

**ORDINANCE NO. 1929**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN AND THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT 1996 ANNUAL COMPREHENSIVE PLAN UPDATE AND IMPLEMENTING REGULATIONS AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, Ordinance No. 1847 of the City of Redmond, passed by the City Council on July 18, 1995, adopted a comprehensive plan to comply with the mandates of the Growth Management Act, Chapter 36.70A RCW, and

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

WHEREAS, the Growth Management Act provides that comprehensive plans shall be amended not more than once a year, with certain exceptions, and

WHEREAS, pursuant to appropriate mailed, published, and televised notice, the City of Redmond Planning Commission held public hearings on the proposed amendments on August 14, 1996 and August 21, 1996, and

WHEREAS, the City of Redmond Planning Commission has evaluated the effectiveness of the comprehensive plan and the development regulations which implement the comprehensive plan, and

WHEREAS, the Planning Commission considered the public testimony and comments received by it, the analysis in the Annual Update Progress Report, its review of the effectiveness of the plan, and other data and analysis contained in the Planning Commission Report, and in September 1996 forwarded the recommended amendments to the City Council with a recommendation for approval, and

WHEREAS, the City Council considered the Planning Commission's recommendation at several public meetings and, after public notice, held a public hearing on March 18, 1997 on the Planning Commission recommendation and several modifications being considered by the City Council, copies of the modifications having been available to the public since March 7, 1997, and

WHEREAS, the City Council has decided to approve the amendments adopted by this ordinance, NOW THEREFORE,

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

Section 1. Findings, Conclusions, and Analysis. In support of the amendments to the Comprehensive Plan and the Redmond Municipal Code and the Redmond Community Development Guide in this ordinance, the City Council hereby adopts the Findings, Conclusions, and Analysis contained in the Planning Commission Report to the City Council dated January 14, 1997 and Exhibit A of that report and the modifications and additions to those Findings, Conclusions, and Analysis in the March 6, 1997 report entitled "Proposed City Council Modifications to the Recommended Amendments."

Section 2. Adoption of Comprehensive Plan Amendments. The City of Redmond Comprehensive Plan, as adopted by Ordinance No. 1847 and amended by Ordinance No. 1905 and Ordinance No. 1917, is hereby amended as shown in Attachment A, entitled "1996 Comprehensive Plan Amendments" and Attachment C, entitled "Comprehensive Plan Parks & Recreation Chapter." The comprehensive plan policies shall be renumbered as is needed.

Section 3. Repeal of Comprehensive Plan Chapter, Policies and Narrative. The City of Redmond Comprehensive Plan, as adopted by Ordinance No. 1847 and amended by Ordinance No. 1905 and Ordinance No. 1917, is hereby amended by the repeal of the following chapter, policies, and text:

<u>Policy Number/Text</u>	<u>Topic or Chapter</u>
LU-102	Historic Preservation and Development Codes.
LU-103	Historic Preservation and SEPA.
LU-104	Historic Preservation and SEPA.
LU-105	Development Near Landmarks.
LU-106	Trails and Historic Preservation.
The text in parentheses before table TR-6.	
The Parks & Recreation Chapter.	

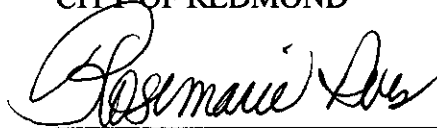
Section 4. Amendment of Development Regulations Districts. Sections 20C.70.430 and 20C.40.020(345) of the Redmond Municipal Code and Community Development Guide are hereby amended to read as shown in Attachment B, entitled “Development Regulation Amendments to Implement the 1996 Comprehensive Plan Update.” New Section 20C.30A.595, as shown in Attachment B, entitled “Development Regulation Amendments to Implement the 1996 Comprehensive Plan Update” is hereby adopted as part of the Redmond Municipal Code and Community Development Guide. The development regulations shall be renumbered and recodified as needed.

Section 5. Amendment of Zoning Map. Subsection 20C.10.210(10), Map 1 of the Redmond Municipal Code and Community Development Guide is hereby amended to as shown on the maps in Attachment B, entitled “Development Regulation Amendments to Implement the 1996 Comprehensive Plan Update.”

Section 6. Severability. If any section, sentence, clause, map, or phrase of this ordinance or any comprehensive plan provision or regulation adopted or amended hereby 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 or any comprehensive plan provision or regulation adopted or amended hereby.

Section 7.      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 the publication of an approved summary thereof consisting of the title.

CITY OF REDMOND



\_\_\_\_\_  
MAYOR ROSEMARIE IVES

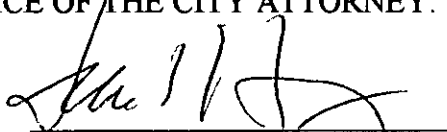
ATTEST/AUTHENTICATED:



\_\_\_\_\_  
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By:



FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
SIGNED BY THE MAYOR:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.: 1929

March 17, 1997  
March 18, 1997  
March 18, 1997  
March 22, 1997  
March 27, 1997

## Attachment A 1996 Comprehensive Plan Amendments

**Amend Comprehensive Plan Policy NE-14 as follows and adopt the density bonus and new section 20C.70.595 in Exhibit B:**

**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 landslide hazard 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. For properties designated Large Lot Residential, a fifty percent density bonus shall be given if the housing units allowed on geologic hazards are transferred other areas.**

**Add the following new narrative and policy to the after Policy FV-22:**

### **Maintain Community Character**

What makes one community unique from another may be its physical or population size, a unique industry or economic endeavor, its unique location or topographical features, its historical roots or existing cultural patterns. It may be noted for specific transportation or architectural features. All these create a sense of place and community. Even as changes occur over time the community can direct the character and design of that growth to shape the community into what they desire. The Comprehensive Plan recognizes the importance of maintaining some of the resources that have given the community its present uniqueness and character. It also recognizes that good urban design can affect the image of a city.

**FV-XX The Redmond Comprehensive Plan should encourage preservation of its existing unique features and use urban design principles to maintain an identity which is unique to the City of Redmond.**

**Amend Policy NE-32 and preceding narrative as follows:**

Natural drainage courses both within and outside the 100-year floodplain can help lessen flood damages. Properly functioning natural streams and drainage ways include pools and overflow areas that slow stormwater runoff. Retaining natural drainage courses also helps to accommodate stormwater flows from upstream properties. When streams are placed within culverts or pipes, waterways are not able to convey as large flows as large as those conveyed by open channel streams. Placing streams within pipes or culverts also reduces their value as fish, wildlife and plant habitat. The culverts and pipes also create barriers to fish migration. While some stream crossings are inevitable, they should be kept to a minimum and should

use crossing methods that have as little impact on the stream's capacity to convey water and the natural environment as possible. Those streams that have been enclosed in culverts should be reopened where reestablishing the streams would result in significant benefits. If the City accepts an alteration where a developer may gain greater usability of the site by altering the stream location, enhancement of the existing stream is required.

**NE-32** Alteration of streams should be avoided. The capacity of natural drainage courses should not be reduced. Enclosing natural drainage ways should be minimized. Relocation should be discouraged. Where relocation or alteration is necessary, the flood control and habitat values of the drainage course ~~should~~ shall be fully replaced and enhancement shall be encouraged. In the case where the City accepts alteration of a stream to increase the usability of a site, enhancement shall be required.

Amend Policy NE-34 and Policy NE-35 including preceding narrative.  
Amendments to Policy NE-35 divide the existing policy into two policies.

**NE-34** Natural drainage channels that have been placed within culverts and have had their capacity or habitat value reduced should be restored where feasible as development or redevelopment occurs. Existing culverts may be retained for stream crossings where they do not result in a fish barrier in a stream that contains or has the potential to contain fisheries habitat. ~~or can be restored.~~

Properties outside the 100-year floodplain also can aggravate flooding and flood damages. As discussed above, development in landslide or erosion prone areas can lead to the clogging of streams and drainage systems, increasing flooding within and outside the 100-year floodplain. As areas outside the 100-year floodplain develop, increased impervious surfaces may increase runoff during storms and thus increase flood heights within the 100-year floodplain and cause flooding outside the existing 100-year floodplain. Increased stormwater runoff also can reduce salmon and steelhead habitat by literally washing it away. Reducing the amount of impervious surfaces and stormwater detention can help reduce these impacts. Reducing impervious surfaces can be achieved through development regulations.

**NE-35** Impervious surfaces should be minimized outside the Urban Center to reduce the possibility of flooding, to protect the environment and to allow for ground water recharge.

**NE-XX** Redmond shall adopt appropriate limits on the amount of impervious surfaces allowed within each of the all zoning districts. These standards should protect environmental resources such as streams and allow for ground water recharge, allow for efficient land use, and accommodate the level of development intensity planned for the

~~area, and protect environmental resources such as streams and ground water recharge.~~

- NE-36** Clearing and grading regulations shall be adopted and implemented to minimize the overall impact of the activity on the environment. Generally, limit clearing should be limited to the parts of site that will be developed, ~~protect native vegetation and soils and minimize runoff and erosion.~~

**Amend narrative in Ground Water and Aquifer Recharge Areas subsection as follows:**

Aquifer recharge areas are one of the key natural processes that the Conservation and Natural Resources Chapter seeks to retain. Redmond's current municipal supply of ground water is found at shallow depths in a water table aquifer. An aquifer is a sizable and continuous body of porous material composed of sand, gravel or silt saturated with water and capable of producing usable quantities of water to a well. ~~An aquifer is an underground layer of gravel and sand that is saturated with water.~~ As required by federal law, this water is monitored and tested to insure that it meets the high standards required for drinking water. The City's wells pump high quality ground water. This high quality could be attributed to past land use practices in the municipal aquifer recharge area.

**Water Quality.** The City's municipal water supply aquifer faces two principal threats. The first is contamination from polluted surface water, polluted ground water or hazardous material spills. Redmond should manage areas which present a significant risk of contamination to protect the high quality of the ground water resources. Measures that can protect ground water quality include ground water monitoring, constructing buildings and work areas to contain spills, prohibiting dry wells in commercial and manufacturing areas, minimizing the use of materials that may contaminate ground water, such as herbicides used for right-of-way maintenance, and directing high-risk uses that pose a high risk of contamination away from high-risk locations where contamination would be more likely. Education of both the public and businesses can play a major role in protecting ground water quality. Education is addressed in Policy NE-62. Other ground water quality protection policies are included in the Utilities Chapter.

- NE-43** Redmond and other jurisdictions shall protect the quality of ground water used for public water supplies to insure adequate sources of potable water for Redmond and the region. The level of protection provided shall correspond with the potential for contaminating the municipal water supply aquifer. The overall goal should be nondegradation of ground water quality. Waste water and potentially contaminated stormwater should not be discharged to ground water.

- NE-44** Redmond should adopt and implement an aggressive program to protect the municipal water supply aquifer.

**Water Quantity.** The second threat facing the City's municipal water supply aquifer is reduced ground water recharge. For water to be pumped on a sustainable basis, new water must enter the aquifer. The best available data indicates the aquifer is recharged by rain water infiltrating into the ground through permeable soils and by recharge from rivers, streams and lakes. Wetlands and natural area-wide landscape depressions that allow water to stand ~~low areas that contain standing water~~ also may aid in ground water infiltration by slowing runoff and allowing it to seep into the ground when located in suitable areas. Development can lessen the water entering the aquifer by covering recharge areas with impervious surfaces or filling wetlands and natural depressions ~~low areas that contain standing water~~. Important ground water recharge areas that are planned for rural or natural resource uses should be retained in these uses. These areas include the northern Sammamish Valley and the Bear Creek and Evans Creek valleys.

**NE-45 Redmond and other jurisdictions shall retain aquifer recharge capacity in areas that have not already been committed to urban uses.**

In urbanized areas, maintaining open space, areas of natural vegetation and wetlands also can help recharge the aquifers. Many developments include some open spaces or recreation areas. By siting these areas on lands with the highest potential for ground water recharge they can do double duty, providing both aesthetic and recreational functions and ground water recharge. These areas must be carefully located to minimize the potential for contaminated water to enter the aquifer. The amount of land used for open space in a development should vary with the type of development and its location. Within the Urban Center, very little land will be reserved for these purposes.

**Amend Policy NE-58 as follows:**

**NE-58 Development should avoid impacts to riparian corridors. Riparian vegetation should be protected. The enhancement and rehabilitation of these areas ~~should~~shall be required if they are impacted by development and encouraged when development takes place on adjacent uplands.**

**Amend Policy LU-8 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. A density bonus shall also be provided to encourage the transfer of residential densities out of**



**the Agriculture Designation to contiguous uplands within the same ownership.**

**Amend the narrative preceding existing Policy LU-102 and move existing policies LU-103 through LU-106 to the proposed Historic and Cultural Resources Chapter. Insert new policy to replace the relocation of existing policies.**

~~Redmond residents also value the community's history and culture. The City has a Native American past and likely contains significant Native American archeological sites as well as having a history of later settlement. Some of the sites have been surveyed others have not. Some of Redmond's historic buildings remain in good condition whereas others have been poorly kept or heavily remodeled. Redmond and its vicinity likely contain significant Native American historic and archeological sites. The Sammamish Valley was a major Native American route and the likely home of many villages and camps. Other areas in the City and planning area likely were used by Native Americans as well. The area also includes other historic and cultural sites and buildings, including several on Leary Way and Cleveland Street. Redmond is planning to conduct a study of the community's historic resources and the best methods, including incentives, to protect and enhance these resources. An historic and Cultural Resources chapter is under development and will set policy direction for protection and enhancement of these valuable resources. After these studies are completed, the City will reexamine these policies.~~

**LU-XXX The City shall complete an historic and Cultural Resources chapter to the Comprehensive Plan and develop regulations to protect Redmond's cultural and historic resources.**

~~**LU-102 The City should provide reasonable flexibility in applying development requirements and building codes to encourage the preservation and historically sensitive rehabilitation of historic and culturally valuable buildings and sites. Development requirements and building codes should be drafted to allow a suitable amount of administrative flexibility.**~~

~~**LU-103 Significant archeological resources should be protected from the adverse impacts of development when known or discovered. Redmond shall use its land use reviews and Washington State Environmental Policy Act (SEPA) reviews to condition developments to protect these resources. Developments should incorporate interpretive displays when appropriate.**~~

~~**LU-104 Historically and culturally significant buildings should be protected from demolition or inappropriate exterior modification. Redmond shall use land use reviews and Washington State Environmental Policy Act (SEPA) reviews to condition developments to protect**~~

these resources. Developments should incorporate interpretive displays when appropriate.

~~LU-105~~ Development and construction activities adjacent to landmarks, landmark sites or archaeological sites, should retain and enhance the historic features of the landmark to the greatest extent possible. Such development also should be compatible with the height, proportion and design of the landmark whenever possible.

~~LU-106~~ The development of parks and trails and acquisition of open space should be coordinated with the preservation, restoration and use of heritage sites.

Insert the following new narrative and policy following the paragraph following policy LU-115 as follows and renumber the following policies:

Another method of maintaining compatibility is to ensure that the uses on edges of plan designations and zones that have higher intensities or different uses are located and designed to minimize adverse impacts on each other. For example, where a Business Park zone abuts a residential zone, the buildings and uses in the Business Park zone should be located and designed to minimize adverse impacts on the residential uses. Policy LU-92 also provides that building placement and landscaping should be used to maintain compatibility.

**LU-116** Where plan designations or zones which have uses or intensities that have the potential for incompatibilities abut each other, the uses located on the edge should be chosen so as to minimize adverse impacts on the lower intensity or more sensitive uses. Building and site design should also be used to maintain compatibility.

Amend Comprehensive Plan Policy LU-148 as follows:

**LU-148** In deciding applications for amendments to the Comprehensive Plan, the city should consider the following:

- Consistency with the Growth Management Act, the Procedural Criteria, and the Countywide Planning Policies;
- Consistency with the Comprehensive Plan policies and the designation criteria:
- The cCapacity of the land including the prevalence of sensitive areas;
- Consistency with the preferred growth and development pattern in the Land Use Cis-chapter of the Comprehensive Plan;
- The cCapacity of public facilities and services and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;
- Whether the allowed uses are compatible with nearby uses;
- If the purpose of the amendment is to change the allowed uses in an area, the need for the land uses which would be allowed

by the Comprehensive Plan change and whether the change would result in the loss of the capacity to accommodate meet other needed land uses, especially whether the proposed change complies with the policy on no-net loss of housing capacity, and

- For issues which have been considered within the last four annual updates or comprehensive land use plan map amendments, wWhether there has been a change in circumstances that makes the proposed pPlan designation or policy change appropriate or whether the amendment is needed to remedy a mistake.

**Amend Land Use Plan map to: (1) Redesignate part of the unincorporated Willows neighborhood hillside area from Low-Moderate to the Large Lot Residential Comprehensive Plan Designation. (2) Redesignate unincorporated parcel in North Redmond (adjacent to NE 124th Avenue) from Low-Moderate to the Large Lot Residential Comprehensive Plan Designation. (3) Redesignate parcel on west side of Avondale Road from Low-Density Residential to the Low-Moderate Residential Comprehensive Plan Designation. (4) Resignate the Cady Property from Large Lot Residential to the Moderate Density Residential Comprehensive Plan Designation.**

**The maps with the amendments are shown on the following four pages**

Change from Low-Moderate Residential to Large Lot Residential

Revised 10/4/96  
Shaded areas only  
proposed for change

100th St.

250' south  
of north property  
corners

100th St.

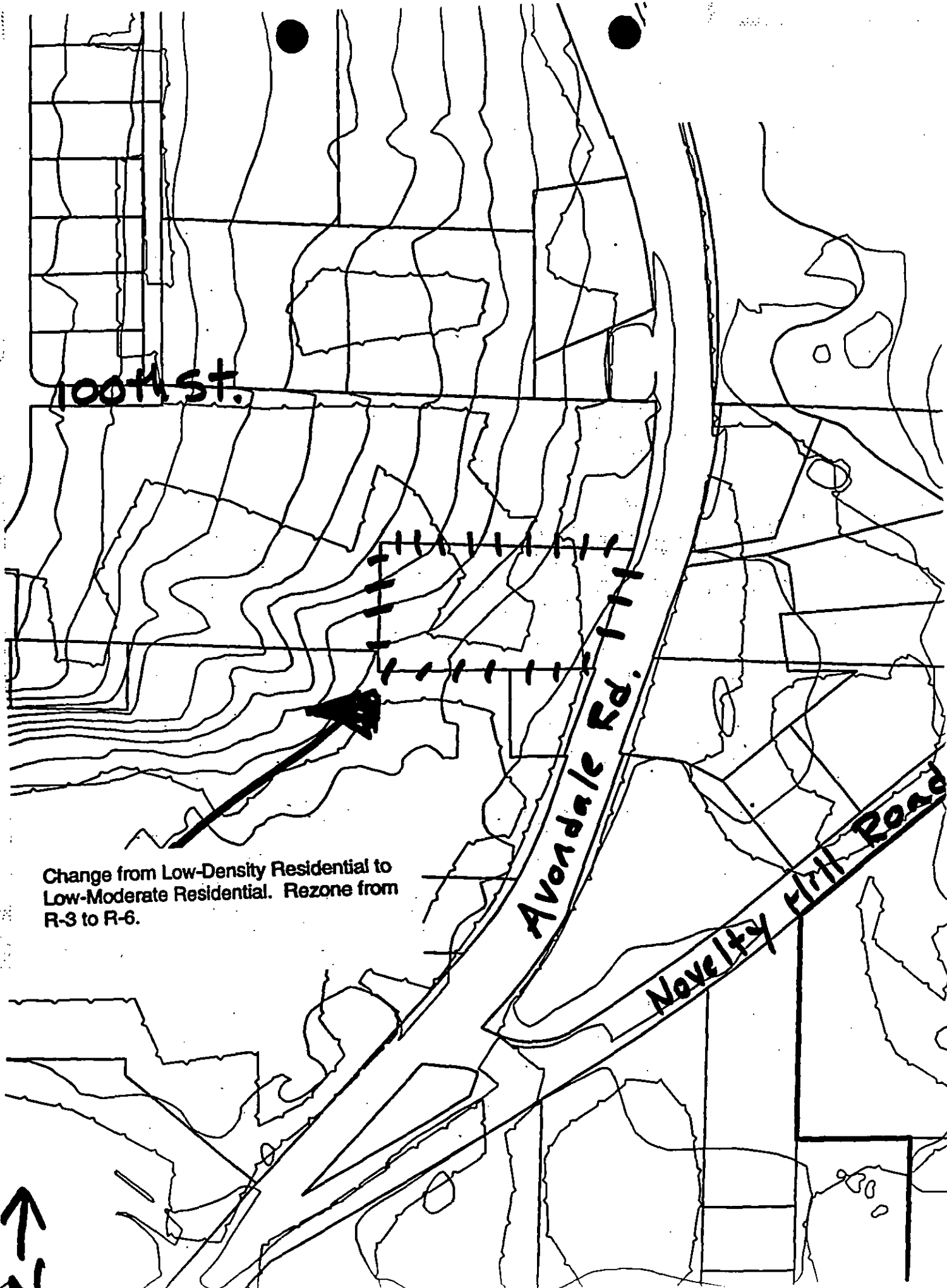
NE 124th ST.

NE 122nd

NE 116th

Change from Low-Moderate Residential to Large Lot Residential.





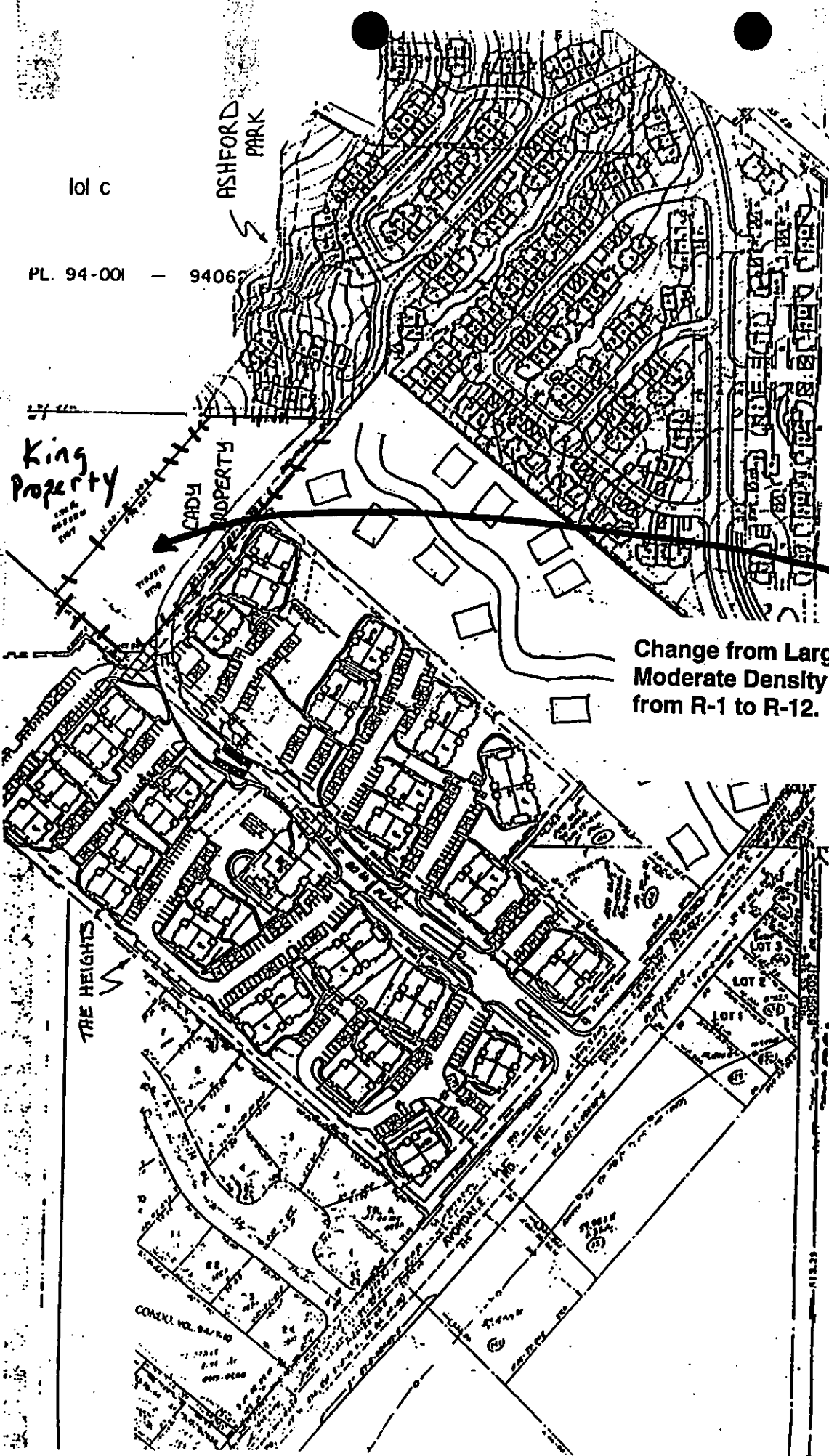
100th St.

Avondale Rd.

Novelty Hill Road

Change from Low-Density Residential to Low-Moderate Residential. Rezone from R-3 to R-6.





lot c

ASHFORD PARK

PL. 94-001 - 94062

King Property

PROPERTY

Change from Large Lot Residential to Moderate Density Residential. Rezone from R-1 to R-12.

THE HEIGHTS

LOT 1  
LOT 2

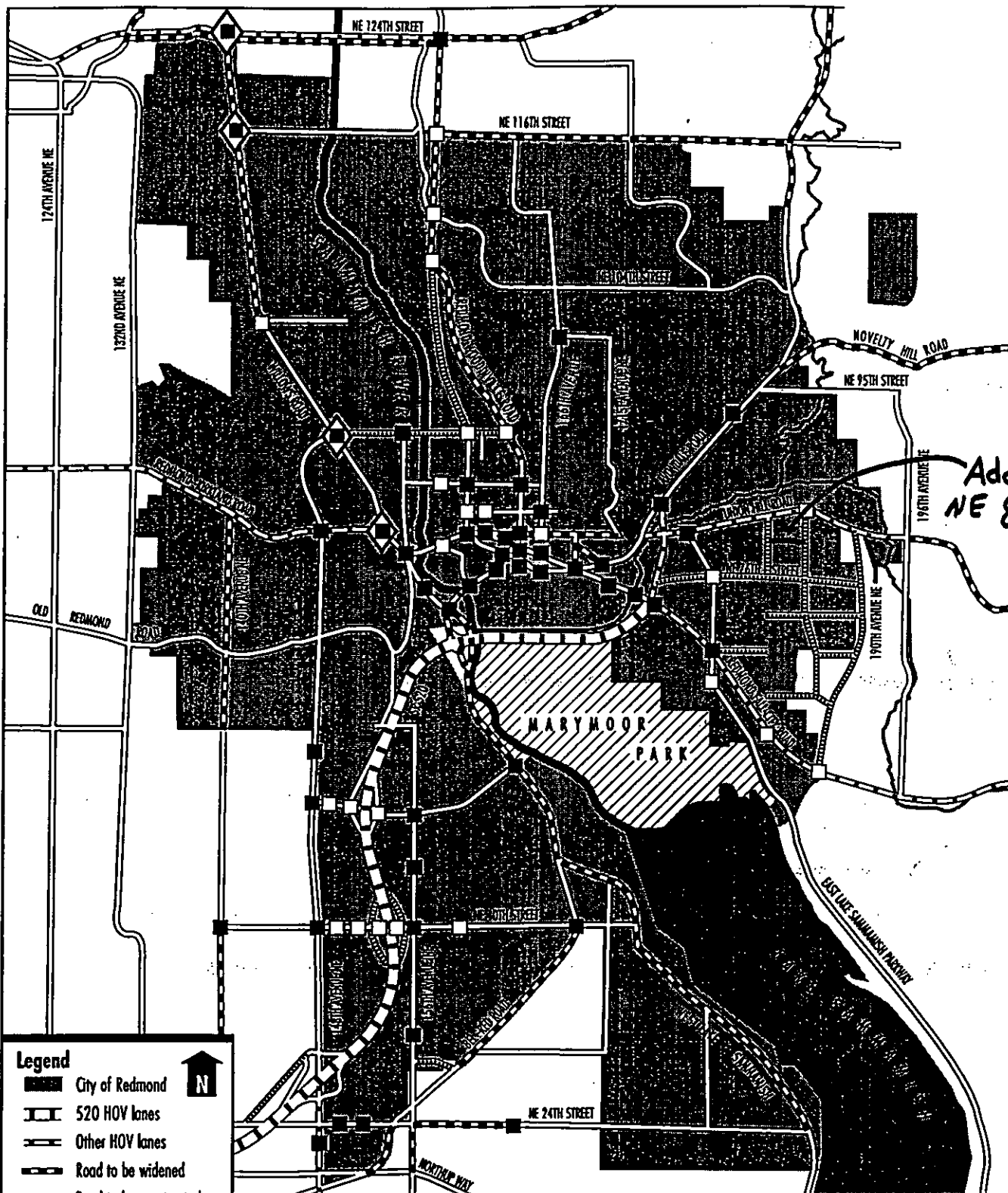


**Delete the following narrative found before TR-6 in the Transportation Chapter as follows:**

~~(Note: Many policies in this chapter refer to Overlake as an Urban Center. However, this Plan does contain two alternative growth strategies for Overlake. See the Land Use Chapter for the two alternatives.)~~

**Amend Map TR-3A to include NE 80th Street between 185th Ave. NE and 188th Ave. NE. (See the map on the following page.)**





Add  
NE 80th

**Legend**

- City of Redmond
- 520 HOV lanes
- Other HOV lanes
- Road to be widened
- Road to be constructed
- Signal modification
- Signal installation
- Q Bypass



# Transportation Facility Plan

See Table TR-5 for a detailed project listing.



Watershed property not shown  
Ordinance No. 1929

Notes

Map TR-3A 3.20.95

**Amend Comprehensive Plan Policy TR-44 as follows:**

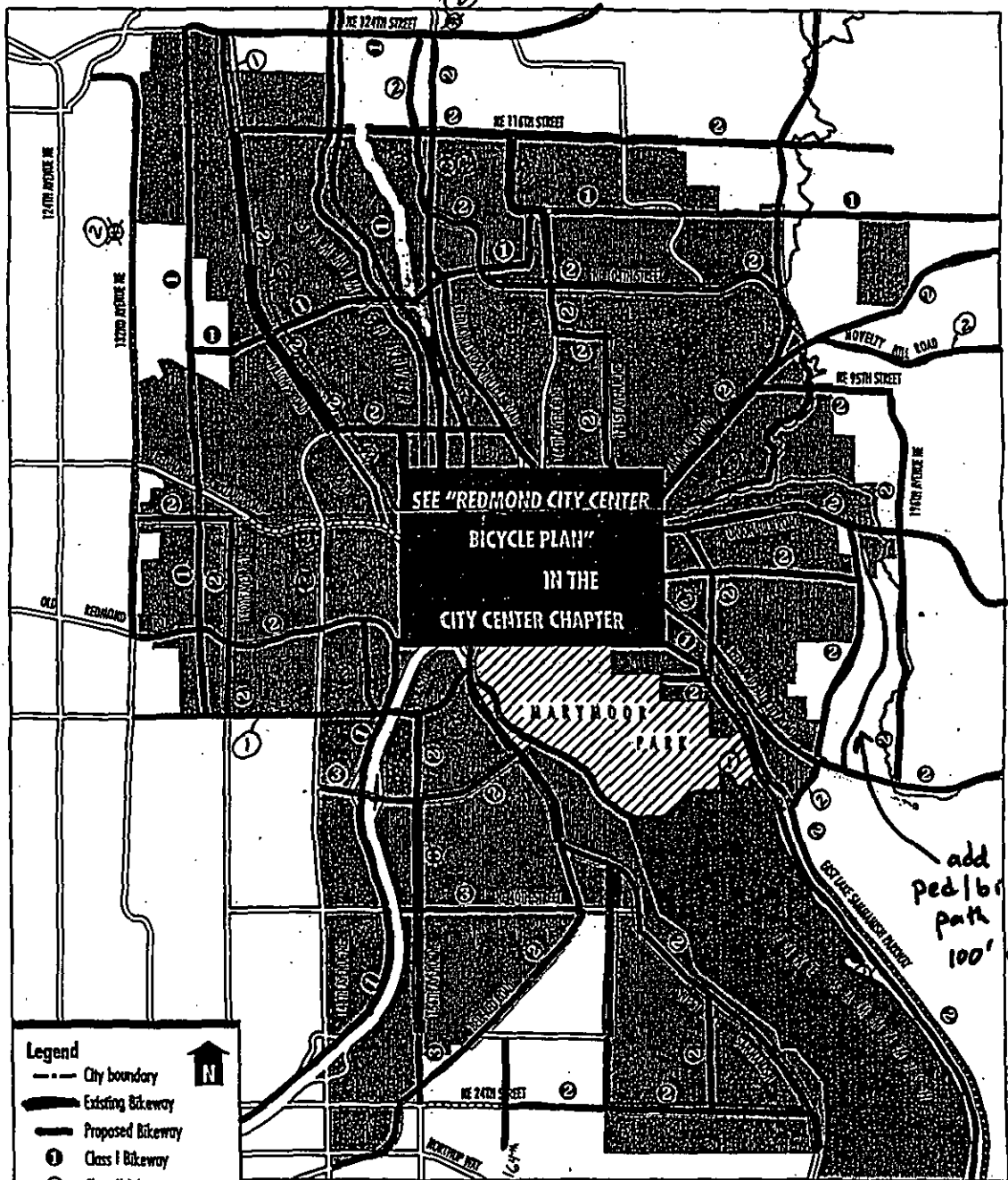
**TR-44** Develop and implement a Bicycle and Pedestrian Transportation Plan which provides for a safe, coordinated system of bikeways, walkways and trails, including through routes, to meet existing and anticipated needs for non-motorized transportation. This Plan should interconnect neighborhoods and be coordinated with the surrounding jurisdictions to allow people to conveniently travel between and within local activity centers by using non-motorized means.

**Amend Maps TR-6 and C-2 as shown on the next two pages.**

Amendment 23, Map 1

TRANSPORTATION

Map TR-6



add 12' ped/bike path along 100' elevat

- Legend**
- City boundary
  - Existing Bikeway
  - Proposed Bikeway
  - ① Class I Bikeway
  - ② Class II Bikeway
  - ③ Class III Bikeway
  - Partially Complete



**Bike Way Plan**

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

**Bicycle Lane (Class II):** A portion of roadway which has been designated by striping, signing and pavement markings for

the preferential use of cyclists. Bicycle lanes are one-way facilities. The minimum width when abutting the curb is 5.5 ft. When adjacent to parking, the minimum width is 5 ft.

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

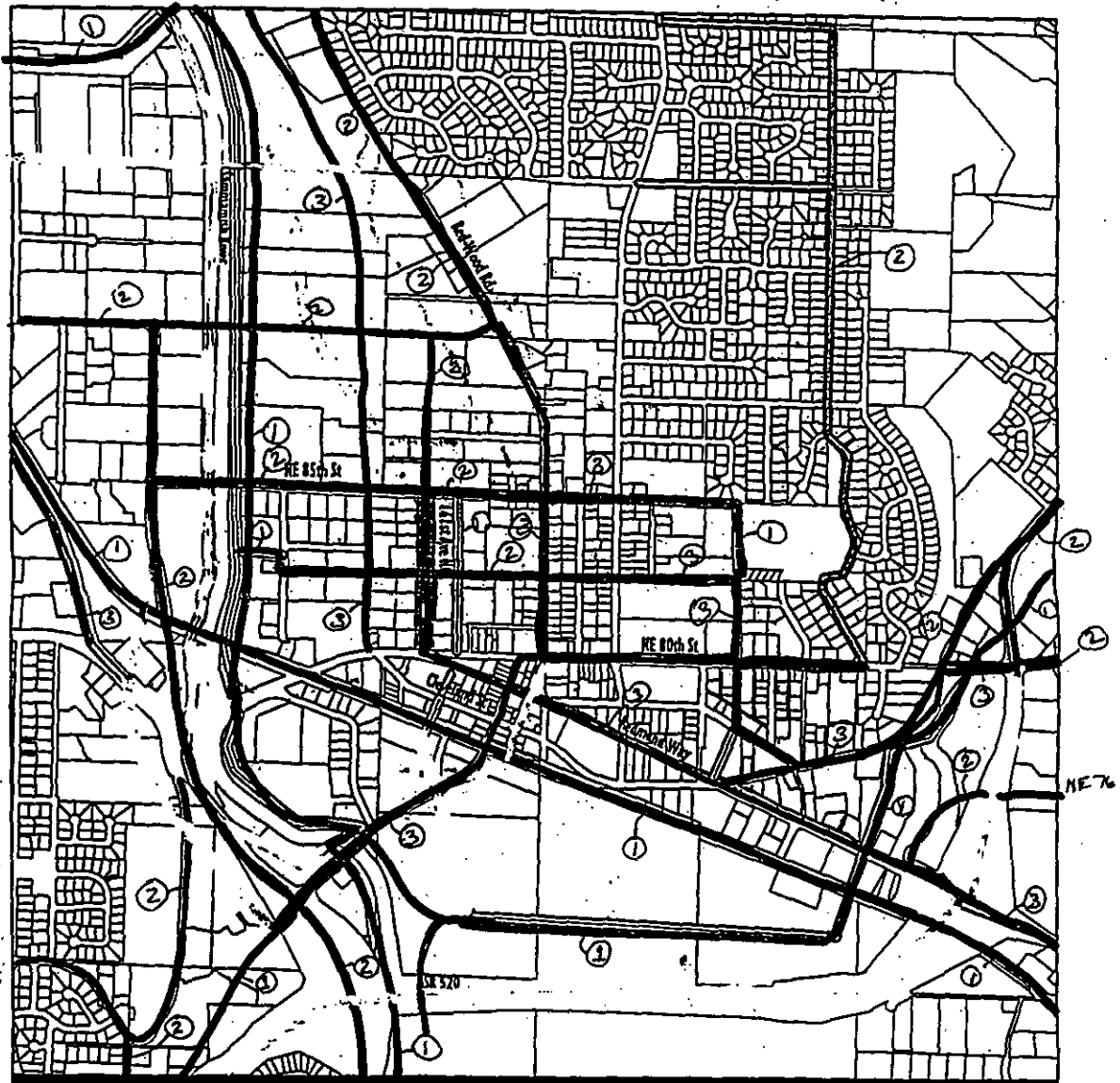


Watershed property not shown

Notes

Map TR-6 3.9.95

Map C-2



Legend

Class I Bikeway

Class II Bikeway

Class III Bikeway

Existing

Proposed

Partially Complete



# Redmond City Center Bicycle Plan



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

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

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

**Amend Map TR-6 to include the following new note:**

**The bikeway on both sides of the West Lake Sammamish Parkway requires further evaluation before a decision is made to construct the bikeway.**

**Remove NE 83rd St. (between 166th and 169th Avenues NE) from the collector arterial classification found in Table TR-7, and Map C-1 and otherwise amend Table TR-7 as shown on the following pages. The table and map can be found on the next three pages.**



**Table TR-7. Arterial Functional Classification Summary**

Street	Traffic Lanes		Sidewalks		Bike Lanes*	
	Built	Planned	Built	Planned	Built	Planned
<b>PRINCIPAL ARTERIALS:</b>						
Avondale Rd NE	2 to 5	4 to 5	0 to 2	2	1 to 2	2
Redmond Way (except couplet)	4 to 5	4 to 6	0 to 2	2	0	0
Redmond Way (couplet)	2 to 3	2 to 3	2	2	0	2
Cleveland St (couplet)	2 to 3	2 to 3	2	2	0	0
Redmond-Woodinville Road/164th Ave. NE - north of NE 90th St	2 to 4	2 to 4	0 to 2	1	0	4
Redmond-Woodinville Road/164th Ave. NE - south of NE 90th St	2 to 4	3 to 4	0 to 2	2	0	2
SR 520 (including HOV lanes)	2 to 4	6	0	0	2	2
SR 901-extension/Al Lk-Sammamish-Pkwy-NE-extension	0	4 to 5	0	0	0	0
W Lk-Sammamish Pkwy NE - Bel-Red Rd to NE 54th St	2	3	0	2	0 to 2	2
W Lk-Sammamish Pkwy NE - Bel-Red Rd to BNRR Bridge/Redmond	2 to 5	4 to 6	0 to 2	1 to 2	0 to 2	2
NE 24th St - 148th Ave NE	4 to 5	4 to 5	2	2	0	0
NE 90th St - Willows Rd to Redmond-Woodinville Rd	0 to 2	3 to 4	0 to 1	2	0 to 2	2
NE 124th St	2	2 to 4	0	0 to 2	0	2
148th Ave NE - NE 20th St to Willows Rd	4 to 6	4 to 6	2	2	0	0
148th Ave NE extension	0	4	0 to 1	2	0	0
154th Ave NE - BNRR Bridge to NE 85th St	4 to 5	4 to 5	0 to 1	2	0	2
154th Ave NE - NE 85th St to NE 90th St	2 to 3	2 to 3	0	2	0	2
160th Ave NE - Redmond Way to Red-Wood Rd	0 to 2	2 to 4	0 to 2	2	0	0
<b>MINOR ARTERIALS:</b>						
Bear Creek Pkwy	0 to 5	4 to 5	0 to 1	1 to 2	0	1 to 2
Bellevue-Redmond Rd	2 to 4	4 to 5	0 to 2	1 to 2	0	2
E Lk-Sammamish Pkwy NE	2 to 3	2 to 3	0	0 to 2	0 to 2	2
Leary Way NE	2 to 4	3 to 4	0 to 2	1 to 2	0	2
NE Union Hill Rd	2 to 4	2 to 4	0 to 2	0 to 2	0	0 to 2
Novelty Hill Rd	2 to 3	2 to 5	0	0 to 2	0 to 2	1 to 2
Old Redmond Rd	2 to 3	2 to 4	0 to 2	2	0 to 2	1 to 2
W Lk-Sammamish Pkwy NE - Bel Red Rd to South City Limits	2 to 3	2 to 3	0 to 1	0 to 2	1	1 to 2
Willows Rd	2 to 4	2 to 5	0 to 2	1 to 2	1 to 2	2
NE 24th St - 156th Ave-NE City Limits to W Lk-Sammamish Pkwy NE	2 to 3	2 to 3	2	2	1	2
NE 40th St	2 to 4	2 to 4	0 to 2	2	0 to 2	2
NE 51st St	2 to 4	2 to 4	1 to 2	2	0 to 1	0 to 2
NE 72nd St Bridge	0	3 to 4	0	1	0	0
NE 85th St	2 to 4	3 to 5	1 to 2	2	2	2
132nd Ave-NE	2	2	0 to 2	1 to 2	0	1 to 2
140th Ave NE	2 to 3	2 to 5	0	2	0 to 1	1 to 2
156th Ave NE - NE 20th to NE 51st St	4 to 5	4 to 5	2	2	2	2






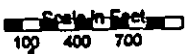



**Table TR-7. Arterial Functional Classification Summary**

Street	Traffic Lanes		Sidewalks		Bike Lanes*	
	Built	Planned	Built	Planned	Built	Planned
162nd Ave NE - Leary Way to Redmond Way	0	3 to 5	0	1 to 2	0	0
170th Pl/Ave NE	2	3 to 4.5	0 to 2	2	0	0
188th Ave NE - between Union Hill Rd. & Redmond Fall City Rd.	0	2 to 4	0	2	0	2
<b>COLLECTORS:</b>						
Avondale Way NE	2 to 4	2 to 4	2	2	0	0.2
NE 20th St	4 to 5	4 to 5	0 to 1	2	0	0
NE 65th St - 165th Ave NE to 188th Ave NE	0	2 to 3	0	2	0	0
NE 73rd St - 165th Ave NE to 188th Ave NE	0	2 to 3	0	2	0	0
NE 76th St - SR-520 to 192nd Ave NE	0 to 2	2 to 3	0 to 2	2	0	2
NE 76th St - Leary Way to Bear Creek Parkway	0	2	0	1	0	2
NE 80th St - 132nd to 140th Ave NE	2	2 to 3	1	2	1	4.2
NE 80th St - Redmond Way to 171st Ave NE	2 to 3	2 to 4	0 to 2	2	0	2
NE 80th St - 165th Ave NE to 188th Ave NE	0	2 to 3	0	2	0	0
NE 83rd St	0 to 2.3	2 to 3	0 to 2	2	0 to 2	2
NE 92th St	2	2 to 3	1 to 2	2	0	4.2
NE 100th St	2	2	2	2	0	2
NE 104th St	2 to 3	2 to 3	2	2	4 to 2	4.2
NE 116th St	2 to 3	2 to 3	0	0 to 1	0 to 2	2
156th Ave NE - NE 51st St to NE 65th St - Old Redmond Rd	2	2	0 to 2	2	0	4.2
158th Ave NE - NE 86th St to Redmond Way	0 to 2	4 to 5.2 to 3	0 to 1	2	0	0
159th Pl. NE	2 to 3	2.3 to 5	0 to 2	0 to 2	0	0
161st Ave NE - NE 90th to Redmond Way - Cleveland St	0.2 to 4	3.2 to 4	0 to 1.1 to 2	2	0 to 2	2
166th Ave NE	2 to 4	2 to 4	2	2	0 to 2	0 to 2
169th Ave NE	2	2 to 3	0 to 2	2	0	2
171st Ave NE	2	2	1 to 2	1 to 2	0 to 1	4.2
172nd Ave NE	2	2	2	2	0 to 2	4.2
178th Pl NE / 180th Ave NE	2 to 3	2 to 3	0	2	0 to 2	2
180th Ave NE	2	2	0	2	2	2
185th Ave NE - Union Hill Rd to SR-202	0 to 2	2 to 3	0 to 2	2	0	2
192nd Ave NE - 190th Ave NE - Union Hill Rd. to SR-202	0	3	0	2	0	2

\* A Class I, II or III bicycle designation is planned on or near the arterial as indicated. See the bicycle plan maps.



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Freeway</li> <li> Principal Arterial</li> <li> Minor Arterial</li> <li> Collector Arterial</li> </ul>		<div style="text-align: right;">  </div> <div style="text-align: center;">  <h2 style="margin: 0;">Redmond City Center Arterial Street Plan</h2> <p style="margin: 0;">C-1 3.13.95</p> </div>
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Amend Policy UT-17 as follows:

UT-17 The following plans shall be the Facility Plans of the City and are hereby adopted by reference:

WATER: The Redmond Water System Plan, May 1992;

WASTEWATER: The City of Redmond Comprehensive Sanitary Sewer Study, 1987; Avondale Sewer Study, April 1990, Bear Creek Basin Sewer Plan, 1996 and

STORMWATER: The Comprehensive Stormwater Drainage and Storm Plan, 1996.

Amend the last paragraph on page 27 of the 1996 Comprehensive Stormwater Plan to read as follows:

The purpose of the above discussion is to emphasize the importance of encouraging stormwater infiltration as a preferred method of stormwater management where groundwater pollution is not a concern. Because the Bear Creek valley is one of the primary sources of groundwater for the city's wells, stormwater infiltration should receive increased emphasis in the Bear Creek valley. Infiltration outside the Bear Creek basin has its importance in maintaining flow from the springs and seeps and maintaining downstream aquatic communities. However, maintaining the recharge of the ground water is difficult with today's standards of engineering practice for the land-use densities found in Redmond. Future revisions of the ground water portion of the Comprehensive Stormwater Plan will deal with this issue.

Amend Policy UT-19 as follows.

UT-19 The Facility Plans may be amended as necessary by the procedure in the Community Development Guide. Where there are major, substantive changes affecting the Land Use Plan, the Development Guide amendment process should be used; where the changes are minor, they may be decided by the Technical Committee process.

~~Notwithstanding the foregoing, the Sewer Basin Plan to serve the Urban Planned Development shall be approved by the Technical Committee and the City Council.~~

Add new narrative and policies to Section J - Telecommunications in the Utilities Chapter. The narrative and policies will follow existing Policy UT-95:

The changing regulatory framework and rapidly advancing industry of cellular and pager communications have created new pressures to find appropriate locations for the placement of antennae. Because these systems operate on line of sight

communications, it often necessitates mounting at the highest point in a given area. Often the highest structure in a neighborhood is the water tank which in the City of Redmond are publicly owned. These policies address the issues of private companies benefiting from using public facilities.

If existing structures are does not available, antennae often need to be mounted on large telecommunications towers. These towers and antennae often become visual landmarks which don't have aesthetically pleasing values. To avoid the look of antennae farms, facilities can be encouraged to use existing structures, share facilities, or locate near existing similar facilities.

**UT XX When private telecommunications equipment is mounted on publicly owned buildings or facilities the City should evaluate whether the City interests are better served by lease income or by trade of in kind service from the private company.**

**UT XX In the case where a private telecommunication service uses a public building or facility the City's needs for emergency and operating communications shall be given priority consideration over private telecommunications if there is a conflict between either signal interference or mounting space.**

**UT XX Redmond shall acknowledge the importance of citizen band and amateur radio services in potential emergency situations when considering regulatory changes that would affect the operational ability of such facilities.**

**UT XX When the need for line of sight transmission creates a need to have telecommunications facilities mounted at heights exceeding the structures or trees generally found in an area, they shall be required to first consider mounting the facilities on existing high structures such as water towers or existing telecommunications towers. In cases where new facilities are built, they shall locate in close proximity to other such tall structures or be incorporated into the design features of other structures.**

**UT XX Telecommunications providers should be encouraged to share tower facilities to avoid the proliferation of individual antennae and towers.**

**Amend narrative to recognize reorganization of Public Works Department:**

E. Stormwater

Inventory of Conditions and Future Needs

~~Redmond's operates a separate Stormwater Utility Natural Resource Division. It~~ manages both storm and surface water as well as participates in ground water management with the Seattle-King County Department of Public Health. Stormwater facilities are both private and public. They consist of a number of types of facilities. They may be retention/detention ponds or vaults and small, on-site oil separators

that are engineered to Redmond standards but whose ownership remains private. There are a series of pipes or conveyance systems both public and private. The facilities also include some larger water quality facilities, such as oil separators, which are public.

**Amend UT-70 to recognize Redmond's intention to implement Ground water Management plans independently rather than jointly.**

**UT-70 Redmond shall participate in Ground water Management Plans, and developing programs to implement the Plans. Such participation should be in cooperation with surrounding jurisdictions.**

**Add the following new narrative and policies after UT-72. These policies address programs to maintain private stormwater facilities, give policy direction for Redmond's existing hazardous waste regulations, and future plans to develop an emergency response plan:**

Private maintenance of stormwater facilities such as private oil separators has been found to be inconsistent. If these systems are not properly maintained, they become dysfunctional defeating the purpose of requiring such systems. The City has a need to address this issue to prevent pollution of surface and ground water. Part of ground and surface water management is dealing with the storage, disposal, and accidental spillage of hazardous materials. Developing regulations, an emergency response plan, and setting standards for disposal of street waste are some of the mechanisms that can be used to prevent problems. In many cases the issue of contamination is not just a utility staff issue but may involve police, fire, and transportation, as well as City maintenance or inspections crews. If these staff work together to develop standards for storage of hazardous materials and an emergency response plan to deal with contamination emergencies, the expertise of all these departments and division can be used and staff time may be saved by coordination.

**UT-XX Redmond shall adopt a stormwater system maintenance ordinance that will encompass all publicly owned and privately owned stormwater systems. It shall enable the Natural Resources division to set minimum operation and maintenance standards.**

**UT-XX Public and privately owned stormwater system maintenance activities shall be coordinated with one another. This shall include synchronous maintenance schedules whenever feasible and shall be accomplished in accordance with all Puget Sound Water Quality Authority (PSWQA) plan requirements.**

**UT-XX Redmond shall develop and implement regulations concerning the storage and use of hazardous materials.**

**UT-XX Redmond shall adopt and implement an emergency response plan to be used for responding to surface and ground water contamination emergencies. Staff from different divisions and departments within**

the City should work together. This program will meet all PSWQA plan requirements.

**UT-XX Standards shall be set by the Natural Resources division concerning disposal and handling of street waste to include material generated from stormwater maintenance and street sweeping.**

**Amend Policies UT-73, UT-75, UT-76, and add new policy. Amend narrative preceding UT-73.**

## **F. Solid Waste**

### **Inventory of Conditions and Future Needs**

~~As of 19954, Ssolid waste disposal service is provided by a private company, Sae King Disposal, under a State franchise agreement. Fibres International, a private company, which also removes recyclables under a contract with the City. The garbage and recycling services are voluntary for both residential and commercial waste disposal. Whether pickup is by private contract carrier, individual or is self-hauled by businesses, the waste stream portion is taken to a transfer station and then hauled to a regional landfill. The City also sponsors special recycling days for items which are not easily hauled with curbside service, but have recycle or reuse capability. King County sponsors special days for the collection of hazardous substances.~~

There is adequate landfill capacity as of 1994. Several factors make it difficult to predict future capacity for solid waste removal: the changing ideologies of citizens with respect to waste, technologies of the solid waste industry, possible changes in state law to allow imposition of mandatory recycling or to deny the privilege of self-hauling and the regional nature of landfill and recycling operations.

### **Waste Management**

These policies are in response to the State Solid Waste Reduction Act and the Hazardous Waste Management Act. These laws include mandates on reduction of the waste stream, education and recycling. As a community leader, City offices should serve as a good example in waste reduction efforts.

**UT-73 Continue to support and provide recycling opportunities to all City residents and commercial establishments.**

**UT-74 Continue incentive programs to encourage recycling of materials. If incentive programs fail to reach reasonable reductions in waste, consider mandatory programs to the extent allowable by state law.**

**UT-75 Continue public education programs on solid waste management, including recycling, waste reduction, and the proper storage and disposal of hazardous wastes. ~~opportunities, ways to reduce solid and chemical waste and related environmental issues.~~**

**UT-76** Continue waste reduction/recycling programs and to encourage procurement of recycled-content products by residents, businesses and government agencies.

**UT-XX** Continue to provide solid waste and recycling collection services within the City using contract hauling or whichever method is most economical to the City while providing equal opportunities to all residents and businesses.

Adopt the following new policy and renumber the following policies in the Capital Facilities Chapter:

**CF-18** Functional plans adopted by reference in the Utilities Chapter are hereby also adopted by reference as part of the Capital Facilities Plan. The Transportation Facility Plan, Local Public Transportation section, Bicycle and Pedestrian Transportation section, Arterial Functional Classification and Street Plan, and the Arterial Functional Classification Summary from the Transportation Chapter, and the Capital Improvement Program in the Parks & Recreation Chapter are also adopted by reference as part of the Capital Facilities Plan.

Amend Table CF-1, Capital Facility Plan, 1995-2012 (only part of which is shown) as follows:

**Lake Washington School District (LWSD)**

Project Costs, by Type	1995-2000	2001-2012	Total
Elementary School Construction	<u>29,208,648</u>	See Note # 6	<u>29,208,648</u>
	23,901,000		23,901,000
Junior High School Construction	<u>19,000,000</u>	See Note # 6	<u>19,000,000</u>
	16,000,000		16,000,000
Senior High School Construction	<u>1,000,000</u>	See Note # 6	<u>1,000,000</u>
<b>Total Project Costs</b>	<b><u>49,208,648</u></b>	<b>See Note # 6</b>	<b><u>49,208,648</u></b>
<b>(See Note # 7)</b>	<b>39,901,000</b>		<b>39,901,000</b>

**Project Revenues, by Source**

Secured Local Revenues	<u>40,502,029</u>	See Note # 6	<u>40,502,029</u>
	23,721,000		23,721,000
Secured State Revenues	<u>3,392,684</u>	See Note # 6	<u>3,392,684</u>
	9,300,000		9,300,000
<del>Future Bond Issues</del>	<del>2,340,000</del>	<del>See Note # 6</del>	<del>2,340,000</del>
Impact Fees	<u>5,313,935</u>	See Note # 6	<u>5,313,935</u>
	4,540,000		4,540,000
<b>Total Project Revenues</b>	<b><u>49,208,648</u></b>	<b>See Note # 6</b>	<b><u>49,208,648</u></b>
	<b>39,901,000</b>		<b>39,901,000</b>

**Note 6:** The current LWSD Capital Facility Plan covers the period 1995-2000/1999. The Capital Facility Plan suggests that planning through the year 2012 may be appropriate for the LWSD to consider in future Capital Facility Plans. Should the LWSD extend its CFP planning period at a later date, data in this column will be added. The LWSD entries are in 1996 dollars. The high school project cost is for the relocation of the Site 80 High School. The LWSD is not proposing to use impact fees for this project.

**Note 7:** In addition to the specific schools identified by the current LWSD Capital Facility Plan and included in this table, the district has a program of advance purchases of school sites to ensure that

**adequately sized, well located school sites are available when needed for school construction. Impact fees may be used to purchase additional school sites to accommodate the demand on school facilities generated by growth in the City of Redmond during the planning period of the Comprehensive Plan.**

Amend Table CF-1, Capital Facility Plan, 1995-2012 and Notes 2, 3, and 5 on pages 189A - C to reflect that Impact Fees will be used as follows and delete Note # 3 (Only parts of Table CF-1 are shown):

**Public Safety**

Project Costs, by Type	1995-2000	2001-2012	Total
Fire Station Development	<u>348,000</u>	<u>706,000</u>	<u>1,054,000</u>
	<u>956,000</u>	<u>956,000</u>	<u>1,911,000</u>
Fire Apparatus/Equipment	<u>429,000</u>	<u>872,000</u>	<u>1,301,000</u>
	<u>359,000</u>	<u>1,890,000</u>	<u>2,249,000</u>
Police Facilities/Equipment	<u>1,396,000</u>	<u>998,000</u>	<u>2,394,000</u>
<b>Total Project Costs</b> <b>(See Note # 2)</b>	<b><u>2,711,000</u></b>	<b><u>3,844,000</u></b>	<b><u>6,554,000</u></b>

**Project Revenues, by Source**

Voter Approved Bonds	--	--	--
General Fund Transfers/Other	<u>1,590,000</u>	<u>1,393,000</u>	<u>2,983,000</u>
Local Revenues	<u>2,711,000</u>	<u>2,463,000</u>	<u>5,174,000</u>
Developer Contributions/Impact Fees (See Note # 2)	<u>583,000</u>	<u>1,183,000</u>	<u>1,766,000</u>
	--	<u>4,160,000</u>	<u>4,160,000</u>
<b>Total Project Revenues</b> <b>(See Note # 2)</b>	<b><u>2,173,000</u></b>	<b><u>2,576,000</u></b>	<b><u>4,749,000</u></b>
	<u>2,711,000</u>	<u>6,623,000</u>	<u>9,334,000</u>

**Parks**

Project Costs, by Type	1995-2000	2001-2012	Total
Parks	<u>5,828,000</u>	<u>11,834,000</u>	<u>17,662,000</u>
	<u>7,612,000</u>	<u>19,268,000</u>	<u>26,880,000</u>
Trails	<u>283,000</u>	<u>575,000</u>	<u>858,000</u>
	<u>509,000</u>	<u>2,250,000</u>	<u>2,759,000</u>
<b>Total Project Costs</b> <b>(See Note # 2)</b>	<b><u>6,112,000</u></b>	<b><u>12,408,000</u></b>	<b><u>18,520,000</u></b>
	<u>8,120,000</u>	<u>21,518,000</u>	<u>29,639,000</u>

**Project Revenues, by Source**

General Fund Transfers/Other	<u>1,222,000</u>	<u>2,482,000</u>	<u>3,704,000</u>
Local Revenues/Grants	See Note 3	See Note 3	<u>8,002,000</u>
Grants	See Note 3	See Note 3	<u>2,964,000</u>
Bond Revenues	- See Note 3	- See Note 3	- <u>3,854,000</u>
Developer Contributions/Impact Fees	<u>4,889,000</u>	<u>9,927,000</u>	<u>14,816,000</u>
	See Note 3	See Note 3	<u>14,819,000</u>
<b>Total Project Revenues</b> <b>(See Note # 2)</b>	<b><u>6,112,000</u></b>	<b><u>12,408,000</u></b>	<b><u>18,520,000</u></b>
	See Note 3	See Note 3	<u>29,639,000</u>



**Note 2:** ~~Includes growth related capital costs only. Collection of impact fees for fire capital facilities is authorized under the Growth Management Act and has been recommended for fire capital facilities by the Planning Commission. Should impact fee collections for fire facilities be implemented, then it is possible that the revenue required from General Fund transfers may be reduced or additional fire facilities may be identified development. In the interim period, an excess of revenues over project costs is shown due to the flow of both general fund revenues as well as impact fee revenues to the fire capital budget.~~

**Note 3:** ~~The Planning Commission has recommended that Parks impact fees be implemented, with the cost of growth allocated evenly between impact fees and existing users. The current CIP does not include impact fees as a parks revenue source. Should parks impact fees be implemented, the CIP will be revised and data in these columns will be added.~~

**Note 45:** Unlike the recommended Transportation Facility Plan (TFP), the current City CIP does not incorporate projections for revenue sources for growth-related funding (such as developer dedications, developer and/or construction, anticipated SEPA mitigations, and/or future impact fee collections. Thus the transportation element in the CIP shows a more limited range of funded projects than is likely to be built over the next six years. ~~Once the proposed TFP is adopted into the Comprehensive Plan and a decision on whether or not to implement transportation impact fees is made,~~ it is likely that the CIP will be redefined to reflect a broader perspective of anticipated revenue collections and, accordingly, a more extensive project improvement program. Once redefinition of the transportation element of the CIP takes place, then data for these columns will be added.

Renumber the other notes.

Amend Policy N-BC-30 on pages 228-29 as follows:

**N-BC-30** The following locations outside the City and within the planning area are designated for Neighborhood Commercial:

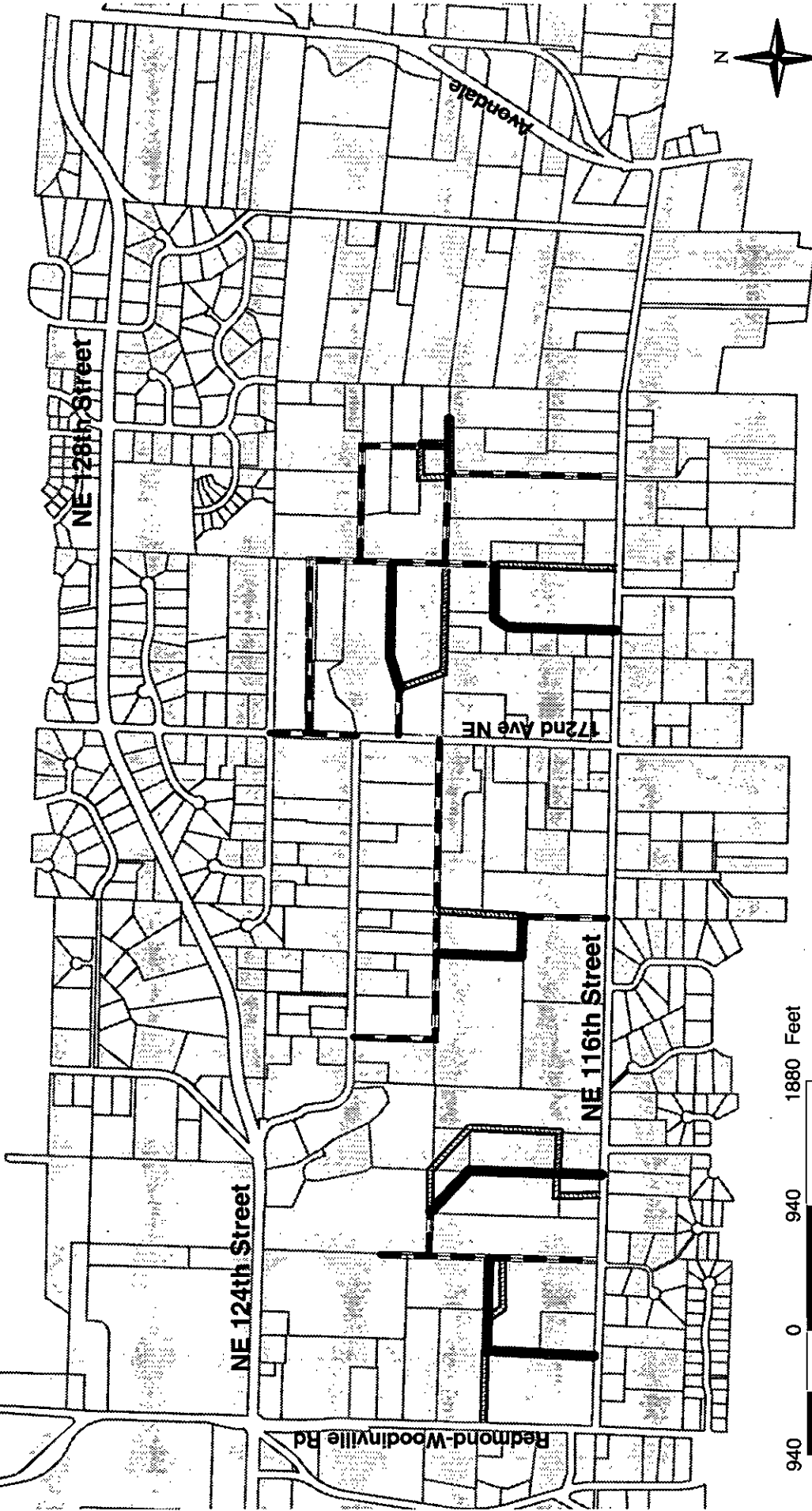
- ~~10 acres at Avondale Corner (NE 116th Street and Avondale).~~
- ~~12 acres at The northwest corner of the intersection of Redmond-Fall City Road and 236th Avenue NE.~~

~~Neighborhood Commercial designations are defined as:~~

1. ~~Small centers that offer compatible retail and service businesses to serve the everyday needs of the surrounding population. District scale is related to the adjoining residential areas.~~
2. ~~Neighborhood Commercial centers should provide for limited retail (food, video rental and sales, drugs, books, florist, garden supplies and roadside produce stands), limited professional and personal services (daycare, laundry, dry cleaning, barber, beauty salon, shoe repair, medical, dental and family social services clinics), banks and gas stations. Housing should be permitted at a density no greater than the least dense residential zoning district adjoining the neighborhood commercial area.~~

**Amend the map, North Redmond Study Area Proposed Circulation Improvements to reflect the changes shown on the map on the following page, North Redmond Proposed Changes to the Road Network and change title of map to North Redmond Neighborhood, Proposed Circulation Improvements.**

# North Redmond Proposed Changes to Road Network



Ordinance No. 1929

- New Sections
- Sections with no change
- Deleted Sections
- North Redmond parcel boundaries

3/18/97 Approved  
Comprehensive Plan Changes

Delete project A-24 from the Overlake Transportation Facility Map, Map N-OV-2.

Amend Comprehensive Plan Policy N-SV-2 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. 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 and outside the valley and steep wooded slopes shall be four units per acre. If any housing units are transferred from the Sammamish Valley and the steep wooded slopes on the property, the transferred units may increase the density in the area above four housing units per acre.
- The residential density allowed on the various parts of the development shall vary from low density (~~two~~ <sup>2</sup> to ~~three~~ <sup>3</sup> units per acre) in the north to moderate densities (~~four~~ <sup>4</sup> to ~~five~~ <sup>5</sup> units per acre) in the middle and higher low-moderate densities (six units per acre) on the southern portion 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 through the use of design elements typical of single-family residences. These elements should include a pitched roof covered with non-metallic material, an entry that is noticeable from the street, a chimney form, and frames around each window. ~~This bonus shall not apply to congregate care facilities. These structures shall be no higher than three stories.~~
- ~~The property between 160th Ave. NE the Redmond Woodinville Rd. 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 property.~~

Delete Policy N-WL-16 on page 267.

~~N-WL-16 At the time development approval is requested for properties east of phasing districts A and B, the Technical Committee shall consider a 100th Street connection from Willows Road to 132nd Avenue NE.~~

~~Such consideration shall include information produced as a part of the Eastside Transportation Program.~~

Add the following new chapter. All of the following is new except for policies HC-1 through HC-4 which have been moved from the Land Use Chapter. The changes to those policies are shown with underlines and strikeouts.

# Historical and Cultural Resources

## Organization of this Chapter

This Historical and Cultural Resources Chapter is divided into the following sections:

The Introduction describes the intent of the Historical and Cultural Resources Chapter and its relationship to Redmond's vision of the future and other Comprehensive Plan Chapters.

The Planning Context describes how the policies in this chapter respond to the Growth Management Act and the Countywide Planning Policies.

### The Historic and Cultural Resources Policies

**A. Preservation Policies** set out the general goals to protect and rehabilitate historic and cultural resources.

**B. Survey and Evaluation Policies** provide for an inventory and evaluation of historic and cultural resources.

**C. Regional and Community Involvement** indicates who will be involved in the process of identifying and assessing the importance of historic and cultural resources.

## Introduction

The City of Redmond and the general vicinity has a recorded history dating back to the 1870's. Its known history dates much further back to pre-historic Indian times. As time moved forward some artifacts of these periods remained and others have either been altered or destroyed. The purpose of the chapter is to inventory those resources, indicate their value to the community, and serve as a basis for regulation to protect, enhance, or remember those resources that form the basis upon which the existing culture of Redmond has built its character.

## Planning Context

The historic and cultural resources within the City give the residents a sense of unique identity. Policies to guide the preservation, use, or recognition of such

resources assist the community in maintaining its unique identity. Such policies inform owners of historic properties of the expectations of the community and can serve to encourage economic development through the preservation of historic or cultural resources.

The Growth Management Act has thirteen goals meant to guide the development of comprehensive plans and development regulations. One of those thirteen is to identify and encourage preservation of lands, sites and structures, that have historical or archaeological significance.

The countywide planning policies require that significant archaeological, cultural, architectural and environmental features shall be respected and preserved. They call for jurisdictions to work to identify, evaluate, and protect historic resources in a consistent and continuing fashion. These policies encourage land use patterns and implementing regulations to protect and enhance historic resources and sustain historic community character. This chapter will identify historic and cultural resources and give policy direction for development of implementing regulations to enhance or protect those resources.

## Historic and Cultural Resources Policies

### A. Preservation Policies

Part of what makes one community unique from another is its historical roots and existing cultural patterns. In and nearby Redmond are known areas of Native American influence. There have been early prehistoric archeological sites discovered. The S-tzah-PAHBSH (later anglicized to the word Sammamish) Indian group, a word meaning meanderer-dweller after the meandering Sammamish river, populated the area just prior to the movement of pioneers westward. Then came some fur trappers, later loggers, then farmers. Mills, homesteads, schools, churches and small commercial businesses began. Redmond incorporated in 1912. Each change left its mark and some left physical reminders of that past era. There are means available to protect, commemorate, or enhance the existing resources.

**HC-1 Significant archeological resources should be protected from the adverse impacts of development when known or discovered. Redmond shall use its land use reviews and Washington State Environmental Policy Act (SEPA) reviews to condition developments to protect these resources. Developments should incorporate interpretive displays or use other means to protect or commemorate artifacts when appropriate.**

**HC-2 Historically and culturally significant buildings should be protected from demolition or inappropriate exterior or interior modification. Redmond shall use land use reviews and Washington State Environmental Policy Act (SEPA) reviews to condition developments to protect these resources. Developments should incorporate**

interpretive displays or use other means to protect or commemorate buildings when appropriate.

- HC-3 The City should provide reasonable flexibility in applying development requirements and building codes to encourage the preservation and historically sensitive rehabilitation of historic and culturally valuable buildings and sites. Development requirements and building codes should be drafted to allow a suitable amount of administrative flexibility.
- HC-4 Development and construction activities adjacent to in the immediate vicinity of landmarks, landmark sites or archaeological sites, should retain and enhance the historic features integrity of the landmark to the greatest extent possible. Such development ~~also should be compatible~~ be designed to integrate with or respect the nearby or adjacent landmark with regard to the height, proportion and design of the landmark whenever to the maximum extent possible.
- HC-5 The development of parks and trails and acquisition of open space should be coordinated with the preservation, restoration and use of heritage sites.
- HC-6 When opportunities arise to acquire historic or cultural resources, the City shall evaluate the feasibility of purchase or lease. This may include exploration of cost-sharing of acquisition, restoration, or maintenance with other public or private agencies or governments.
- HC-7 The City ~~may~~ should consider incentives such as tax relief, waiver of development fees, or transfer of development rights as a means to protect historically significant buildings or other landmarks.

Clear regulations assist persons having to make decisions regarding historic resources. They also give property owners more certainty about how their property may be used or what may be required if modifications are proposed.

- HC-8 The City shall develop regulations concerning the destruction or modification of historic resources.

## **B. Survey and Evaluation**

Identification of historic properties is an essential step towards preservation efforts. A second step is an evaluation process is to judge the relative historic significance of a property and the extent to which it has maintained its integrity. This is an ongoing process as the passage of time creates new symbols of past eras. This type of historic resource inventory serves to inform the owner, the public, and the permit agencies when special regulations may apply to a property or when environmental review is appropriate. It serves as a tool to determine what steps are most appropriate for which properties. It may also assist in the application process

for rehabilitation funding or tax relief. A knowledge of the history and significance of properties can foster stewardship by owners and the public.

**HC-9 The City shall inventory historic and archaeological resources to guide land-use decision making and environmental review.**

**HC-10 The City shall interpret its historic, archeological, or cultural resources to enhance public understanding and enjoyment.**

### **C. Regional and Community Involvement**

Historic survey and evaluation work has already been done by other governments or agencies. It is not efficient to duplicate these efforts. Likewise new information can update old survey information or new information can be added to existing survey work to enhance regional protective efforts. King County and the State of Washington both provide technical assistance for local programs. Through cooperation the likelihood of protecting or restoring resources increases. Historical preservation efforts work best when the owners and the public are involved and assume ownership of such plans and programs.

**HC-10 Redmond will cooperate with regional preservation programs and use technical assistance from other agencies as appropriate.**

**HC-11 Redmond shall develop its preservation policies and regulations by working with residents, property owners, cultural organizations, public agencies, tribes, school districts, and others who may be affected by such decisions.**

**Amend glossary as follows and amend the Sensitive (Critical) Areas Ordinance (SAO) regulations as shown in Exhibit B:**

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



**Attachment B**  
**Development Regulation Amendments**  
**to Implement the 1996 Comprehensive Plan Update**

**Amend the Redmond Municipal Code and Community Development Guide by adopting the following new section:**

**20C.30A.595      Steep Slopes Residential Density Bonus [New Section]**

**20C.30A.5950      Purpose**

The purpose of this density bonus is to encourage the preservation of slopes which are hazardous or environmentally damaging if developed. The increased density given when transferring density from these areas is to encourage their protection.

**20C.30A.5955      Bonus**

(a) For properties zoned R-1, a 50 percent increase in density shall be given if all of the allowed density including the bonus is transferred from the all of the following areas:

- (1) Class II, class III, and class IV landslide hazard areas.
- (2) Critical erosion hazard areas.
- (3) Type I, type II, and type III wetlands.
- (4) Streams.
- (5) Critical wildlife habitats.
- (6) Any buffers required by the Chapter 20C.40, Sensitive Areas, to be

readopted and recodified as Chapter XX.

(7) Major concentrations of significant trees. Section 20C.20.090(25)(b), Definition of Significant Trees, or its successor defines significant trees.

(b) The amount of the bonus shall be determined by multiplying the acreage within the areas listed above by the allowed density in the R-1 zone, one unit per acre, to get the number of housing units allowed as of right by the R-1 zone. This number shall then be increased by fifty percent to get the bonus. The bonus shall be rounded up at 0.5. To use the bonus, both the housing units allowed by right and the housing units allowed by the density bonus shall be transferred from the areas listed in Section 20C.30A.5955(a), Bonus.

(c) The receiving areas for this density transfer shall be outside the areas listed in Section 20C.30A.5955(a), Bonus. If the receiving area is zoned R-1, it shall be continuous to and in the same ownership as the land from which the density is transferred. If not in the R-1 zone and continuous to and in the same ownership as the land from which the density is transferred, the properties shall be in one or more of the following zones: R-4, R-5, R-6, R-8, R-12, R-18, R-20, R-30, and any of the City Center zoning districts. If the density transfer will increase the density of the receiving property by 50 percent or more, a master plan shall be approved using the Master Planned Residential Process for the receiving property before the transferred density may be used. The receiving areas may also be in any of the above zones that have a "c" or "p" designation. Except for transfers within the R-1 zone and

continuous to and in the same ownership, the properties on which the bonus and the underlying density are used may be in the same ownership as the property from which the density is transferred or in a different ownership.

(d) Optionally, the property owner may elect to transfer both the number of housing units allowed as of right and the bonus from all of the property zoned R-1. In that case, the bonus shall be determined by multiplying the area in acres of the property zoned R-1 in acres by the allowed density in the R-1 zone, one unit per acre, to get the allowed number of housing units allowed as of right by the zone. This number shall then be increased by fifty percent to include the bonus. To use the bonus, both the number of housing units allowed by right and the number of housing units allowed by the density shall be transferred from the area zoned R-1. If this option is used the receiving area shall comply with Section 20C.30A.5955(c), Bonus, and shall not be zoned R-1.

(e) In all cases where this bonus is used, covenants or other legally binding agreements that run with the land shall preclude development of the land from which the density is transferred. If they are satisfactory, the Administrator and City Attorney shall approve the covenants or other legally binding agreements before they are recorded. The covenants or other legally binding agreements shall be recorded before the transferred density may be used.

(f) If this density bonus is used, the density bonus in 20C.70.410(40), Sammamish River Residential, shall not be used.

**Amend the Section 20C.70.430 of the Redmond Municipal Code and Community Development Guide to read as follows:**

**20C.70.430            160th Ave. NE and Redmond-Woodinville Road Triangle Senior Housing Density Bonus.**

**20C.70.430(10)       Density Bonus.**

The land within the triangle between 160th Ave. NE (extended), Redmond-Woodinville Road, and the Puget Power right-of-way is zoned R-6. Clustering may increase the density to 8 units per acre on this land. A density bonus of 4 additional units per acre shall be granted if the units allowed by the density bonus are targeted to persons 55 years old or older. To obtain the bonus, the buildings shall have the appearance of single-family homes and shall be no higher than three stories. If the bonus in this section is used, the bonus provided in Section 20C.30A.620, Senior Housing Affordable Housing Bonus, shall not be used.

**Amend Section 20C.40.020(345), Sensitive Areas Regulations, and Section 20C.40.040(5)(m) both of the Redmond Municipal Code and Community Development Guide to read as follows:**

20C.40.020(345) Wetland: Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, shallow open waters, and similar areas. Wetlands do not include those artificial wetlands purposefully and intentionally created from non-wetland sites by human actions, including but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, landscape amenities or those wetlands created after July 1, 1990 that were unintentionally created as a result of the construction of a road, street or highway. , Wetlands include those artificial wetlands intentionally created to mitigate conversion of wetlands. (Ord. 1693)

20C.40.040(5)(m) Previously legally filled wetlands or wetlands created after July 1, 1990 that were unintentionally created as a result of the construction of a road, street or highway, or wetlands accidentally created by other human actions within 20 years of the date the development application is filed. The latter shall be documented by the applicant through photographs, statements, and/or other evidence;

**Amend Subsection 20C.10.210(10), Map 1 of the Redmond Municipal Code and Community Development Guide Land Use Plan as shown on the maps on the following page.**

Ordcomp6.doc

101 c

PL. 94-001 - 94062

ASHFORD PARK

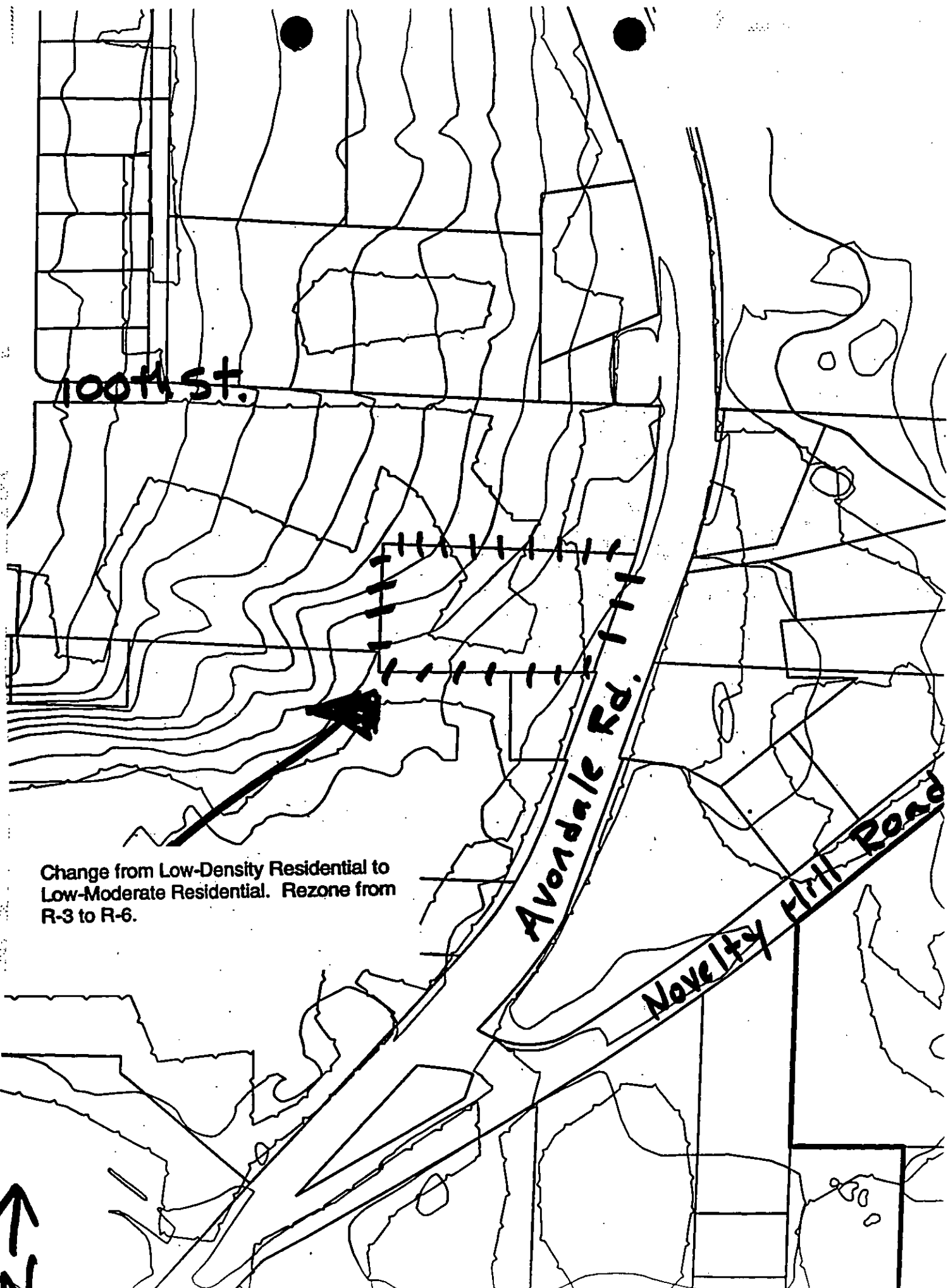
King Property

WADY PROPERTY

Change from Large Lot Residential to Moderate Density Residential. Rezone from R-1 to R-12.

THE HEIGHTS





100th St.

Avondale Rd.

Novelty Hill Road

Change from Low-Density Residential to Low-Moderate Residential. Rezone from R-3 to R-6.



**Attachment C**  
**Comprehensive Plan Parks & Recreation Chapter**

# Parks and Recreation Policies

## A. Guidelines and Projected Needs

The guidelines in this section provide parameters for planning the parks and recreation needs of Redmond residents and businesses.

The City has three major park categories: neighborhood, community, and resource. Resource parks are subdivided into Special Use Areas and Natural Open Space / Greenways. Additionally, there are beautification sites which are small landscaped areas providing aesthetically pleasing seasonal color for citizen enjoyment.

~~Tables P-1, P-2, and P-3 illustrate the various guidelines for the major park classifications. Table P-10 illustrates the various guidelines for trails. The City Council adopted level of service standards are also included in the Capital Facilities Chapter.~~

~~Each park type of park provides a different function in serving the residents and employees within the community. However, not every neighborhood needs every type of park. For example, some subdivisions provide recreational facilities, i.e. children's play areas, reducing the need for certain types of parks in that neighborhood. For these reasons, these guidelines must be tempered by the type and style of residential development which will take place in the planning area and the supply of regional facilities provided by King County and others.~~

~~For neighborhood and community parks, service area radius have been recommended. These are the areas most serviced by the parks.~~

~~Parks also vary in size. Neighborhood parks are generally small with limited active recreation. The usable space should be at least 7 acres with optimum size being 10 acres. Community parks are large (25 to 50 acres) with numerous active recreation opportunities. Resource parks vary in size because of their unique opportunities.~~

The National Recreation and Parks Association (NRPA) is ~~an national~~ organization which has prepared a nationally recognized program identifying needed parks and recreational facilities. The NRPA guidelines were considered for neighborhood parks, community parks, and trails, as well as for many sports facilities and are shown— in Tables P-1, P-2, P-3 and P-10.

### In 1995 the Redmond City Council adopted the following levels of service standards.

<u>Neighborhood Parks</u>	<u>1.00 acre per 1,000 pop.</u>
<u>Community Parks</u>	<u>3.00 acres per 1,000 pop.</u>
<u>Resource Parks</u>	<u>2.50 acres per 1,000 pop.</u>
<u>Trails</u>	<u>.25 miles per 1,000 pop.</u>

These levels of service are used to calculate development impact fees (payments made by developers to compensate for the increased demand by new development on Redmond's parks, trails and open space areas). Table P-4 illustrates the future needs of parks and trails based on the above adopted levels of service standards.

The Redmond Guidelines are the Redmond Park Board's recommendations. In most cases the guidelines exceed the adopted levels of service or present ratio. The Park Board recognizes that the City Council has already adopted levels of service standards for impact fee purposes and the PRO Plan is not directing Council to change these adopted standards. The Park Board would like to strive for higher standards and would achieve them by pursuing opportunity funding through grants, donations, local matches, or other sources. In 1995, the City Council adopted levels of service standards (LOS) for neighborhood parks, community parks, resource parks and trails which matched the ratios existing at that time. These levels of service will be used to calculate development impact fees which are payments made by developers to compensate for the increased demand by new development on Redmond's parks, trails and open space areas. The City Council LOS is summarized in the footnotes of Table P-4.

~~Redmond Standards are the Park Board's recommendations. In many cases these standards exceed the Council's adopted LOS or present ratio for the following reasons: First, while the community would like to have a higher level of park~~

## PARKS & RECREATION

~~and recreation facilities in the Redmond Standards, the City must prioritize the parks and recreational facilities it funds because the City cannot fund all of the needs. Second, for some facilities many years may be needed to reach the preferred level.~~

The guidelines for recreation facilities utilized by the Bellevue, Kirkland and Issaquah also influenced Redmond's guidelines. Those cities serve similar populations with similar lifestyles. Also, ~~t~~ Their supply or lack of facilities can impact ~~the use of~~ Redmond's recreation facilities due to the transient nature of some users, ~~especially adult sports teams.~~

The actual ratio of acres, miles or facilities provided per 1,000 population ~~was~~ are considered. ~~This~~ these ~~ratios~~ number may not be desirable, but ~~it~~ they does

indicate what the residents are accustomed to using. This, ~~e~~ C Coupled with the participation rate for programmed activities, ~~these ratios~~ provides a picture of the current situation. Table P-~~54~~ 54 illustrates the present ratios ~~of acres of parks, miles of trails and number of facilities per 1,000 population.~~ Table P-~~56~~ 56 summarizes the various needs by the year 2012 based on the Redmond Guidelines.

After determining the total need for parks, trails and facilities, an implementation plan is prepared called the Capital Improvement Plan (CIP), shown in Table P-~~98~~ 98. Because of funding priorities, fewer parks, trails, and facilities are identified in the CIP than in the needs assessment tables.



PARKS & RECREATION

**Table P-1: Neighborhood Park Guidelines**

<b>Uses</b> —Space for passive and active recreation: children’s playgrounds, court sports (basketball, pickleball & tennis), picnic areas, trails, open grassy areas, and practice grade softball fields.	
Service area	0.25 to 0.5 mile radius
Desired size	7 to 10 acres
NRPA <u>Guideline</u> <del>Standard</del>	1.0 to 2.0 acres per 1,000 population
City Council, Adopted level of service	1 acre per 1,000 population
Redmond <u>Guideline</u> <del>Standard</del> , (Park Board recommendation)	1.5 acres per 1,000 population

**Table P-2: Community Park Guidelines**

<b>Uses</b> —Diversified active and structured recreation opportunities with some passive uses: Baseball /softball complexes; tennis, basketball and pickleball courts (whose use may be extended with lighting). Areas are provided for children’s playgrounds, jogging paths and open space.	
Service area	1 to 3 mile radius
Desired size	25 to 50 acres
NRPA <u>Guideline</u> <del>Standard</del>	5.0 to 8.0 acres per 1,000 population
City Council, Adopted level of service	3.0 acres per 1,000 population
Redmond <u>Guideline</u> <del>Standard</del> , (Park Board recommendation)	5 acres per 1,000 population

**Table P-3: Resource Park Guidelines: Special Use Areas and Natural Open Space**

<b>Uses</b> —Special Use areas have unique non-structured recreation opportunities. Sites include waterfront parks, support facility areas, and sites occupied by buildings such as the City Campus and Teen Center. Natural Open Spaces are sites which are not intended to be developed into neighborhood or community parks. They include wetlands, steep hillsides, environmentally sensitive areas, stream and creek corridors, wildlife habitats and unique natural sites containing trails <del>corridors</del> .	
Service area	No applied guideline
Desired size	Large enough to protect natural resources and provide maximum public benefit. Sizes vary according to use.
NRPA <u>Guideline</u> <del>Standard</del>	None
City Council, Adopted level of service	2.5 acres per 1,000 population
Redmond <u>Guideline</u> <del>Standard</del> (Park Board recommendation)	3.5 acres per 1,000 population for Special Use 3.8 acres per 1,000 population for Natural Open Space

PARKS & RECREATION

Redmond has compared the standards of other jurisdictions in the area to develop its parks and recreation facility guidelines and levels of service standards. As required by Countywide Planning Policies, Redmond will continue to work with other local governments to prepare coordinated level of service standards for parks, trails and open space.

A level of service standard is an established minimum level of park land, open space or recreational facilities that is provided for each unit of demand, typically expressed in acres or facility quantity per population. Level of service standards

are used to determine the amount of funds that a particular level of development needs to compensate for the increased demand on Redmond's parks, trails and open space that development will generate.

Table P-4 illustrates the current needs and future demands for neighborhood parks, community parks, resource parks and trails using the City Council's adopted level of service.

Table P-54 compares Redmond's current standards with those of the NRPA. The category Redmond Guidelines are Standards are those recommended by the Park Board and the Planning Commission. The standards established by the City Council for purposes of impact fees are shown in the footnotes below the table.

Table P-4

**City Owned Facilities  
Summary of Park and Facility Needs  
Based on Redmond City Council Levels of Service**

Area/Facility	Adopted Levels	Existing Inventory	Current Need	Current Deficiency	Year 2012 Demand	Additional Need	No. of Parks
<b>Parks and Areas</b>							
Neighborhood Parks	1.00 acre per 1000	39.20 Ac	40.03 Ac	.83 Ac	56.55 Ac	17.35 Ac	2
Community Parks	3.00 acres per 1000	122.20 Ac	120.09 Ac	+ 2.11 Ac	169.65 Ac	47.45 Ac	1
Resource Parks	2.5 acres per 1000	320.93 Ac	100.08 Ac	+ 220.85 Ac	141.38 Ac	+ 179.55 Ac	
Trails	.25 miles per 1000	9.54 MI	10.01 MI	.47 MI	14.14 MI	4.60 MI	

NOTE: "+" indicates that there is an overage and no deficiency

PARKS & RECREATION

**Table P-54**  
**Comparison of NRPA Guidelines Standards, Current Ratios for City Facilities and Redmond Guidelines Standards as recommended established by the Redmond Park Board**

Recreation Area	NRPA	Current Ratio	Redmond
<b>Areas</b>			
Neighborhood Parks	1-2 Ac. / 1,000	.981-9 Ac / 1,000	1.5 Ac. / 1,000 <sup>2</sup>
Service Radius			1/4 - 1/2 Mile
Community Parks	5-8 Ac. / 1,000	3.053-4 Ac. / 1,000	5.0 Ac. / 1,000 <sup>2</sup>
Service Radius			1-3 Miles
Resource Parks	none		
Special Use Areas	none	4.273-15 Ac. / 1,000	3.5 Ac. / 1000 <sup>2</sup>
Natural Open Space	none	3.74 Ac. / 1,000	3.8 Ac. / 1000 <sup>2</sup>
Beautification Areas	none	0.34 Ac. / 1,000	.34 Ac. / 1000
Total Park Land	none	12.3811-27 Ac / 1,000	14.14 Ac / 1000
<b>Facilities</b>			
Regulation Baseball Fields	1 Field / 5,000	1 Field / 40,030	1 Field / 6,500
Youth Baseball / Softball Fields	1 Field / 5,000	1 Field / 5,004	1 Field / 4,000
Adult Softball Fields	1 Field / 5,000	1 Field / 13,343	1 Field / 5,000
Soccer Fields	1 Field / 10,000	1 Field / 20,150	1 Field / 3,000
Tennis Courts	1 Court / 1,000	1 Court / 3,664	1 Court / 2,800
Pathways and Trails	.5 Mile / 1,000	.25 Miles / 1,000 <sup>2</sup>	.35 Miles / 1,000 <sup>3</sup>
Gymnasiums	1 Gym / 10,000	0 Gyms / 40,030	1 Gym / 5,000
Swimming Pools (King County) <sup>4</sup>	1 Pool / 20,000	1 Pool / 176,500	2 Pools / 176,500
Children's Play Areas	none	1 Play Area / 3,664	1 Play Area / 3,664

<sup>1</sup> Park Board recommendations

<sup>2</sup> City Council adopted Levels of Service for calculations of Impact Fees:  
 — Neighborhood Parks: 1.00 acres / 1000  
 — Community Parks: 3.00 acres / 1000  
 — Resource Parks: 2.50 acres / 1000  
 — Trails: .25 miles / 1000

<sup>3</sup> Consultant's recommended standard. The Parks Board's recommendation is .5 miles per 1000.

<sup>4</sup> The swimming pool at Hartman Park is King County owned and operated and serves a regional area. Therefore the regional population (176,500) for the Impact and Planning Area was used in the calculations.

PARKS & RECREATION

Based on the Redmond Guidelines (Park Board Recommendations) P-56 illustrates the existing inventory of parks and facilities and it calculates the current need and deficiencies for 1997. Additionally, it illustrates the projected needs in

acres, miles or number of facilities within the projected Redmond City Limits by the Year 2012.

**Table P-56**  
**Summary of Park and Facility Needs within Redmond City Limits**  
**Based on Redmond Guidelines (Park Board Recommendations)**

Area or Facility	Existing Inventory	Current Need	Current Deficiency	Year 2012 Demand <sup>1</sup>	Additional Need
<b>Parks and Areas</b>					
Neighborhood Parks	39.20 Ac	60.050 Ac	20.850 Ac	84.8356.55 Ac	45.6317.35 Ac (4-6 parks)
Community Parks <sup>2</sup>	122.20 Ac	200.150 Ac	77.950 Ac	282.75169.65 Ac	160.5547.45 Ac (3 parks)
<b>Resource Parks</b>					
Special Use Areas	171.07130.67 Ac	140.110 Ac	+ 30.94 Ac	197.93141.38 Ac	26.8615.11 Ac
Natural Open Space <sup>3</sup>	145.46149.86 Ac	152.110 Ac	2.250 Ac	214.89 Ac 141.38 Ac	65.030 Ac
Beautification Areas	13.51 Ac	13.510 Ac	0 Ac	19.2316.97 Ac	5.523.46 Ac
<b>Total</b>	<b>495.84 Ac</b>	<b>565.932 Ac</b>	<b>70.08 Ac</b>	<b>799.62525.92 Ac</b>	<b>303.6483.37 Ac</b>
<b>Facility</b>					
Regulation Baseball Fields Game Grade (GG)	1 Field	6 Fields	5 Fields	9 Fields	8 Fields
Youth Baseball Fields (GG)	5 Fields	10 Fields	5 Fields	14 Fields	5 Fields
Adult Softball Fields (GG)	3 Fields	8 Fields	8 Fields	11 Fields	8 Fields
Soccer Fields (GG)	2 Fields	13 Fields	11 Fields	19 Fields	17 Fields
Tennis Courts	11 Courts	14 Courts	3 Courts	20 Courts	9 Courts
Pathways and Trails <sup>4</sup>	9.54 Miles	20.0214.1 Miles	10.484.6 Miles	28.2819.79 Miles <sup>5</sup>	18.7410.25 Miles
Gymnasiums	0 Gyms	4 Gyms	4 Gyms	6 Gyms	6 Gyms
Swimming Pools <sup>6</sup>	1 Pool	2 Pools	1 Pool		
Children's Play Areas	11 Play A.	0 Play A.	0 Play A.	15 Play A.	4 Play A.

NOTE: "+" indicates no deficiency

GG: Game Grade

- 1 \_\_\_\_\_ Based on a population of 56,550 persons.
- 2 \_\_\_\_\_ All of funded acres are included for Avondale Community Park in the "Existing Inventory"
- 3 \_\_\_\_\_ Excludes Watershed Preserve acreage
- 4 \_\_\_\_\_ Excludes Watershed Preserve trails. Based on Consultant recommended level of service of .35 mile per 1000 population.
- 5 \_\_\_\_\_ This quantity is based on the Consultant's recommendation of .35 miles per 1000. Park Board's Recommended Standard of .5 miles per 1000 would result in a current deficiency of 20.02 miles. By 2012 there would be a need for a total of 28.28 miles which includes an additional 18.74 miles. The Park Board felt the NRPA standards should be met by the City.

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\_\_\_\_\_56      Calculations for swimming pool needs are based on Redmond's impact and planning area population of 176,500. The Redmond Pool, owned and managed by King County is included in the inventory.

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## PARKS & RECREATION

### Parks and Recreation Policies:

The Parks and Recreation policies consist of two types. Framework policies are identified by "FP" followed by a number. Framework policies describe the goals for that topic area. Other policies are identified by "PR" and a number. These policies identify more concrete steps that must be taken to implement the framework policies.

PR-1 In cooperation with other local governments in King County, coordinated level of service standards for parks and open space should be developed that meet local and regional needs.

### B. Developing a Parks, Trails and Open Space System

An integrated system of parks, trails and open space will be provided and managed primarily within the City with some sites expanding into the impact and planning area.

FP-2 Redmond's natural beauty shall be protected through a vibrant system of parks, trails and open space.

PR-3 Encourage the acquisition of greenbelts and park land to maintain the sense of open space, protect environmental resources, provide circulation linkages and ensure adequate separation and buffers between various land uses.

PR-4 Reduce the impacts of development and ensure provisions for open space by encouraging private developments to provide land for parks, trails, walkways and open space.

PR-5 Coordinate park planning and land acquisition with other City plans for streets, utilities and buildings, therefore maximizing the benefits available from

public lands for parks, programs and recreational activities.

PR-6 Encourage parks, beautification areas and open space throughout the City Center by coordinating planning efforts with other City departments and private businesses.

PR-7 Promote a street tree program throughout the City.

PR-8 Actively pursue private dedication of land through a variety of methods to facilitate public access to parks and provide a continuous system of parks, trails and open space.

PR-9 Seek funding opportunities from a variety of sources (federal, state and private) for the acquisition and development of parks, trails and open space.

PR-10 Develop a Capital Facility Plan for parks and recreation that is financially feasible and can be funded at a level which allows for a reasonable implementation schedule.

PR-11 Utilize quasi-public land, where possible, and dual-use facilities (e.g. Puget Power utility corridors, water department land).

PR-12 King County, Redmond, local school districts and local user groups should coordinate the development of park and recreation facilities to avoid duplication of facilities and services.

PR-13 A parks, recreation and open space system shall be provided to accommodate both existing development and planned growth.

PR-14 The trail right-of-way along the Sammamish River between the Municipal Campus and Marymoor Park should be redeveloped to improve river and riparian habitat and provide for trail and park improvements that attract residents and visitors to the river. Development adjacent to the trail right-of-way should protect and enhance the habitat values of the river, be oriented toward the river and reinforce the sense of the park as a community gathering place and recreation area. The City should work with King

PARKS & RECREATION

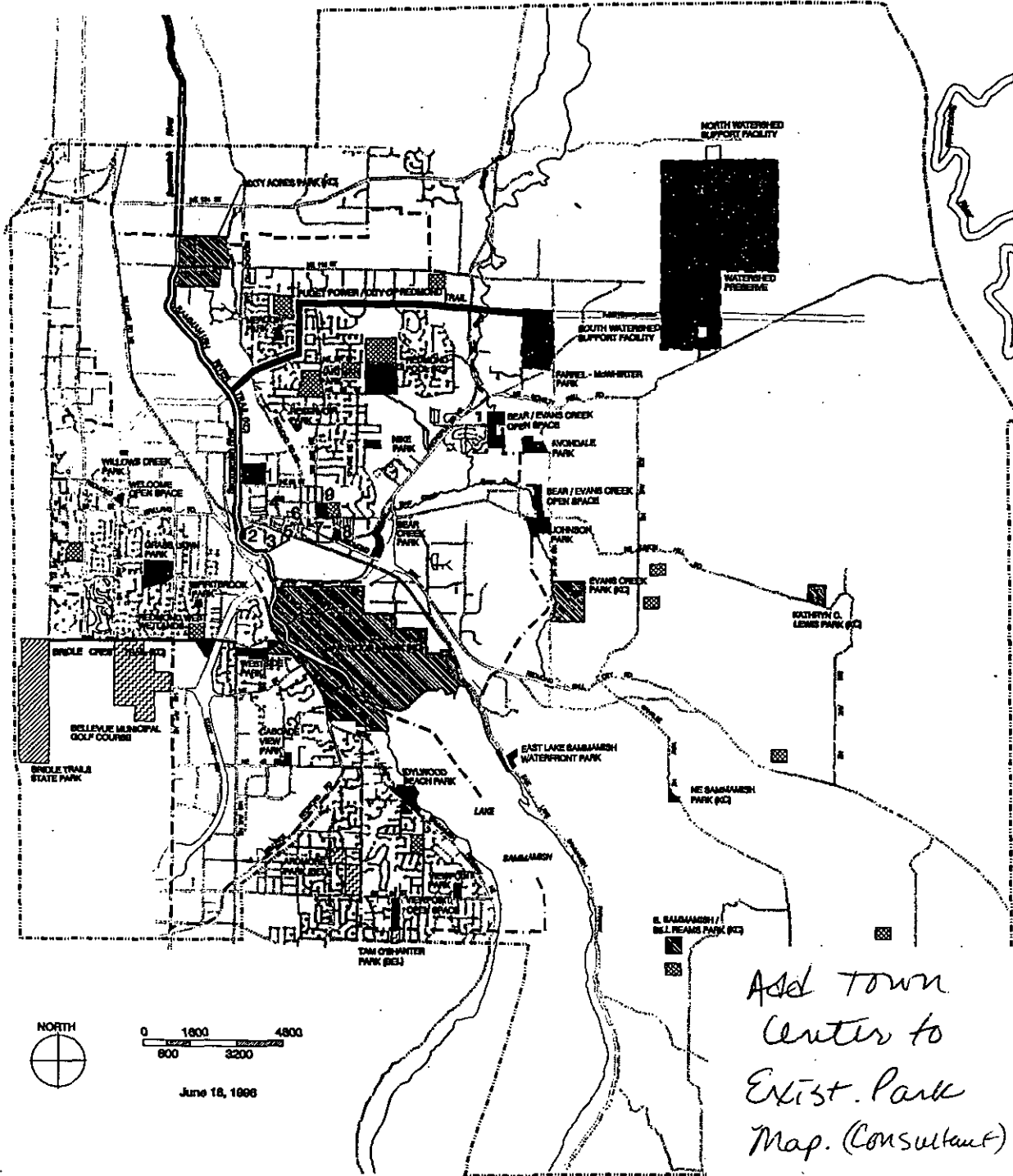
County to develop the trail on the west side of the Sammamish River.

PR-15 If the right-of-way is no longer used for rail service, the railroad right-of-way along Willows Road and from Willows road east through downtown and then southeast along Lake Sammamish should be acquired as far south as the ultimate City limits. Redmond should work with King County and Washington State to acquire the right-of-way along the eastern shore of Lake Sammamish. The right-of-

way shall be acquired and preserved for off road transportation, such as transit, multi-use trail and other compatible purposes.

PR-16 Encourage the acquisition and development of property which will provide access to water resources, such as Lake Sammamish, the Sammamish River and local streams. Promote the creation of open space corridors along these water resources to provide for recreation and wildlife.

# Park, Recreation & Open Space Plan



## City of Redmond, Washington

### Legend:

- City Limits
- Impact & Planning Area Boundary
- City Parks & Open Space
- ▨ County Parks & Open Space
- ▧ State Parks & Open Space
- ▩ Bellevue Parks & Open Space
- ▤ Public Schools

### DOWNTOWN PARKS

1. MUNICIPAL CAMPUS
2. LUKE McREDMOND LANDING
3. SLOUGH PARK
4. 83rd STREET PARK
5. O'LEARY PARK
6. FLAGPOLE PLAZA
7. OLD FIREHOUSE TEEN CENTER
8. ANDERSON PARK
9. REDMOND ELEMENTARY

Ordinance No. 1929

Existing Parks  
and Open Space



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**Table P-67**  
**Summary of City Developed Parks and Recreation Areas**  
**(Redmond Impact and Planning Area)**

Park Name	Aces owned by City	Description of Existing Facilities
Anderson Park	2.80	Children's play area, covered picnic shelter, log cabins for rental, outdoor stage, with plaza, drinking fountain and restrooms.
Cascade View Park	8.00	Children's play area, tot lot, two basketball half courts, and practice softball field.
Farrel McWhirter Park <sup>1</sup>	68.00	Children's barn yard, pre-school, two covered picnic shelters, outdoor horse arena, farm machinery museum, drinking fountain, two parking areas, restrooms, open space, and forest trails connecting to the Puget Power / City of Redmond Trail.
Flagpole Plaza	0.11	Plaza with mural, benches and parking
Grass Lawn Park	28.50	Three baseball/softball fields (one lighted), all weather soccer field (lighted), covered picnic shelter, two children's play areas, eight basketball hoops, fitness court, picnic tables, restrooms, parking and wooded trails.
Hartman Park	40.00	Five baseball/softball fields (three game grade and two practice grade), two tennis courts, two basketball courts, children's play area, soccer field, picnic area, picnic tables, forest trails, parking, restrooms, and King County pool.
Idylwood Beach Park	18.3017-5 0	Swimming beach, car top boat launch, picnic tables, restrooms, dock, and parking areas.
Luke McRedmond Landing	2.11	Covered picnic shelter, picnic tables, drinking fountain, walking paths, parking, bike racks, information kiosk, sculpture, open space. Borders Sammamish River Trail.
Meadow Park	5.00	Small children's area, two basketball half courts, two pickleball courts, picnic tables and forest trail
Municipal Campus	11.00	Plaza, benches, drinking fountain, fitness court, and compost demonstration. Senior Center has pickleball courts, shuffleboard, bocceball, and horseshoes. Weekend parking allows access to the Sammamish River Trail.
Nike Park	5.00	Children's play area, picnic tables, basketball court, pickleball court, forest trail, and open space.
Old Fire House Teen Center	0.87	Teen Center facility with indoor game room, dance/multi-use room, weight room, summer cafe. Outdoor basketball court with lights.
O'Leary Park	0.12	Small corner park in downtown Redmond. After renovations, the park will have a kiosk with clock tower, bench seating in the paved plaza, and landscaping.
Redmond West Wetlands	4.40	Highly stratified wetlands, interpretive trail, adjacent to Bridle Crest Trail
Reservoir Park	2.00	Three tennis courts, views of Sammamish Valley.
Spiritbrook Park	2.00	Children's play area, pickleball court, basketball half court, picnic tables, practice grade softball field, and open space
Viewpoint Park	5.00	Children's play area, pickleball court, basketball half court, picnic tables, and trail.
Watershed Preserve <sup>1</sup>	803.00	Trails within forest setting, separate trails for hiking and horseback riding, interpretive trail, ADA accessible trail at south end off Novelty Hill Road.
Westside Park	6.40	Children's play area, practice softball field, basketball half court, pickleball court, picnic tables, and open space. Adjacent to Bridle Crest Trail.
Willows Creek Park	5.00	Children's play area, basketball half court and bang wall, picnic tables and open space.
<b>TOTAL DEVELOPED PARKS AND FACILITIES</b>	<b>1017.614, 016.81</b>	

<sup>1</sup> Annexed to the City but outside City limits.

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## C. Recreation and Cultural Program Policies

These policies describe how the City will provide for the recreation and cultural needs of the community.

FP-17 Provide citizens of all ages with wholesome recreational and cultural opportunities in clean, properly maintained, safe and accessible facilities.

PR-18 Recreation programs and facilities should be available to all segments of the population, including people of all ages and the handicapped.

PR-19 Provide recreation and leisure programs that are comprehensive, enriching and affordable for all citizens.

PR-20 Encourage citizen involvement in the development of policies and guidelines for the PRO Plan.

PR-21 Create a balanced system of recreation opportunities for all ages by providing:

1. A community center or centers for indoor and outdoor recreation programs including provisions for the following programs: youth or teen center, meeting rooms, social services, facilities to serve special populations, recreation classes, athletics and gymnasiums.
2. Athletic facilities for competitive, organized sports (e.g. practice and tournament regulation softball, practice and regulation baseball fields, soccer fields, and tennis courts). When impacts on adjacent properties can be minimized, fields and courts should be lighted to provide for extended hours of use.
3. Facilities for competitive or non-competitive, non-organized, active recreation, (e.g. rollerblading, skateboarding, bicycling). Consideration should be made to provide safe, legal facilities for recreation enjoyed by youths and

teens (and where such needs have been demonstrated).

4. Facilities to support the cultural arts (e.g. program rooms, performing arts theater, and outdoor concert space). Additionally, designated facilities to encourage freedom of artistic expression should be City sponsored (e.g. graffiti art wall).
5. Facilities and land for environmental, education and passive, contemplative and sensory recreation (e.g. picnicking, benches for sitting, views for enjoying).
6. A linkage system (e.g. bicycle lanes and multi-use trails which connect the park system, schools, and other important public facilities in the City).
7. Outdoor plazas and squares within the City Center neighborhood for community and civic events, public gatherings, programmed activities and entertainment.

PR-22 Monitor existing parks and facilities to ensure that they meet acceptable standards for safety and performance.

PR-23 Renovate all parks and facilities in a manner that will, where feasible, provide safe and accessible use by the physically impaired.

PR-24 Establish funding to permit the orderly, ongoing repair and rehabilitation of existing parks and facilities.

PR-25 Reduce maintenance and operation costs by upgrading existing park facilities in a manner which will maximize efficient maintenance practices and conserve resources.

PR-26 Develop policies that give City residents priority of preference in registration for parks and recreation programs.

PR-27 Maintain a Parks, Recreation and Open Space Plan which is flexible and can

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respond to changes in user population or recreational preference.

jurisdictions. (The Bikeway Plan is included in the Transportation Chapter).

- PR-28 Develop planning guidelines which address diverse recreational needs, accessibility, service radius and requirements for open space acreage.
- PR-29 Focus planning efforts on portions of the City which are experiencing rapid growth or currently lack recreational service.
- PR-30 Distribute parks and recreation facilities throughout the City in a manner which, as much as possible, provides an equitable service radius.
- PR-31 Work in cooperation with the Lake Washington School District to fully utilize existing recreational facilities and surplus school facilities as they are available.
- PR-32 An interconnected trail system should be developed throughout the Redmond impact and planning area in cooperation with local, state and federal agencies and private organizations. This system should consist both of multi-purpose and single-purpose trails. Multi-purpose trails provide for several trail uses in one linear space or right-of-way. Single-purpose trails provide for one type of trail use either to enhance the user experience or to protect the environment of an area. Redmond's trail system should provide for pedestrians, bicyclists, skaters, equestrians and other users in appropriate locations. The trail system is an important element of both the transportation and recreational systems. (The Bikeway Plan is illustrated in the Transportation Chapter.)
- PR-33 The trail system should link parks, schools and public facilities and should include connections to trails developed by other agencies in the region.
- PR-34 Coordinate planning of bikeways with the planning of the Trails Plan.
- PR-35 Assist in the development of a bikeway plan with other departments and

## PARKS & RECREATION

Lake Sammamish, the Sammamish River and the major creeks are important aspects of Redmond's character. The Sammamish River Trail provides for access along the river. Redmond currently has an active program to purchase land along Bear Creek and Evans Creek for a multi-use trail project. Shoreline property on East Lake Sammamish has been purchased for a waterfront park. Idylwood Beach Park has been acquired from King County.

PR-36 Washington State, King County and the City of Redmond should purchase properties or easements for waterfront access when appropriate.

PR-37 Work with private organizations and service clubs to encourage the development of special purpose recreation facilities (e.g. ice arenas, swimming pools, golf courses, theaters, etc.)

### **D. Conservation of Public Land and Natural Areas**

These policies will provide for the protection of public lands that are important natural areas. Additionally, they will provide for the acquisition of environmentally sensitive areas.

FP-38 Preserve our quality living environment for future generations.

PR-39 Conserve existing public lands currently in a natural state through careful planning and cooperative agreements between appropriate government agencies and private enterprise.

PR-40 Designate appropriate uses within the capability of the parks, natural areas and greenbelts (e.g. trails and outdoor education, as determined by site analysis).

PR-41 Use appropriate acquisition methods to protect natural areas which are sensitive to urban development or represent a significant natural and visual asset.

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PR-42 Design and construct park facilities in a manner which is compatible with the neighborhood and is sensitive to the environment.

PR-43 Work with other governmental agencies and private organizations to provide a complete Parks and Recreation Open Space System for the City and surrounding region.

### E. Open Space Policies

Open space provides valuable natural areas and corridors which enhance the sense of space for a community. They contrast with building footprints and roadways and add to the quality of the natural environment.

FP-44 Open space should be provided to retain an important component of Redmond's character.

PR-45 The City should provide for an open space system within and between neighborhoods.

PR-46 The City should obtain open space throughout the community.

PR-47 Redmond should develop and implement a long-term and comprehensive acquisition, dedication and management program for open spaces.

PR-48 Clustered residential development that provides a significant percentage of open space should be encouraged where compatible in style and function with surrounding neighborhoods.

Open space can be enjoyed for both passive and active recreation. The level of recreational use will vary with the ownership of the open space and the environmental sensitivity of the area. Publicly owned open space is available for public use unless the use would damage sensitive environmental resources. Privately owned open space, however, is not available for public use unless permitted by the owner. State law limits the liability of private land owners for public use of their property. This law is intended to

encourage land owners to allow public use where appropriate. Where sensitive environmental resources are present, such as bird nesting sites, public access or recreational use may be limited even on public open space.

PR-49 Public use of publicly owned open space should be provided at a level that is suited to protecting the natural resources of the area.

PR-50 Public use of private open space may only occur with the permission of the property owner. Private land owners should be encouraged to provide for public use where natural resources will not be adversely affected. Safe measures to reduce trespass onto private open spaces should be allowed.

The Growth Management Act requires local governments to designate open space corridors. These corridors are shown on Facility Plan - 1 (Map-2) Open space corridors have multiple uses: They provide open space and clusters of trees. They can provide recreational opportunities. They can help to tie together fish and wildlife habitats into a countywide network.

Such a network will help to maintain species diversity by providing habitat for various species and allow species that no longer live in their former habitats to repopulate suitable areas. A unified open space corridor network also can lessen the potential for interbreeding by allowing individuals of the same species to move from one area of a particular habitat type to another area of that habitat type. Open space corridors differ from the trails rights-of-way in that the open space corridors are managed for both habitat and recreation. Trail corridors emphasize recreation.

PR-51 Open space corridors should tie together large parks, areas of protected habitat, wetlands, rivers, lakes, gullies, native vegetation easements, preserved areas of trees and native vegetation suitable for wildlife use and other suitable habitat areas.

PR-52 Open space corridors should contain recreational uses compatible with fish and wildlife resources.

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Open space corridors will be managed through the use of Redmond's sensitive areas regulations, development approvals and parks planning. Since these areas are generally included within areas already protected by the sensitive areas regulations, a new sensitive areas category is not needed. In several cases, undeveloped ravines have been identified as open space corridors. Development will be directed away from these areas. The Conservation and Natural Environment Chapter contains policies on managing sensitive areas and fish and wildlife habitats.

PR-53 Open space corridors should be managed through Redmond's sensitive areas regulations. A new sensitive areas regulation category shall not be developed to protect these areas. During development review, new development should be directed away from those undeveloped ravines identified as open space corridors.

Redmond has several existing trail corridors that can provide habitat for wildlife and allow them to move from area to area. The habitat values of these areas should be improved where consistent with the primary recreational uses.

PR-54 As funds are available, native vegetation and other habitat enhancements to encourage appropriate wildlife use should be provided on existing recreational corridors where consistent with the recreational use of the areas.

## F. Parks, Recreation, and Open Space Plan

Redmond's parks, recreation and open space system provides for land and facilities to meet the demand for a variety of park types and recreation activities. It also provides for the conservation of important environmental resources and limits the development of areas that have severe or very severe natural constraints.

The existing and projected demand for parks and recreation facilities is based on established levels of service, park department statistics and guidelines, and recommended standards. While existing schools and King County meet a portion

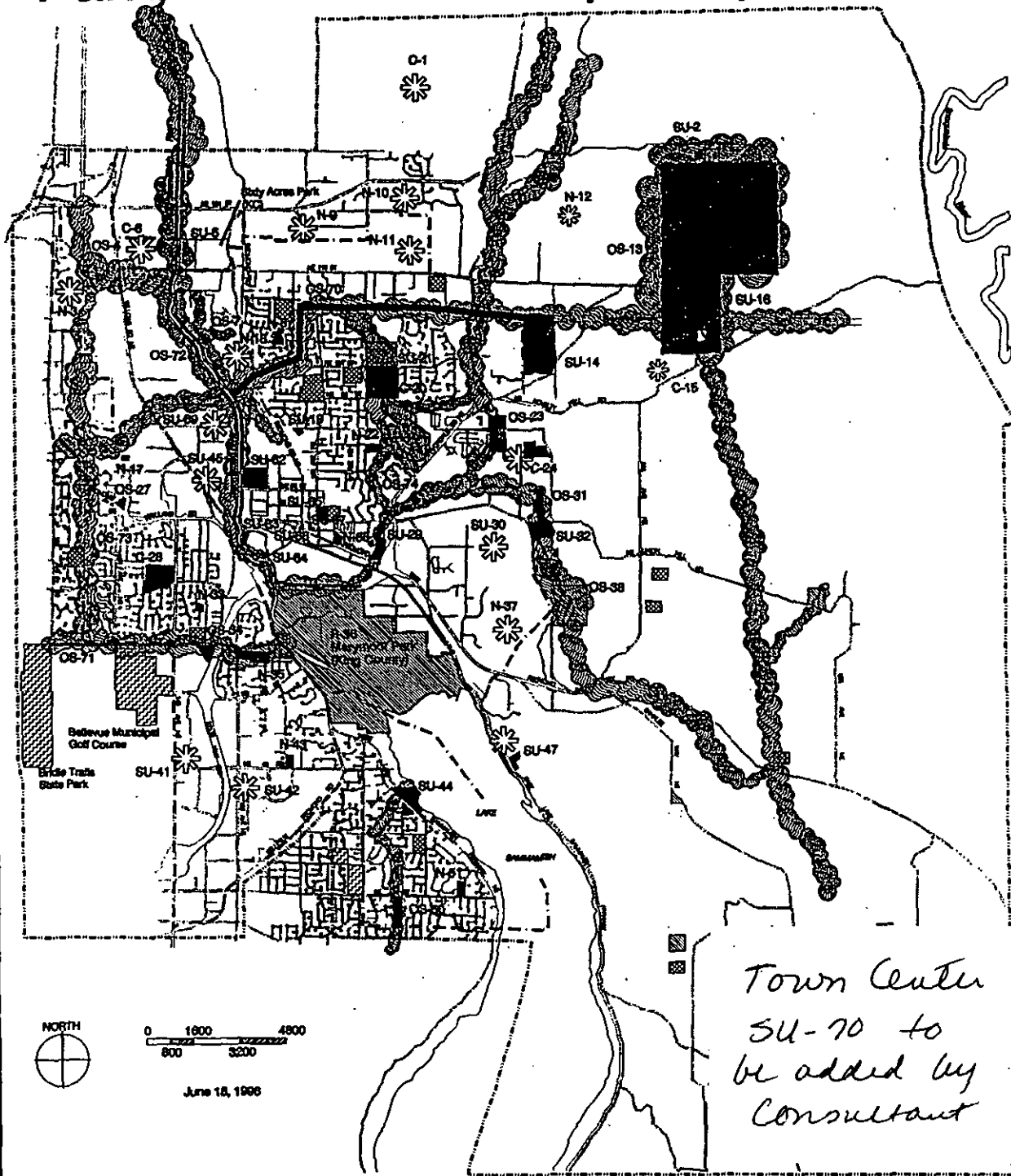
of the City's park and recreation needs they have not been counted in the City's needs analysis. Schools and King County will also be adopting levels of service standards for the purpose of collecting their impact fees. While the City utilizes some of the school and King County facilities, the City has experienced extreme competition and limited hours of availability.

Facility Plan 1 (Map P-2) shows existing and proposed parks, open spaces and open space corridors, schools, King County parks and other recreation facilities within the City limits, projected 10 year annexation areas and the area between the City and the Watershed Preserve. Table P-87 gives recommendations and explains the codes shown on Facility Plan 1. (Facility Plan 2 in the Appendix of the PRO Plan document illustrates the parks needed in the greater Bear Creek and Sammamish Plateau areas).

Table P-98 is the Capital Improvement Program approved by the Park Board in 1996. It illustrates the projects which the Park Board considers important for acquisition, development and/or renovation. These projects currently have inadequate or no funding.

The PRO Plan must be updated every five years to maintain eligibility for state and federal funding.

# Park, Recreation & Open Space Plan



## City of Redmond, Washington

### Legend:

- City Limits
- Impact & Planning Area Boundary
- Existing City Parks & Open Space
- Existing County Parks & Open Space
- Public Schools
- Proposed Parks
- Proposed Open Space Areas / Corridors
- Bellevue Parks

### PARK TYPE:

- N Neighborhood Park
- C Community Park
- R Regional Park
- OS Open Space Area
- SU Special Use Area

### Facility Plan 1

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**Table P-78  
Facility Plan Recommendations**

**Neighborhood Parks:**

Park #	Name	Acres	Location/Improvements
N-3	Proposed Neighborhood Park	10.00	North Willows area
N-8	Meadow Park	5.00	Existing; playground area needs renovating
N-9	Proposed Neighborhood Park	10.00	North Redmond (W) (north of NE 116th and east of Redmond Road)
N-10	Proposed Neighborhood Park	10.00	North Redmond (E) (north of NE 116th and west of Avondale Road)
N-12 <sup>1</sup>	Proposed Neighborhood Park	10.00	North of 116th and east of Avondale Road
N-17	Willows Creek Park	5.00	Existing
N-18	Proposed Neighborhood Park	10.00	North downtown (between Redmond Road and Sammamish River Trail)
N-22	Nike Park	5.00	Existing; purchase adjacent 5 acres
N-33	Splitbrook Park	2.00	Existing
N-35	Westside park	6.40	Existing
N-37	Proposed Neighborhood Park (in Southeast Redmond)	10.00	Southeast area (north of Redmond - Fall City Road and west of 196th Avenue)
N-43	Cascade View Park	8.00	Build tennis and pickleball courts
N-51	Viewpoint Park	5.00	Existing
N-68	Anderson Park	2.80	Renovate playground area; enlarge by acquiring adjacent property

<sup>1</sup> Located outside the Redmond City limits and 10 year annexations between the City limits and the Watershed Preserve.

**Community Park Recommendations:**

Park #	Name	Acres	Location/Improvements
C-1	Proposed Community Park	40.00	North Redmond (North of NE 124th Street)
C-6	Sixty Acre Park		Develop southern portion for a community park
C-15 <sup>1</sup>	Proposed Community Park	40.00	North of Novelty Hill Road
C-20	Hartman Park	40.00	Extend soccer field to accommodate full size softball fields; acquire 7 acres owned by Redmond Water Department
C-24	Avondale Park	16.58	Acquire 20-30 additional acres and develop
C-28	Grass Lawn Park	28.50	Existing; Restrooms to renovated 96-97

<sup>1</sup> Located outside the Redmond City limits and 10 year annexations between the City limits and the Watershed Preserve.



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**Regional Parks:**

Park #	Name	Acres	Location/Improvements
R-36	Marymoor Park (King County)	560.92	Develop additional trailhead; King County facility

**Special Use Areas:**

Park #	Name	Acres	Comments/Improvements
SU-2 <sup>1</sup>	N Watershed Support Facility	3.00	To be developed
SU-5 <sup>1</sup>	Sixty Acres Park	60.00	King County facility
SU-14 <sup>1</sup>	Farrel McWhirter Park	68.00	Existing
SU-16 <sup>1</sup>	S Watershed Support Facility	80.00	To be partially developed summer of 1997
SU-19	Reservoir Park	2.00	Existing
SU-21	Redmond Pool	0.50	King County facility. City should <del>may</del> acquire.
SU-29	Bear Creek Park	4.50	Partially developed
SU-30	Proposed Special Use Area	3.00	Industrial area (south of Union Road, west of 196 Ave. <del>note</del> )
SU-32	Johnson (Arthur) Park	15.00	To be developed
SU-41	Proposed Special Use Area	3.00	Industrial area (west of 520, north of NE 40 St)
SU-42	Proposed Special Use Area	3.00	Industrial area (east of 520, south of NE 40 St)
<del>SU-44</del>	Idylwood Beach Park	17.00	Existing; <del>acquire home surrounded by park</del>
SU-45	RiverWalk	5.16	In planning phase
SU-47 <sup>1</sup>	East Lake Sammamish Waterfront Park	3.00	Expand along east <del>shore</del> bank of Lake Sammamish
SU-62	Municipal Campus	11.00	Existing. Contains sport facilities at Redmond Senior Center
SU-63	Luke McRedmond Landing	2.50	Existing
SU-64	Slough House (Haida House)	1.70	King County facility. City should <del>may</del> acquire.
SU-65	83rd Street Park	1.40	Undeveloped
SU-66	O'Leary Park	0.12	Renovated in 1996-1997 <del>to be renovated in 1996-1997</del>
SU-67	Old Fire House Teen Center	0.87	Existing; expand
SU-69	Proposed Special Use Area	3.00	Industrial area (between Willow Road and Sammamish River)
<u>SU-70</u>	<u>Town Center Open Space and Trail Corridor</u>	<u>44.00</u>	<u>To be dedicated to public use</u>

<sup>1</sup> Located outside the Redmond City limits and 10 year annexations.

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Natural Open Spaces:

Park #	Name	Acres	Comments/Improvements
OS-4	Proposed Open Space Area		Steep hillside (north Willows area)
OS-7	Proposed Open Space Area		Steep hillside (Sammamish River corridor)
* OS-13	Watershed Preserve	720.00	Trails constructed in 1996; complete trails system
* OS-23	Bear Creek Trail Open Space Area	37.34	Expand along Bear Creek
OS-27	Welcome Open Space	2.50	Maintain as natural area
* OS-31	Evans Creek Trail/Open Space Area		Expand along Evans Creek
OS-34	Redmond West Wetlands	4.40	Existing
* OS-38	Evans Creek Park	38.17	King County facility
OS-50	Viewpoint Open Space	9.70	Maintain as natural area; develop trail to connect with Bellevue trail
OS-70	Puget Power / City of Redmond Trail Corridor	91.00	Pave trail
OS-71	Bridle Crest Trail	9.50	King County facility
OS-72	Sammamish River Corridor	84.50	Includes King County Sammamish River Trail and propose RiverWalk
OS-73 <sup>1</sup>	Gas Pipeline Trail/Open Space Area		Develop trail
OS-74	Proposed Open Space Area		Steep hillside (Education Hill area)

<sup>1</sup> Located outside the Redmond City limits and 10 year annexations

PARKS & RECREATION

**Table P-89**  
**Capital Improvement Program, 1997-2002**  
**Park Board Recommendation, 5/23/96**

NEED	ACQUISITION	DEVELOPMENT	RENOVATION
<b>Immediate</b>	Community Center Site	Avondale CP, PD & Ph I	Anderson Park
1-3 years	East Lake Samm WF Park, Ph I	Bear/Evans Creek Trail PD & Ph I	Conrad Olson Farm, Ph I
	East Sammamish Valley CP	Cascade View NP, Ph II	Mackey Creek Restoration,
	Hidden Ridge Trail Connectio	Community Center	Meadow NP
	Leary Way Gateway	Hidden Ridge Trail Connection	Viewpoint NP
	Puget Trall/Willows	Johnson Park, PD	
		Puget Trail / Willows	
		Sammamish River/RiverWalk, Ph I	
<i>New Projects</i>	<i>Bear Creek Corridor/Open Sp</i>	Skate Plaza	
	<i>Idylwood Beach Park Additio</i>		
	<i>Keller Farm</i>	<i>Keller Farm</i>	
	<i>Nike Park - Hartman Park Trail</i>	<i>Nike Park - Hartman Park Trail</i>	<i>Bear Creek Restoration</i>
	<i>Nike NP Addition</i>	<i>Redmond Elementary School</i>	
	<i>Redmond Elementary School</i>	<i>Valley View Trail Connection</i>	
	<i>Redmond Pool (KC)</i>	<i>Watershed N Access, PD &amp; Ph. I</i>	
	<i>SE Redmond NP (Gun Club)</i>	<i>Watershed Trails, Ph II</i>	
	<i>SE Redmond Trail</i>		
	<i>Slough Park (KC)</i>		
	<i>Valley View Trail Connection</i>		
<b>Interim</b>	Cultural Arts Center Site	65th Street Trail	172nd Trall (Hartman Park)
4-6 years	Downtown Parks	83rd Street Open Space (Downtown Park)	Luke McRedmond Landing
	East Lake Sammamish Trail	148th Street Beautification/Beautifivection: Ph	Conrad Olson Farm, Ph II
	East Lake Sam. WF Park, Ph II	Aquatic Center (Redmond Pool)	Conrad Olson Farm, Ph III
	North Redmond CP	Avondale CP, Ph II	
	North Redmond NP	Bear/Evans Creek Trail, Ph II	
	North Willows Ridge NP	City Nursery/Compost Center	
	Puget Trail NW / Willows	Cultural Arts Center	
	West Avondale NP	East Lake Sam. Wtrft Park, Ph I	
		East Sammamish Valley CP	
		Farrel McWhirter Park, Ph II	
		Hartman CP Ballfield	
		Idylwood Beach Park, PD	CP: Community Park KC: King County NP: Neighborhood Park PD: Preliminary Design Ph: Phase RP: Resource Park
		Johnson Resource Park, Ph. I	
		Marymoor Athletic Complex	
		Puget Trail / Education Hill, Ph II	
	Puget Trail NW / Willows		
	Samm. River /RiverWalk, Ph. II		
	Signature Street Beautification		
	West Avondale NP		

PARKS & RECREATION

**Table P-89 (Continued)**  
**Capital Improvement Program**

<b>Interim cont.</b>	<i>Nike Park - Avondale Road Tr</i>	<i>Idylwood Beach Park Additio</i>	<i>Redmond Pool (KC Pool)</i>
<b>New Projects.</b>	<i>Nike Launch Site (LWSD)</i>	<i>Nike Park - Hartman Park Trail</i>	<i>Slough Park</i>
	<i>Nike Park - Redmond El Trail</i>	<i>Nike Launch Site</i>	
	<i>Public Pool (#2)</i>	<i>SE Redmond (Gun Club) NP</i>	
		<i>SE Redmond Trail</i>	
<b>Future</b>	<i>Anderson NP Addition</i>	<i>Anderson NP Addition</i>	
<i>7-10 years</i>	<i>Scenic Vistas</i>	<i>Bear/Evans Creek Trail, Ph III</i>	
		<i>Downtown Parks</i>	
		<i>East Lake Sammamish Trail</i>	
		<i>East Lake Sam. Wtrft Pk, Ph II</i>	
		<i>Johnson Resource Park, Ph II</i>	
		<i>Nike NP Addition</i>	
		<i>North Redmond CP</i>	
		<i>North Redmond NP</i>	
		<i>North Willows Ridge NP</i>	
		<i>Scenic Vistas</i>	
			<i>CP: Community Park</i>
<b>New Projects.</b>	<i>Tennis/Racquet Center Site</i>	<i>Nike Park - Avondale Rd Trail</i>	<i>KC: King County</i>
		<i>Nike Launch Site (LWSD), Ph I</i>	<i>NP: Neighborhood Park</i>
		<i>Nike Park - Redmond El. Trail</i>	<i>PD: Preliminary Design</i>
		<i>Public Pool #2</i>	<i>Ph: Phase</i>
		<i>Puget Trail NW / Willows</i>	<i>RP: Resource Park</i>
		<i>Tennis/Racquet Center</i>	

## G. Recreational Trails

### Trails Plan

The Existing Trails Plan, Map P-3, shows the existing trails in the impact and planning area. Most are City owned and maintained. Several trails are owned and maintained by King County. There are some trails through private developments which allow the public access.

The Proposed Recreational Trails Plan, Map P-4, provides for a system of trails which link public lands with residential, employment and shopping areas throughout the neighborhoods. In addition, Redmond's Trails Plan provides connections with the regional trail system which links Redmond with surrounding communities and unincorporated King County.

The recreational Trails Plan is in contrast to the City's Bike Way Plan which utilizes, for the most part, street right-of-way and focuses bicycle lanes as a primary means of transportation. The recreational Trails Plan is a combination of paved and unpaved pathways and wherever possible the pathways are separated from streets or road pavement. However, in some cases where no other option exists, the route utilizes road right-of-way. Where this occurs, the recreational Trails Plan follows the Bike Way Plan very closely.

- FR-55 A variety of trails should be developed which include those designated as multi-use, hiking or pedestrian only, interpretive trails, ADA accessible, equestrian trails and bicycle trails.
- PR-56 The primary purpose of recreation trails is to provide a recreation experience with transportation being a secondary objective.
- PR-57 Whenever possible, recreation pathways and trails should not be part of a street roadway.
- PR-58 Recreation trails should be interesting to the users and maximize the number and diversity of enjoyable viewing opportunities.

- PR-59 Trail alignments should take into account soil conditions, steep slopes, surface drainage and other physical limitations that could increase construction and/or maintenance costs.
- PR-60 National Forestry Service standards for design and construction should be used as guidelines for multi-use, equestrian, bicycling, and hiking designated trails.
- PR-61 Trails should be looped and interconnected to provide a variety of trail lengths and destinations. They should link various parts of the community, as well as existing park sites and public spaces.
- PR-62 Trails should be developed throughout the community to provide linkages to schools, parks, and other destination points. Each proposed trail should be reviewed on a case-by-case basis to determine if it should be part of the city's park and recreation program.
- PR-63 Safety should be the major criteria particularly where routes must use existing roadways. The pathway should be designed to minimize potential conflicts between motorists and trail users, especially equestrians.
- PR-64 During the review process for new development or redevelopment, ensure that multi-use pathways are constructed through proposed developments, where such improvements would provide needed linkages between trail routes and access to public destinations.

### Trailheads

Trailheads are important elements of the trail system acting as staging areas and offering support facilities along the trail route. For the most part, existing parks can offer parking and other conveniences.

- PR-65 Centralized and, when possible, effective staging areas should be provided for trail access.

## **PARKS & RECREATION**

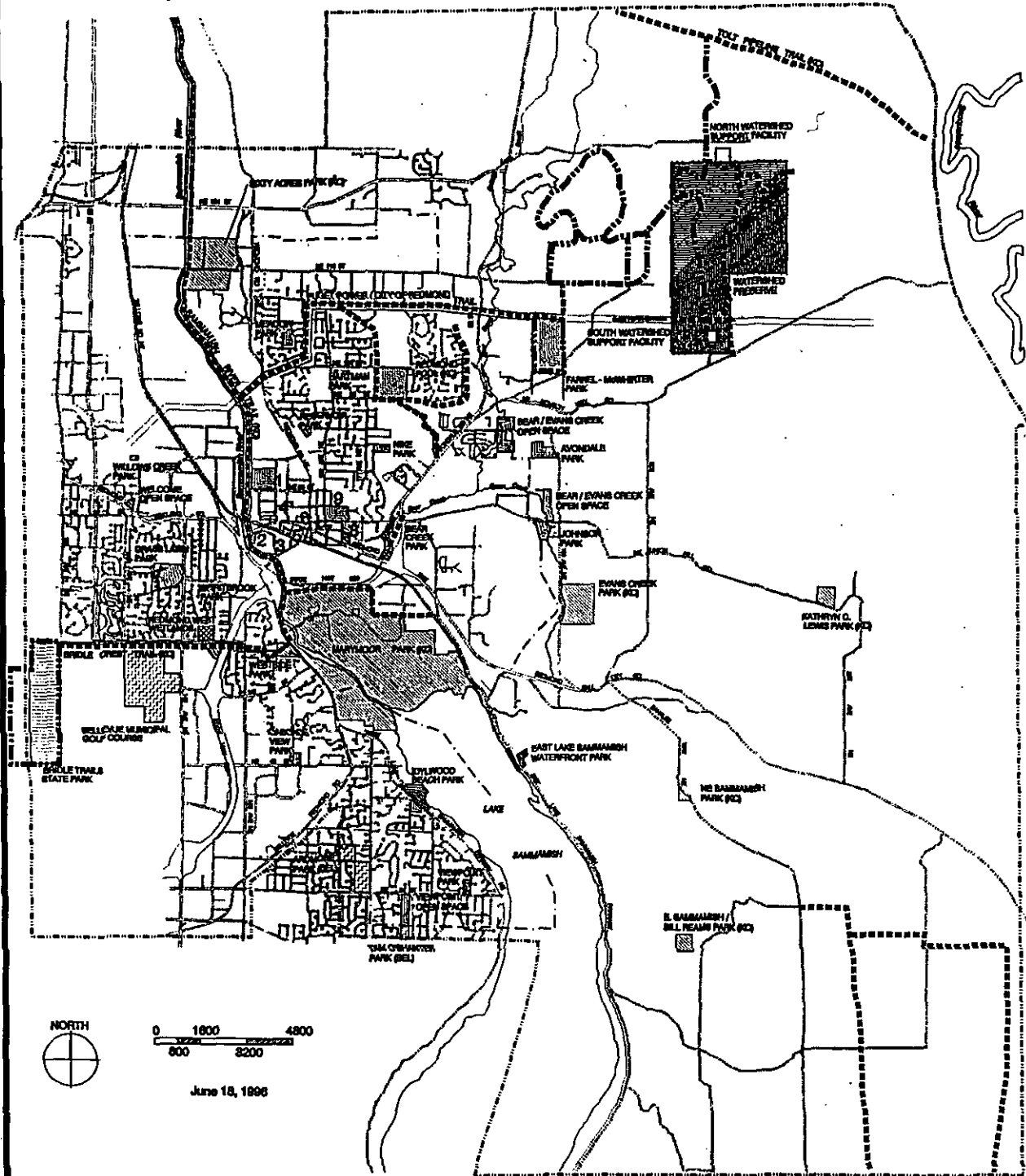
- PR-66** Trailheads should include parking, orientation and information, and any necessary specialized unloading features, especially for equestrians and persons with disabilities.
- PR-67** Additional trailheads should be developed and existing trailheads improved so that they provide sufficient vehicular and equestrian parking, signage, and restroom facilities.

### **Equestrian Trails**

Where possible, soft-surface trails have been developed for equestrian use. In some cases, these trails parallel a hard surface, multi-use trail as along the Sammamish River Trail. In most instances, the soft surface corridor also serves as a multi-use trail accommodating bicyclists and hikers as well as equestrians (e.g. Bridle Crest Trail and Puget Power Trail. Some trails, the Farrel McWhirter Loop and Watershed Preserve Trillium are designated equestrian/hiker.

- PR-68** Equestrian trails should be separated from multi-use trails whenever possible.
- PR-69** Buffer areas should be provided between the equestrian trails and the multi-use trails whenever possible.
- PR-70** Trails should be soft-surface, preferably fine crushed rock or mineral soil.
- PR-71** Road crossings should be designed to provide maximum safety.
- PR-72** Connections should be made to connect local trails with regional trails.
- PR-73** Looped trail systems should be provided where possible.
- PR-74** Trails should be able to withstand all weather use.

# Park, Recreation & Open Space Plan



## City of Redmond, Washington

### Legend:

- City Limits
- Impact & Planning Area Boundary
- Existing Multi-Use
- Existing Equestrian/Hiker
- Existing Hiking Only

### DOWNTOWN PARKS

1. MUNICIPAL CAMPUS
2. LUKE McREDMOND LANDING
3. SLOUGH PARK
4. 83rd STREET PARK
5. O'LEARY PARK
6. FLAGPOLE PLAZA
7. OLD FIREHOUSE TEEN CENTER
8. ANDERSON PARK
9. REDMOND ELEMENTARY

### Existing Trails

Ordinance No. 1929

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**Table P-910**  
**Inventory of Pathways and Trails**

Mileage Dev.	Mileage Undev.	Trail	Surface
<b>Within City Parks</b>			
.35		Bear Creek Trail	Partially paved
1.45		Farrel McWhirter Park	Unpaved
.25		Grass Lawn	Paved/unpaved
1.00	.25	Hartman Park	Unpaved
.50		Nike	Unpaved
7.00	5.00	Watershed Preserve	
<b>10.55</b>	<b>5.25</b>	<b>Subtotal Trails Within City Parks</b>	
<b>Not Within City Parks</b>			
.50		Ashford Trail	Unpaved
.50	.10	Hidden Ridge Trail	Partially paved
.44		Nicholls Trail	Unpaved
3.10		Puget Power/City of Redmond Trail	Unpaved
.25	.10	Valley View Trail	Unpaved
.20	.05	65th Street Trail	Unpaved
1.00		172nd Street Trail	Unpaved
<b>5.99</b>	<b>.25</b>	<b>Subtotal Trails Not Within City Parks</b>	
<b>Trails in Acquisition Phase</b>			
0	3.60	Bear / Evans Creek Trail	
0	3.60	Subtotal Trails in Acquisition Phase	
<b>TOTALS</b>			
<b>9.54</b>	<b>4.10</b>	<b>TOTAL TRAILS (excluding Watershed)</b>	
<b>16.54</b>	<b>9.10</b>	<b>TOTAL TRAILS (including Watershed)</b>	

**NOTE:\*** King County trails have not been included in the table.

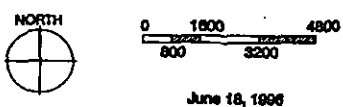
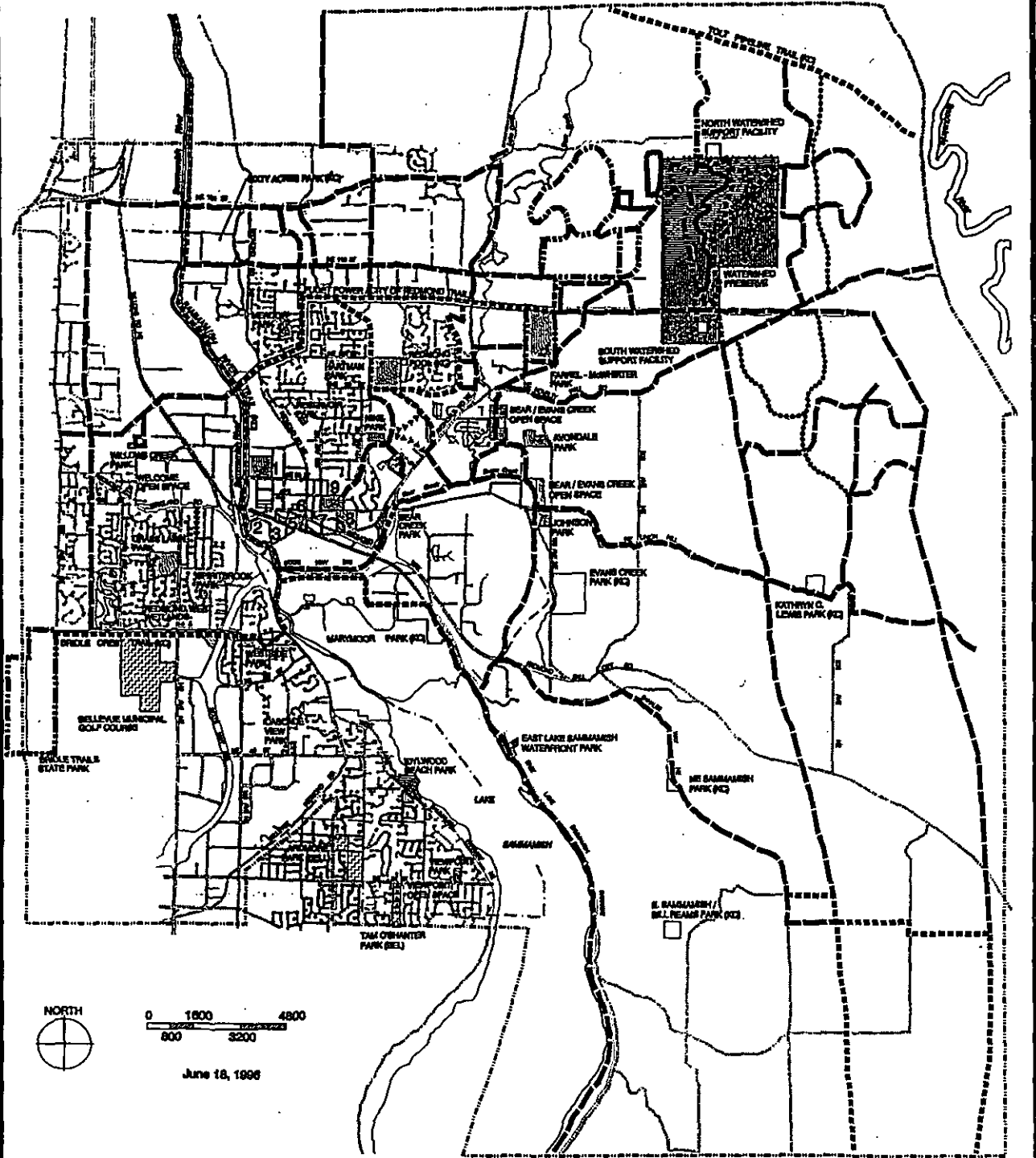
**Table P-1011: Trail Guidelines**

The trails plan includes paved and unpaved off road pathways. Trails may be multi-use or specialized depending upon location and materials.

NRPA standard	.50 miles per 1,000 population
City Council, adopted level of service	.25 miles per 1,000 population
Consultant recommended level of service	.35 miles per 1,000 population
Redmond Standard (Park Board recommendation)	.50 miles per 1,000 population



# Park, Recreation & Open Space Plan



## City of Redmond, Washington

### Legend:

- City Limits
- Impact & Planning Area Boundary
- Existing Multi-Use
- Proposed Multi-Use
- Existing Equestrian/Hiker
- Proposed Equestrian/Hiker
- Existing Hiking Only
- Proposed Hiking Only
- Proposed Bicycle (Hard Surface)

### DOWNTOWN PARKS

1. MUNICIPAL CAMPUS
2. LUKE McREDMOND LANDING
3. SLOUGH PARK
4. 83rd STREET PARK
5. O'LEARY PARK
6. FLAGPOLE PLAZA
7. OLD FIREHOUSE TEEN CENTER
8. ANDERSON PARK
9. REDMOND ELEMENTARY

Proposed  
Trails Plan

24

## PARKS & RECREATION

### Art Loop

The Art Loop leads walkers and bicyclists on a tour of many of the art works within Redmond. Map - 5 shows the Art Loop. The "Art Loop" concept is further described within the document entitled City of Redmond Public Artwork Site Plan and Inventory, March 1992. Part of the "Art Loop" is also shown on the City Center Parks Plan in the City Center (Downtown) Chapter. This plan involves sites in Redmond where the Arts Commission recommended art work be permanently displayed for the public to enjoy. It is recommended that the Art Loop Trail plan be updated to include O'Leary Park, Flag Pole Plaza, 83rd Street Open Space, and the City Annex. The King County Shop Site and Puget Power / City of Redmond "Trail Heads" should be deleted. Several parks now have artwork and it is recommended that a brochure be written to assist the public in locating and understanding the art displayed.

### RiverWalk

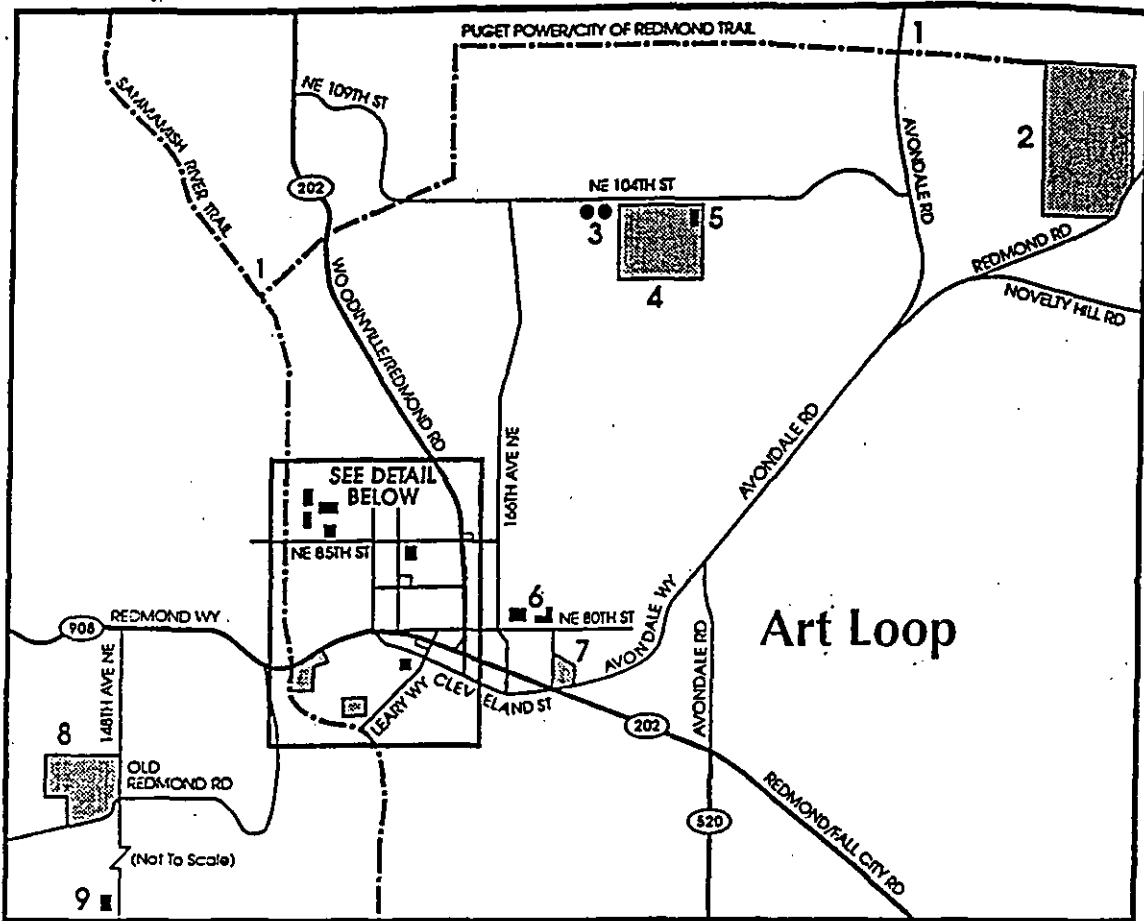
RiverWalk is part of a proposed ten mile trail system ringing the City. The purpose of the first phase is to improve the Sammamish River Trail corridor in the heart of downtown Redmond.

RiverWalk will extend for 1.4 miles and includes 42 acres of existing public land along the ~~river~~riverfront. RiverWalk will provide stream and wildlife habitat restoration, create access to the river with better community connections to the trail corridor, and build citizen awareness and identity for the City's residents and trail users. Additionally, it will connect with the proposed Bear/Evans Creek Multi-use Trail, with connections to other regional trails.

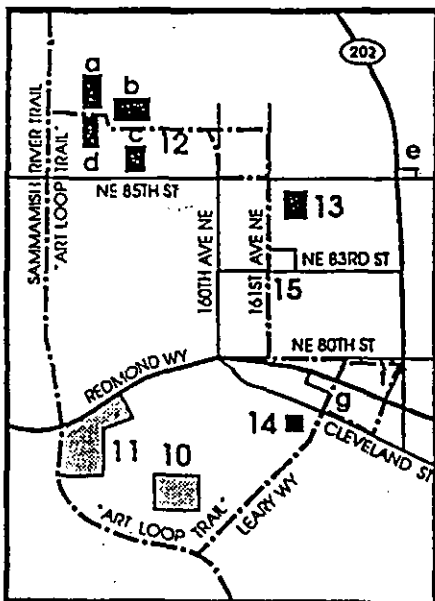
This project will provide numerous opportunities for educating the public regarding the river environment. The Sammamish River provides a connection to Bear Creek, one of the most significant salmon and steelhead spawning streams in the Puget Sound region. Restoration of the riparian corridor and fish habitat improvements along the Sammamish River with accompanying interpretive signage will provide specific educational opportunities regarding wildlife and salmon. Additionally, the restored river corridor will create natural and pleasing sites for enjoying the stream environment.

Map - 6 illustrates the concept of RiverWalk along the Sammamish River.

# PLAN RECOMMENDATIONS



## DOWNTOWN AREA DETAIL



## ARTWORK SITE KEY

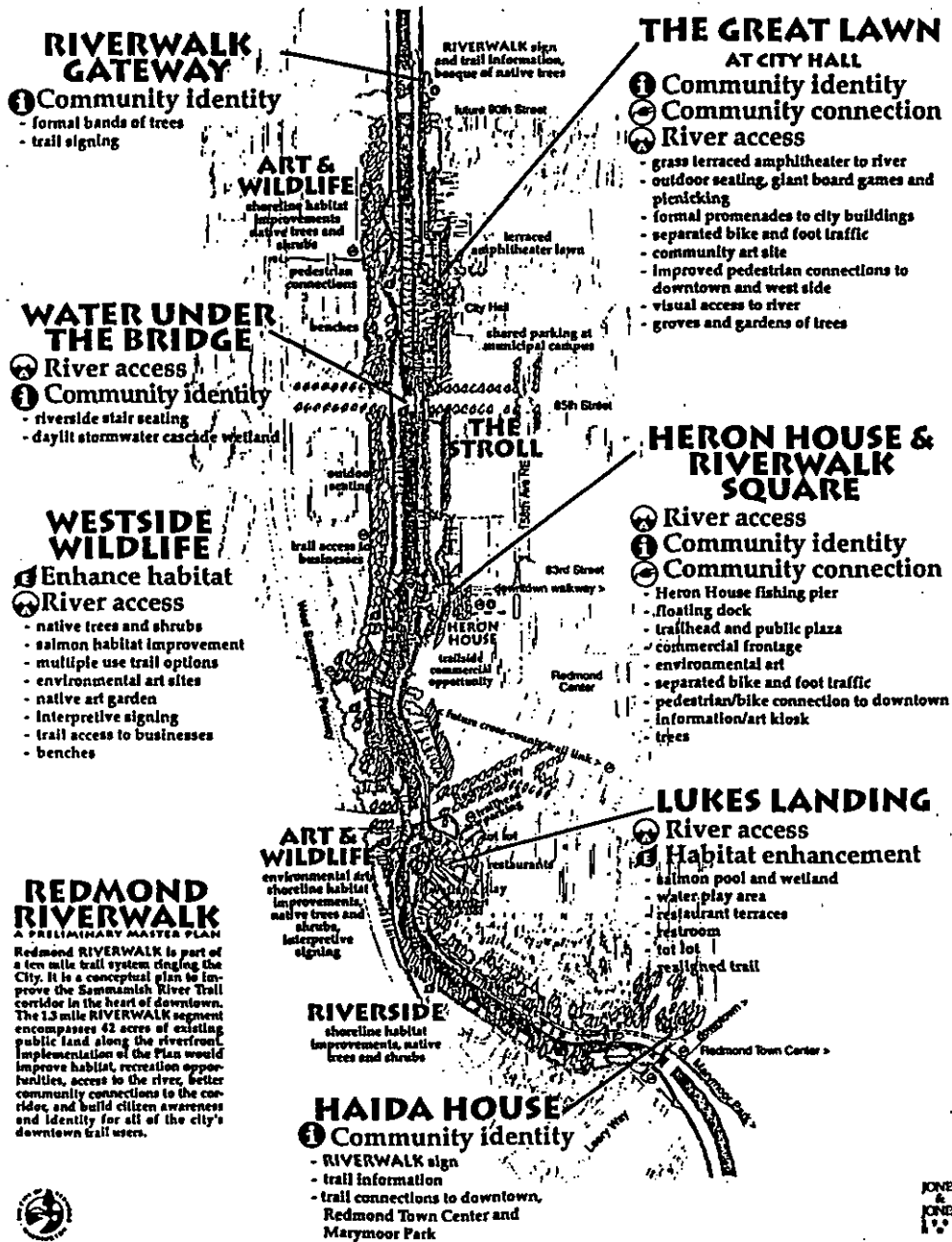
- |   |   |
|---|---|
| 1. Puget Power/City of Redmond Trail Heads                  | 12. Redmond Municipal Campus/Commons<br>a Senior Center<br>b Public Safety Building<br>c Library (King County)<br>d City Hall |
| 2. Farrel - McWhirter Park                                  | 13. Fire Station 11   |
| 3. Education Hill Water Towers                              | 14. King County Shop Site   |
| 4. Hartman Park   | 15. 83rd Street Open Space  |
| 5. Redmond Pool (King County)                               |   |
| 6. Redmond Elementary School (Lake Washington School Dist.) | Open Spaces   |
| 7. Anderson Park  | e 164th Ave NE and NE 85th Street   |
| 8. Grasslawn Park   | f 164th Ave NE and Redmond Way  |
| 9. Fire Station 12  | g Leary Way and Redmond Way   |
| 10. Slough House (King County)                              |   |
| 11. Luke McRedmond Landing                                  |   |

## LEGEND

- |   |  |  |
|---|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: black; margin-right: 5px;"></span> Building or Structure | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> Park | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Open Space |
|---|--|--|

# REDMOND RIVERWALK

A PRELIMINARY MASTER PLAN



# City Center Parks and Recreation

The planned locations are illustrative and may vary depending on land availability at the time of improvement. The earlier policies described the importance of park and recreation improvements to the continued development of downtown. Table P-12+9 describes the parks

planned for the City Center. These parks are shown on the City Center Parks Plan map.

CP-157 Benefited properties should construct or contribute to the park and recreation facilities identified on the City Center Park Plan when the properties served by the facilities develop..

**Table P-1112  
City Center Parks and Recreation Sites**

Park Name	Location	Acreage	Type	Status
Municipal Campus	City Hall / NE 85th	11.00	Open Space and Senior Center Game Courts	Developed
Redmond Elementary School	166th. Ave. NE / NE 80th Street	11.80	Neighborhood Park & Community Center	Future Acquisition and Development
Anderson Park	168th Avenue NE / Redmond Way	2.80	Neighborhood Park	Developed
Luke McRedmond Landing	Redmond Way / 159th Ave. NE	2.11	Resource Park	Developed
Sammamish River Trail	Sammamish River	18.80	Multi-Use Trail and Open Space	Developed / eOwned by King County. City maintains portion of trail
Bear Creek Park	Bear Creek / Union Hill Rd	4.50	Resource Park	Partially Improved
O'Leary Park	Leary Way / Redmond Way	.12	Resource Park	Developed
Flag Pole Plaza	Redmond Way / Leary Way	.11	Resource Park with Mural	Developed
Town Center	Bear Creek and south of Leary Way	44.00	Trail Corridor and Open Space	To be developed by Town Center, who will own open space. City will maintain the multi-use trail.
RiverWalk	Both Sides of Sammamish River between Redmond Way / Railroad Bridge	5.16	Open Space and Habitat Sites	To be developed
Central Park (83rd Street Open Space)	NE 83rd Street / 161st. Avenue NE	1.40 existing (2 - 5 ac) desired	Urban Plaza Park	To be acquired and developed
River Point Park	North of NE 90th	7.00	Neighborhood Park	Future

PARKS & RECREATION

Slough Park a.k.a. Haida House	7447 - 159th Pl. <u>NE</u>	1.67	Sculpture Garden; Sculpture Classroom; Native American Classes	Currently owned by King County. City <u>may should acquire</u>
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