilities Chapter UT-22-UT-23.
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• review of drainage, flooding and stormwater run-off in the area and nearby jurisdictions;</li> </ul> </li> </ul>	Conservation & Natural Environment Chapter NE-23-NE-37 (including narrative). See also Draft EIS, <i>Land Use Technical Report</i> , and King County Surface Water Management Division approval letter (April 3, 1995).
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• guidance for corrective actions to mitigate or cleanse discharges that pollute waters of the state;</li> </ul> </li> </ul>	Conservation & Natural Environment Chapter NE-35, NE-36, NE-47, NE-50-NE-54, NE-62, (including narrative) and Utilities Chapter UT-60-UT-69 (including narrative).
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• process for identifying and siting essential public facilities;</li> </ul> </li> </ul>	Land Use Chapter LU-107-LU-111 and associated narrative. See also <i>Land Use Technical Report</i> .

**Appendix B-2**  
(Continued)

MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	HOW THE REDMOND COMPREHENSIVE PLAN MEETS THIS REQUIREMENT
<ul style="list-style-type: none"> <li>• identification of lands useful for public purposes included needs shared by other jurisdictions;</li> </ul>	Capital Facilities Chapter CF-21, CF-22, and associated narrative. See also <i>Land Use Technical Report</i> .
<ul style="list-style-type: none"> <li>• identification of open space corridors;</li> </ul>	Parks & Recreation Chapter PR-51-PR-53, Map P-1, and associated narrative. See <i>Land Use Technical Report</i> .
<ul style="list-style-type: none"> <li>• designating natural resource lands and critical areas;</li> </ul>	Land Use Chapter LU-4, LU-119, Comprehensive Land Use Plan Map; Conservation & Natural Environment NE-8-NE-48, NE-63-NE-67, and associated narrative. See also <i>Land Use Technical Report</i> and Draft EIS.
(2) housing element - containing recognition of vitality and character of established residential neighborhoods and:	
(a) inventory and analysis of existing and projected housing needs;	Housing Chapter narrative pp. 91-99. See also City of Redmond Housing Element <i>Preliminary Needs Assessment</i> (May 11, 1993); City of Redmond Housing Element <i>Recommended Affordable Housing Program</i> (June 1993); and A Regional Coalition for Housing [ARCH] <i>Data Analysis/Housing Needs Assessment</i> (Cover memo dated October 12, 1993).
(b) statement of goals, policies and objectives for preservation, improvement and development of housing;	Goals & Vision Chapter fourth and fifth goals and FV-3; and Housing Chapter FH-1-FH-11 and HO-1-HO-50.
(c) identification of sufficient land for housing;	Goals & Vision Chapter FV-2-FV-3; Housing Chapter narrative pp. 95-96 and HO-5; Land Use Chapter Land Use Plan map and LU-120-132; <i>Land Use Technical Report</i> , and the adopted findings of fact and conclusions.
(d) adequate provisions for existing and projected needs of all economic segments of the community.	Goals & Vision Chapter FV-2-FV-3; Housing Chapter narrative pp. 92-97, FH-3-FH-6, HO-5-34, and HO-39-50.
(3) capital facilities plan element -- containing:	
(a) inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities.	Transportation Chapter Maps TR-6 and TR-7, Tables TR-4 and TR-7 and narrative; Utilities Chapter Maps UT-1-UT-4 and narrative in sections B through F; Capital Facilities Chapter Maps CF-1-CF-3 and narrative; and Parks & Recreation Tables P-6-P-9, Maps P-2-P-3, and the narrative associated with these tables and maps and City Center Maps C-1-C-2 and Table C-1. See also <i>Capital Facilities Technical Report</i> , <i>Utilities Technical Report</i> , and the Land Capability Analysis in the <i>Land Use Technical Report</i> .



**Appendix B-2**  
(Continued)

<b>MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS</b>	<b>HOW THE REDMOND COMPREHENSIVE PLAN MEETS THIS REQUIREMENT</b>
(b) forecast of future needs for such capital facilities;	Transportation Chapter Tables TR-2 and TR-5, Maps TR-1, TR-3A, TR-3B, TR-4A-TR-6, policies TR-20-TR-22 and TR-35-TR-49, and associated narrative; Utilities Chapter Maps UT-1-UT-4 and narrative in sections B through F; Capital Facilities Chapter Maps CF-1-CF-3, table CF-1, policies FC-1-FC-3 and CF-1-CF-22 and narrative; and Parks & Recreation Tables P-6-P-9, Maps P-2-P-3, and the narrative associated with these tables and maps and City Center Maps C-1-C-2 and Table C-1. See also <i>Capital Facilities Technical Report</i> , the transportation technical reports, <i>Utilities Technical Report</i> , and the Land Capability Analysis, <i>Land Use Technical Report</i> .
(c) proposed locations and capacities of expanded or new capital facilities;	See (b) above.
(d) six-year plan, at a minimum, for financing such capital facilities within projected funding capacities, that includes sources of public money;	Transportation Chapter Tables TR-5-TR-5, Maps TR-3A-TR-3B, policies TR-29-TR-31, and associated narrative and Capital Facilities Chapter Maps CF-1-CF-3, table CF-1, policies FC-1-FC-3 and CF-1-CF-22 and narrative. See also <i>Capital Facilities Technical Report</i> .
(e) reassessment of land use element if probable funding falls short of meeting existing needs.	Transportation Chapter TR-31 and associated narrative and Capital Facilities Chapter CF-19 and associated narrative.
(4) utilities element -- containing:	
<ul style="list-style-type: none"> <li>• general location, proposed location and capacity of all existing and proposed utilities.</li> </ul>	Utilities Chapter Maps UT-1-UT-8, policies UT-1-UT-95 and narrative and Capital Facilities Chapter pp. 179-181, policies, CF-16-CF-22, and Table CF-1 and associated narrative. See also <i>Capital Facilities Technical Report</i> , <i>Utilities Technical Report</i> , and the Land Capability Analysis in the <i>Land Use Technical Report</i> .
(5) rural element (for counties only)	Redmond is a Optional Municipal Code City. This element does not apply.
(6) transportation element -- containing:	
(a) land use assumptions used in estimating travel;	Transportation Chapter Table TR-1 and associated narrative.
(b) facilities and services needs:	
(i) inventory of air, water and land transportation facilities and services;	Transportation Chapter Maps TR-6 and TR-7, Tables TR-4 and TR-7 and associated narrative.
(ii) level of service standards for all arterial and transit routes;	Transportation Chapter TR-15, Table TR-4, and associated narrative.

**Appendix B-2**  
(Continued)

<b>MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS</b>	<b>HOW THE REDMOND COMPREHENSIVE PLAN MEETS THIS REQUIREMENT</b>
(iii) actions and requirements to bring facilities and services into compliance that fall below established level of service standards;	Transportation Chapter TR-20-TR-28, Table TR-5, Maps TR-3A, TR-3B, and TR-4A-TR-6, and associated narrative.
(iv) traffic forecasts for at least 10 years;	Transportation Chapter Table TR-2, Map TR-1, associated narrative, and the <i>Traffic Modeling Technical Report</i> .
(v) identification of system expansion needs and transportation system management needs;	Transportation Chapter TR-13-TR-28 and TR-32-TR-88, Table TR-5, Maps TR-3A, TR-3B, and TR-4A-TR-6, and associated narrative.
(c) financing:	
(i) analysis of funding capabilities;	Transportation Chapter Narrative associated with Part G. See also <i>Capital Facilities Technical Report</i> .
(ii) multi-year financing plan;	Transportation Chapter TR-29-TR-31, Table TR-6, and associated narrative. See also <i>Capital Facilities Technical Report</i> .
(iii) discussion of how to obtain additional funding, if probable funding falls short, or how land use assumptions will be reassessed to ensure that level of service standards are met;	Transportation Chapter TR-31 and Capital Facilities Chapter CF-19. See also <i>Capital Facilities Technical Report</i> .
(d) intergovernmental coordination efforts;	Transportation Chapter TR-84-TR-88 and associated narrative. The adopted Transportation Element was coordinated with other jurisdictions in the following manner: Bellevue, Kirkland, and Redmond staff have met frequently on transportation issues during the development of the element. Bellevue, Kirkland, and Redmond developed a joint traffic model on which the element is based. Bellevue and Redmond have drafted a joint transportation level of service and impact fee program for parts of the cities. Bellevue, Kirkland, Issaquah, Woodinville, and King County were invited to review the Draft Comprehensive Plan and draft Environmental Impact Statement for the draft plan. Bothell was invited to review the Draft Comprehensive Plan.

**Appendix B-2**  
(Continued)

<b>MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS</b>	<b>HOW THE REDMOND COMPREHENSIVE PLAN MEETS THIS REQUIREMENT</b>
(d) intergovernmental coordination efforts (continued);	Redmond also sent the draft element to the Puget Sound Regional Council (PSRC) with a review checklist. The PSRC staff is recommending that the element be certified as consistent with Vision 2020. The draft Transportation element was also provided to state agencies with a checklist requesting comments. Those comments have been reviewed and considered as part of the planning process.
(e) demand-management strategies;	Transportation Chapter TR-50-TR-65 and associated narrative.
(f) policy guidance for adoption and enforcement of ordinances that prohibit development approval if the development causes the level of service on a transportation facility to decline below the standards adopted in the transportation element.	Transportation Chapter TR-13-TR-19 and associated narrative.

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amended per 7/18/95 City Council meeting