

Attachment 40

Comprehensive Plan Policies

Citywide Policies. The Comprehensive Plan contains certain policies applicable to all areas within the City and land use designations within the community. The policies applicable to the Betrozoff-Jones development are listed below.

Framework Policies

FW-12 Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land and provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.

Natural Environment Policies

NE-21 Conserve and protect environmentally critical areas from loss or degradation. Maintain as open space hazardous areas and significant areas of steep slopes, undeveloped shorelines and wetlands.

NE-24: Encourage use of creative and appropriate site design and housing types to balance environmental protection and achievable density. Encourage Planned Residential Developments (PRDs), Planned Commercial Developments (PCDs), clustering, and density transfers for both commercial and residential development to help retain significant natural features and critical areas as open space.

Land Use Policies

LU-3 Allow new development only where adequate public facilities and services can be provided.

LU-6 Encourage infill development on suitable vacant parcels that may have been passed over and redevelopment of underutilized parcels. Ensure that the height, bulk, and design of infill and redevelopment projects are compatible with their surroundings.

Neighborhood Policies. The Betrozoff -Jones 1 site is located within the North Redmond Neighborhood as defined in the Neighborhoods Element of the City of Redmond Comprehensive Plan. The following neighborhood policies apply to the project:

General Land Use Policies

- N-NR-4 Conserve and strive to enhance existing significant natural features, including steep slopes, wetlands, streams, creeks, trees, and fish and wildlife habitat conservation areas.
- N-NR-5 Encourage innovative development techniques that provide for a variety of lot sizes, housing types, styles, and sizes, and a variety of affordability levels within the neighborhood.

Neighborhood Character and Design Policies

- N-NR-8 Promote the preservation of the area's important natural features through clustering and allowing innovative forms of housing that utilize less land area, particularly in the vicinity of critical areas as designated by the Critical Areas Ordinance.
- N-NR-11 Require that new development be designed in a manner that demonstrates respect of the natural features of the neighborhood, such as terraces, ravines, woodlands, streams and wetlands.

Environmental Protection Policies

- N-NR-19 Require the use of compost-amended soils, consistent with the guidelines of the Washington State Department of Ecology, in the required landscaping for all developments.
- N-NR-20 Encourage the use of native and habitat plants in required landscaping.

Parks, Recreation and Open Space Policies

- N-NR-41 Encourage the maintenance of pedestrian and bicycle connections on private streets and on public trails where vehicular access may otherwise be denied.
- N-NR-43 Require, within utility corridors and associated easements to off-site connections, the granting and/or improvement of pedestrian and other nonmotorized public access easements for all new development, when determined appropriate by the City's Technical Committee.

Housing Policies

- N-NR-47 Encourage the design and building of size-limited and affordable dwellings, including accessory dwelling units and air space condominium design.

- N-NR-49 Require a minimum of 10 percent of units in all new housing developments of 10 units or more in the North Redmond Neighborhood to be affordable, as defined in the Redmond Community Development Guide. Minimize development costs associated with this requirement by providing bonuses and incentives.
- N-NR-50 Promote the design of new single-family dwellings that maintain visual interest and provide a mix of home sizes and styles within new developments.
- N-NR-52 Ensure that new single-family dwellings are designed to have living space as the dominant feature of the street elevation to encourage active, engaging, and visually appealing streetscapes with landscaping and design features that bring the living space toward the front street. Minimize the garage feature at the street elevation, unless the home is located on an arterial and design options to minimize the appearance of the garage are limited.

Utilities Policies

- N-NR-78 Require the undergrounding of all new utilities in North Redmond and as older utility lines are updated, with the exception of the Puget Sound Energy high voltage transmission lines. Coordinate the undergrounding of existing overhead utilities as street construction or maintenance occurs in these service areas.