

# ORIGINAL

RESOLUTION NO. 577

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, IMPOSING A MORATORIUM UPON CERTAIN DEVELOPMENT ACTIVITIES WITHIN A PORTION OF CITY CENTER DESIGN AREA NO. 7; ESTABLISHING A MORATORIUM TERMINATION DATE AND PROVIDING FOR EXTENSION THEREOF.

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WHEREAS, the City Council of the City of Redmond, Washington, at its meeting of November 18, 1980, upon determining that an emergency existed due to conflicts between the City's development policies and the land uses presently permitted in City Center Design Area No. 7, instituted an emergency temporary moratorium, and scheduled a public hearing to determine whether the emergency temporary moratorium should be continued, and

WHEREAS, the City Council held a public hearing at its meeting of December 16, 1980, on the subject of whether to continue the emergency moratorium, at which hearing all those requesting to speak were heard, and

WHEREAS, following said hearing, the City Council determined that, due to the apparent demise of the Evergreen East Regional Shopping Center project there appear to be two potential sites for development of large scale comparison shopping and additional commercial areas within the City, and that such development should occur in a coordinated fashion at one location in order to further the City's objective of creating a cohesive downtown commercial area, well integrated with existing commercial development and public facilities, which will result in minimum expenditures for transportation facilities, conserve energy usage, and minimize the demand upon City fire, police, public works and other municipal services, and

WHEREAS, at the time of formulation and enactment of the Community Development Guide it was contemplated that

the Evergreen East Regional Shopping Center project would go forward and would satisfy the majority of the need of the City of Redmond and surrounding communities for development of a major comparison shopping and commercial area, and

WHEREAS, there has been a substantial change in circumstances due to the apparent demise of the Evergreen East project with the result that the existing comprehensive plan as embodied in the Community Development Guide may no longer be appropriate, in light of the increased likelihood of major comparison shopping and commercial development within the City, and

WHEREAS, all feasible sites for development of a major comparison shopping and commercial area should be thoroughly evaluated and the City's Comprehensive Land Use Plan should be revised as needed consistent with the results of such evaluation, and

WHEREAS, the City's planning director has identified certain inconsistencies in the language of the Development Guide applicable to City Center Design Area No. 7 which are set forth in the memorandum dated December 16, 1980, a copy of which is attached hereto as Exhibit 1 and incorporated herein by this reference and hereby concurred in and adopted by the City Council, and

WHEREAS, a moratorium has been placed upon development activities within a portion of the City located in City Center Design Areas No. 1 and No. 2 considered to be a potential site for major comparison shopping and commercial development in order to allow time for the City staff and Policy Advisory Commission to study and evaluate the factors affecting the appropriate location of such development, and the desired nature and composition of such development, without such study and planning being hindered or nullified by intervening piecemeal development, and

WHEREAS, similar provision with regard to the other potential site for major comparison shopping and commercial development within the City is needed, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,  
HEREBY RESOLVES AS FOLLOWS:

Section 1. Effective as of December 16, 1980, a temporary moratorium is hereby imposed upon the following City activities pertaining to property within that portion of the City located in City Center Design Area No. 7, depicted on Exhibit 2 entitled "Proposed Moratorium - Design Area 7," attached hereto and incorporated herein as if set forth in full:

- A. Acceptance of applications for general development permits, special development permits or building permits, excluding applications for remodeling of existing structures;
- B. Acceptance of applications for, and the granting of, any rezone;
- C. Acceptance of petitions for, or formation of, local improvement districts;
- D. Improvement of existing streets and development or improvement of areas within the right-of-way for proposed streets according to the most recent City street plan;
- E. The grant of any approval required for a planned unit development, subdivision, or short subdivision.

Section 2. The moratorium instituted pursuant to this resolution shall expire four (4) months from its institution, to wit: on April 16, 1981, or upon receipt by the City Council of the Policy Advisory Commission's recommendations for appropriate amendments to the Community Development Guide to provide a revised comprehensive plan for the area designated on Exhibit 2 and the area subject to the moratorium imposed by Resolution No. 551, as modified by subsequent resolutions, and Council action upon such recommendations, whichever occurs first.

Section 3. In the event additional time is needed beyond April 16, 1981, to study, formulate and implement the above-referenced amendments to the Community Development

Guide, if any be needed, the moratorium may be extended for an additional period of up to four (4) months by resolution of the City Council.

Section 4. The City staff and Policy Advisory Commission are hereby directed to proceed in a timely fashion with all study and evaluation necessary to result in appropriate recommendations for amendments to the Development Guide, if any be needed.

RESOLVED this 6<sup>th</sup> day of January, 1981.

CITY OF REDMOND

  
MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:

  
CITY CLERK, PAUL F. KUSAKABE

FILED WITH THE CITY CLERK: December 31, 1980



**CITY OF  
REDMOND**

EXHIBIT 1

TO : Mayor Himes and Redmond City Council  
FROM : Kay Shoudy, Planning Director  
DATE : December 16, 1980  
SUBJECT : Moratorium Portion of Design Area 7 and Proposed Corridor, SR 901  
REQUESTED ACTION : Approve, by resolution, an Emergency Moratorium on building permits within area designated on Exhibit 1, for period of four months.

As outlined in the Planning Department Memorandum dated November 18, 1980, certain inconsistencies are apparent in the language of the Development Guide related to Design Area 7 as follows:

1. The area south of the railroad tracks does not conform to the policy which specifically states that convenience areas will be located at the entrances to the City on Redmond Way.

Because of the railroad, this property is not easily accessible to Redmond Way. Development of an area this size in convenience uses with high traffic volumes would generate substantial cross traffic meeting Redmond Way at 170th Avenue N.E., adding to the existing traffic problems on Redmond Way. The purpose of designating entranceways as convenience centers should be re-examined to determine if the intent was to limit these activities to highly accessible and visible locations on Redmond Way. Other land uses, such as commercial or professional offices, which would minimize traffic impacts on Redmond Way may be more appropriate for this area than convenience retail uses.

2. The definition of commercial uses allowed in Design Area 7 is non-specific in both the policy statements and permitted land use tables. Under these general guidelines, a wide range of commercial uses could be allowed which may or may not provide "convenience" versus "comparison" goods. The difference between these categories of commercial uses is not defined in the Development Guide.

The use of properties located between Redmond Way and the railroad track for sale of convenience goods is more consistent with the policy statements for

location of convenience uses because these properties are accessible to Redmond Way. They could be considered in both the policy statements and permitted land use tables. Under these general guidelines a wide range of commercial uses could be allowed which may or may not provide "convenience" versus "comparison" goods. The difference between these categories of commercial uses is not defined in the Development Guide.

The properties located between Redmond Way and the railroad track are more consistent with the policy statement for location of convenience uses because they are accessible to Redmond Way. They could be considered for exemption from the moratorium. However, the problem with definition of convenience uses also applies to these properties.

It is recommended that the moratorium be adopted, and the council direct the Policy Advisory Commission to consider amendments to the Development Guide related to the land use problems identified in Design Area 7.

A memo is also attached related to the moratorium on the proposed SR 901 route, for exemption from the moratorium, however, the problems with definition of convenience uses would still apply.

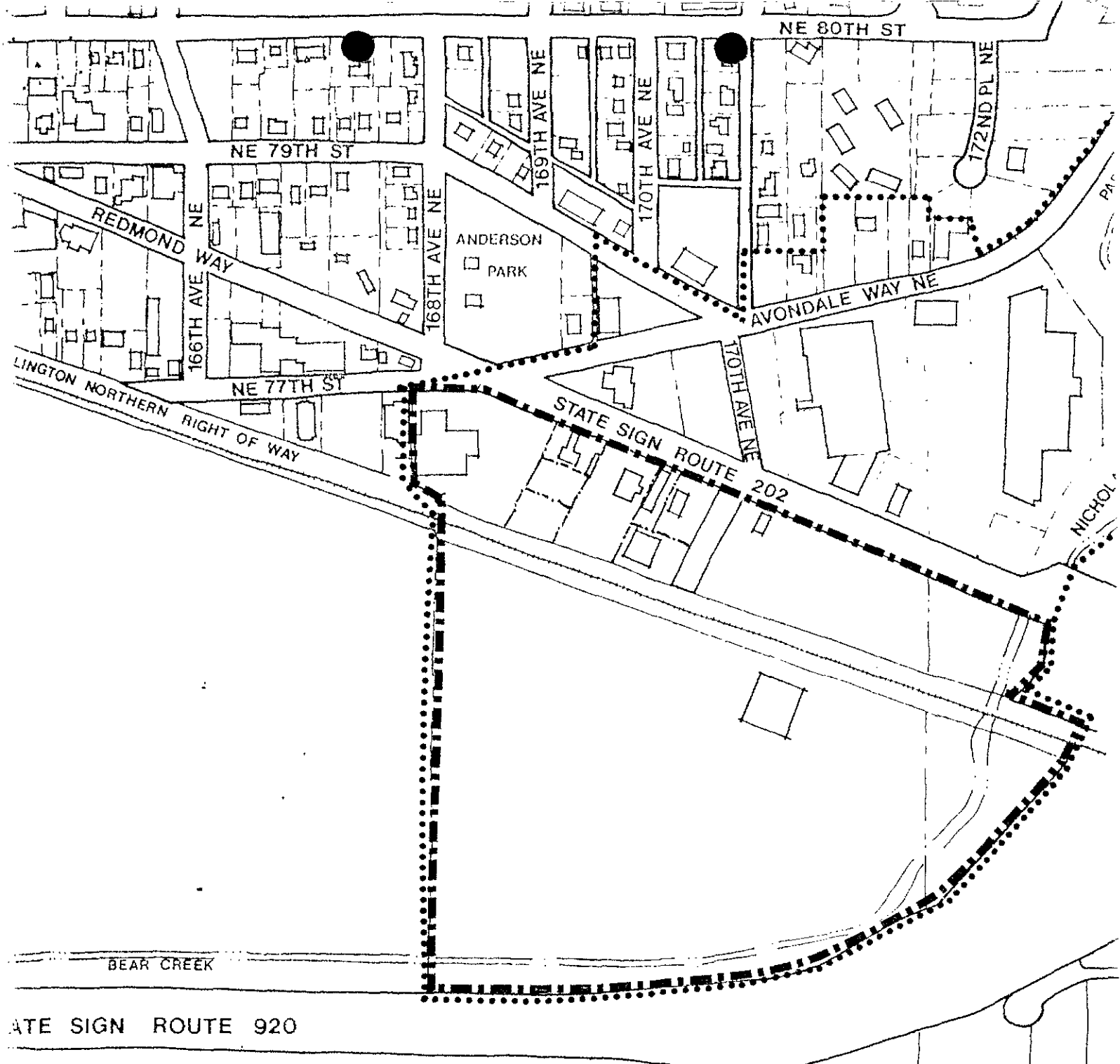
It is recommended that the moratorium be adopted because the land uses presently proposed for Design Area 7 may not be appropriate for all parts of the district, severe traffic problems could result from development at this site with high traffic volumes, and the guidelines are not sufficiently detailed to determine what uses are properly classified as "convenience" uses. The Council should direct the Policy Advisory Commission to consider amendments to the Development Guide related to Design Area 7 at their regular meeting on February 11.

A memo is also attached related to the moratorium on the proposed route of SR 901.

  
KAY L. SHOUDY

KLS:jf

Attachments



MARYMOOR PARK

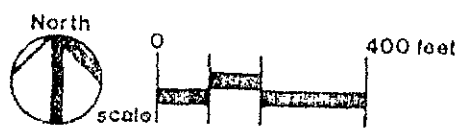


Exhibit 2  
 PROPOSED MORATORIUM  
 Design Area 7

