

Attachment 24 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 Benjamin 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 Benjamin site is located within the Willows Rose Hill Neighborhood as defined in the Neighborhoods Element of the City of Redmond Comprehensive Plan. The following neighborhood policies apply to the project:

General Framework Policies

N-WR- Ensure that new residential development blends with and helps maintain the existing character in each neighborhood subarea, including sense of community, variety in lot sizes and house styles, small to moderately sized homes, abundance of trees and other greenery, nearness to open spaces wildlife, and feeling of spaciousness throughout the neighborhood.

Parks, Recreation and Open Space Policies

- N-WR-D-3 A minimum of 25 percent of the required open space for residential development of 30 dwelling units or more should be centrally located as common open space and should be designed to provide visual relief from the massing of development, to serve the recreational needs of residents of the development, to enable children's play areas to be visible from residences in the development, and to provide habitat for wildlife. .
- N-WR-D-4 When surface stormwater facilities are built, they shall be well landscaped and maintained, shall appear aesthetically pleasing, and should be designed to be appear naturally occurring..

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-WR-E-6 New single family developments of 10 units or more in the Willows Rose Hill neighborhood shall contain a portion of affordable housing as provided for in RZC 21.20. The city shall provide incentives and bonuses intended to minimize development costs associated with this requirement.
- N-WR-E-8 Redmond should expand the assortment of incentives, bonuses and public funding measures to create affordable housing and preserve some of the existing housing stock of affordable housing in the Willows/ Rose Hill Neighborhood.

Transportation Policies

- N-WR-H-8 Pedestrian scale lighting should be provided on public streets in new short plats and subdivisions in the Willows/ Rose Hill neighborhood.