

ORDINANCE NO. 2282

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO DESIGNATE A PORTION OF OVERLAKE AS AN URBAN CENTER, CONSISTENT WITH REDMOND'S ADOPTED VISION AND ZONING FOR THIS AREA AS A VIBRANT AND CONCENTRATED CENTER IN WHICH TO WORK, LIVE, SHOP AND RECREATE, SUPPORTED BY TRANSIT AND OTHER SERVICES (L030291), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Redmond's adopted vision for the proposed Overlake Urban Center is for a place that is not only a focus for high technology and other employment, but also an attractive location to live, shop, and recreate; and

WHEREAS, the City of Redmond's 1999 update of the Overlake Neighborhood Plan established the policies, zoning, and development standards to implement this vision and to encourage residential and mixed use development, particularly in Overlake's Shopping and Mixed-Use area; and

WHEREAS, the regional designation of Manufacturing/Industrial Center that currently applies to a portion of Overlake is not entirely consistent with the adopted vision and policies for this area; and

WHEREAS, the proposed Overlake Urban Center meets Puget Sound Regional Council criteria for urban centers, as well as urban center criteria in the King County Countywide Planning Policies; and

WHEREAS, the Planning Commission began review of the proposed amendment on October 8, 2003 and conducted a public hearing on October 15, 2003, but

delayed action as the City of Bellevue requested to provide time for additional consultation among senior staff from the two cities; and

WHEREAS, during 2004 and 2005, Redmond staff consulted with Bellevue staff and responded to Bellevue's comments; and

WHEREAS, through Ordinance No. 2264, the City Council included the proposed amendment to designate a portion of Overlake as an Urban Center as part of Redmond's 2005-06 Comprehensive Plan Update Package; and

WHEREAS, the Planning Commission resumed its review and conducted a second public hearing on January 11, 2006; and

WHEREAS, the City Council held public meetings to review the proposed amendment and to allow for public comment; and

WHEREAS, state agencies have received 60-day notice of Redmond's proposed Comprehensive Plan amendment and had no comments; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on September 26, 2003, for the proposed Comprehensive Plan amendment; and

WHEREAS, Redmond's designation of a portion of Overlake as an Urban Center is an important step towards achieving the adopted vision for this area; now therefore

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

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at public meetings,

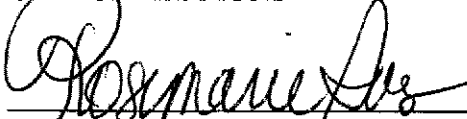
the City Council hereby adopts the findings, analysis, and conclusions in the Planning Commission Report dated January 25, 2006.

Section 2. Revision of Sections of Existing Comprehensive Plan Elements. The Redmond Comprehensive Plan is hereby amended to revise the text, policies and other provisions as set forth in Exhibit 1, incorporated herein by this reference as if set forth in full, in order to change the type and extent of regional center designation for a portion of Overlake to Urban Center, consistent with Redmond's adopted vision and zoning for this area.

Section 3. Severability. If any policy, section, sentence, clause, or phrase of this ordinance, or any policy 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 of any other policy, section, sentence, clause, or phrase of this ordinance or any policy adopted or amended hereby.

Section 4. 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 days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND



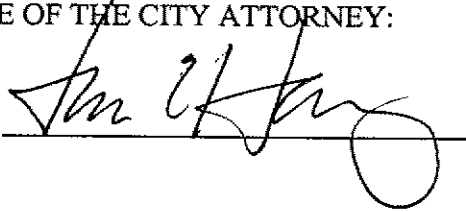
ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:


MALISA FILES, CITY CLERK

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.: 2282

March 3, 2006
March 7, 2006
March 7, 2006
March 13, 2006
March 18, 2006

Exhibit 1: Recommended Comprehensive Plan Amendment Designation of Overlake as an Urban Center

January 25, 2006

Vision, Goals and Framework Policies Element

Add:

- FW-24** Support the Overlake Urban Center as a focus for high technology and other employment located within a vibrant urban setting that provides opportunities to live, shop and recreate close to workplaces. Make public and private investments that reinforce the desired character and increase the attractiveness of the Overlake Urban Center as a place in which to walk, bicycle and use transit.
- FW-25** Ensure that development and investments in the Overlake Urban Center address transportation issues of concern to both Redmond and Bellevue, help to retain the character of nearby residential neighborhoods, and enhance a green character within the area through addition of parks, street trees and landscaping as well as retention of significant trees and other natural features.

Revise:

- FW-10** Ensure that the land use pattern in Redmond meets the following objectives:
- Takes into account the land's characteristics and directs development away from environmentally critical areas and important natural resources;
 - Encourages redevelopment of properties that are underutilized or inconsistent with the Comprehensive Plan designation;
 - Preserves land north and east of the City, outside of the Urban Growth Area, for long-term agricultural use, recreation, and uses consistent with rural character;
 - Provides for attractive, affordable, high quality and stable residential neighborhoods that include a variety of housing choices;
 - Focuses and promotes office, housing and retail development in the Downtown and in Overlake Urban Centers;
 - Retains and encourages research and development, high technology and manufacturing uses in portions of Overlake, Downtown, Willows, and SE Redmond;
 - Provides for industrial uses in suitable areas, such as portions of the Bear Creek Neighborhood;
 - Provides opportunities to meet daily shopping or service needs close to residences and work places; and
 - Maintains and enhances an extensive system of parks, trails and open space.

Land Use Element

Organization of this Element

Introduction

A. General Land Use Policies

- Growth Management
- Land Use Compatibility
- Community Facilities and Services
- Open Space and Resource Protection

B. Land Use Map and Designation Policies

- Residential
- Commercial
- Urban Centers
- Other Employment
- Design Districts
- Urban Recreation, Semi-Rural
- Parks and Open Space

Urban Centers

Redmond's Downtown and Overlake are both major activity and employment centers. The Comprehensive Plan continues to direct the majority of the City's employment and housing growth to these two areas. In recognition and support of this continued growth, portions of the Downtown and Overlake neighborhoods are designated as Urban Centers by the King County Countywide Planning Policies and the Multicounty Planning Policies for the central Puget Sound region (effective when approved by regional actions).

Center designations are a strategy employed in King County and in the central Puget Sound region for purposes of growth management and transportation planning, and for programming of regional transportation funds to areas of concentrated growth. Urban Centers throughout the County are envisioned as higher density focal points within communities, attracting people and businesses to advantages such as an excellent transportation system and diverse economic opportunities, a variety of well-designed and distinctive places to live, and proximity to shopping, recreation and other amenities. Maps LU-2 and LU-3 show the boundaries of Redmond's these Urban Centers. Redmond's policies and regulations for these locations meet the regional housing, employment, transit, and urban design criteria for centers.

General Policies

LU-43 Designate Redmond's Downtown and the Overlake Center as Urban Centers under the Countywide Planning Policies and recognize these areas as such in all

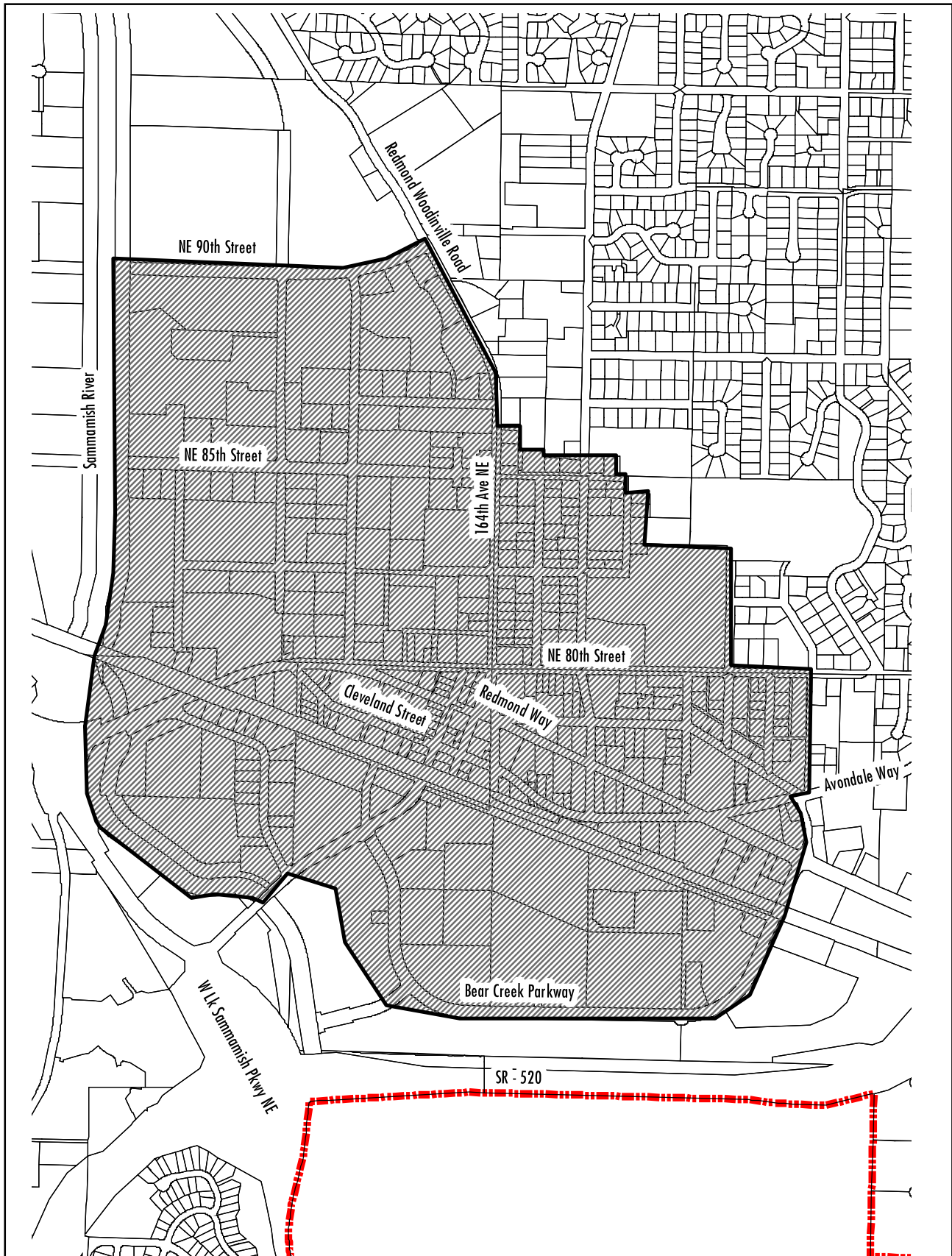
relevant local, regional policy, planning and programming forums. Through plans and implementation strategies, encourage and accommodate focused office, retail, and housing growth and a broad array of complementary land uses. Also, emphasize support for transit use, pedestrians, and bicycling.

- LU-44 Leverage local, regional, state and federal agency funding for needed public facilities and services within Redmond's Urban Centers. Give priority to these Centers for transit service and improvements, as well as for other transportation projects that will increase mobility to, from, and within these Urban Centers.
- LU-45 Establish development standards, including level of service standards, impact fees, and public facility plans and funding strategies, to encourage development within Redmond's Urban Centers. Periodically review development within these areas to identify and resolve barriers to efficient and predictable permitting. Consider City preparation of SEPA review if issues can be addressed on an area-wide basis to resolve barriers.

Economic Development Element

EV-4 Support the retention and attraction of land uses which complement the Comprehensive Plan using the following siting criteria:

- Focus major employment, retail, office, entertainment, and residential uses within the Downtown and focus the Overlake Center on high technology, retail, and residential uses;
- Focus additional employment in the Willows/Rose Hill, Bear Creek, and SE Redmond neighborhoods;
- Maintain properties currently developed with manufacturing uses for manufacturing and other uses permitted within the zone;
- Allow manufacturing uses, where compatible with adjacent uses and their impacts mitigated, to locate in the Downtown and Overlake Urban eCenters; and
- Concentrate businesses where uses are complementary and can make efficient use of the existing infrastructure.

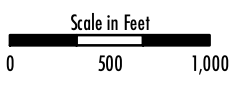


Legend

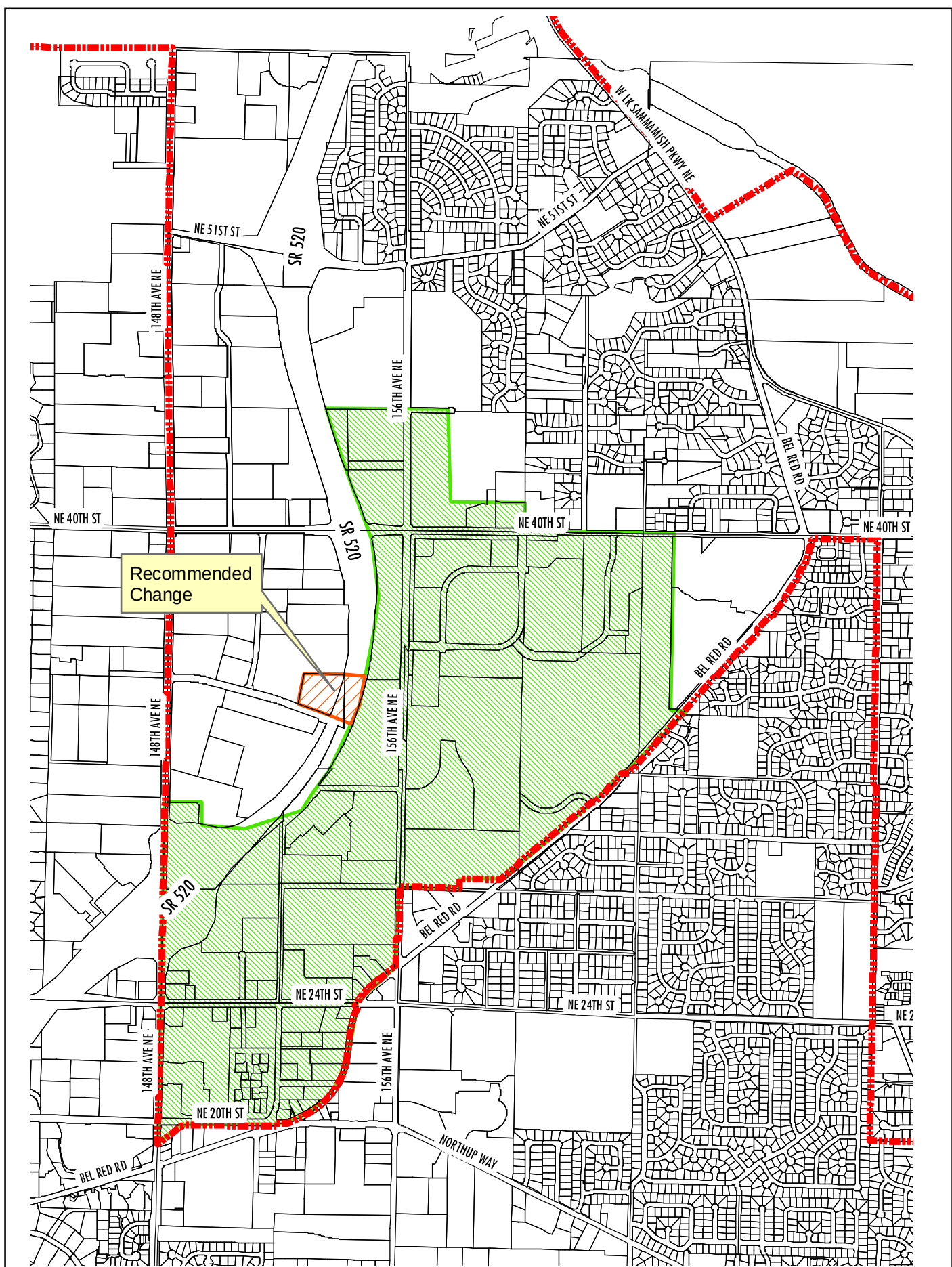
- Center
- City Boundary
- Parcel Boundaries



Downtown Urban Center



Map LU-2 eff: ##/##/####



Legend

-  Center
-  City Boundary
-  Parcel Boundaries



Overlake Urban Center

Scale in Feet
0 750 1,500

Map LU-3 eff: ##/##/####

Capital Facilities Element

Introduction

The Capital Facilities Element is a critical part of Redmond's Comprehensive Plan. It establishes policies to direct the development of the City's capital investment program in support of the community's vision for the future. It guides the actions of public agencies, as well as private decisions related to individual developments. The Capital Facilities Element helps achieve Redmond's vision by:

- Providing a clear definition of the role and purpose of the City's capital investment program;
- Assuring that capital facility investments are prioritized to support growth in the locations targeted in the Land Use Element, including infrastructure to support Redmond's Downtown and Overlake Centers;
- Identifying level-of-service (LOS) service standards for capital facilities to meet community expectations for municipal service delivery; and,
- Requiring that adequate, long-term financial capacity exists to provide capital facilities needed to support expected growth while maintaining adopted service standards.

FOCUS ON REDMOND'S CENTERS

The Downtown Redmond and Overlake Urban Centers will accommodate much of Redmond's growth over the planning period and beyond. The Land Use Element recognizes that since growth will focus on these areas, investment in facilities should likewise focus on these areas.

CF-13 Use capital facilities to attract growth to centers by:

- Giving priority to funding for public facilities and services within the Downtown Redmond and Overlake Urban Centers;
- Creating a mechanism to provide ongoing capital funds for Redmond's Urban Centers; and
- Prioritizing projects outside these Urban Centers that will increase mobility to and from the Centers.

Transportation Element

PUBLIC TRANSPORTATION

The VISION 2020 growth management plan and the Destination 2030 transportation plan contain the regional growth and transportation strategies for the Puget Sound region. These plans call for the channeling of future growth into Centers and the linking of these Centers with high capacity transit. The Countywide Planning Policies for King County expand on this strategy by outlining guidelines for the designation and development of Centers and measures to be taken by local jurisdictions in support of a high capacity transit system.

In Redmond's Comprehensive Plan, Downtown Redmond and part of Redmond Overlake are designated as Urban Centers that warrant high capacity transit service between these neighborhoods and the region. SE Redmond may be another destination for high capacity transit service and an appropriate location for a high capacity transit maintenance facility.

TR-30 Support high capacity transit service and support facilities for Redmond that:

- **Provide service to Overlake, Downtown Redmond, and SE Redmond that is located to ensure efficient, timely, and effective service, within a high capacity transit alignment located mainly in the SR 520 freeway corridor;**
- **Locate high capacity transit stations in Overlake, Downtown Redmond, and SE Redmond;**
- **Locate the Downtown Redmond station site near the intersection of SR 202 and SR 520; and**
- **Achieve higher bus transit service levels to and within Redmond's two Urban Centers, providing connections to the high capacity transit stations.**

Parks, Recreation and Arts Element

PR-4 Distribute parks and recreation and cultural facilities throughout Redmond and within Potential Annexation Areas in a manner which, as much as possible, provides an equitable service radius. Acquire land and develop parks in areas which are:

- Experiencing rapid growth;
- Targeted for significant growth, such as the Downtown and Overlake Urban Centers; or
- Identified as having a deficiency in recreational and cultural services.

Neighborhoods Element – Overlake Section

Neighborhood Vision

- The southernmost part of Redmond's Overlake Neighborhood is part of larger vibrant commercial area with a mix of activities and uses. The role of the commercial area is to serve neighborhood residents and residents of other nearby areas, nearby businesses, commercial uses that sell large goods, such as furniture, or that require large or land extensive sites. It is also a major medical center with a hospital, clinics and medical offices. Redevelopment of the commercial area has brought retail storefronts closer to the street, making the area more hospitable to transit, pedestrians, and bicycling. As part of the redevelopment, residences have been built over retail commercial buildings. This area has a sense of activity that makes the area attractive for housing. Public services from conveniently located offices meet the needs of the neighborhood and nearby areas. Offices for other uses are located in this area too. Redmond and Bellevue work closely together to help maintain this popular commercial and residential area. ~~This part of the Overlake Neighborhood is designated as an activity area by the Redmond Comprehensive Plan. Activity areas contain a mix of office, retail, and housing.~~
- The employment area located generally between SR-520 and Bellevue-Redmond Road south of NE 40th Street is the home to major corporations, offices and high technology research and development businesses. ~~has developed into a major corporate, office and high technology research and development center. The region recognizes this area as an Advanced Technology Center.~~ Significant trees and tree clusters have been maintained, especially along the Bellevue-Redmond Road. These trees assist in a transition in intensity from employment areas ~~the Advanced Technology Center designated areas~~ to existing residential neighborhoods. They also maintain the campus-like feel of the employment areas ~~Advanced Technology Center~~ and the wooded feel of the Bellevue-Redmond Road, which is an important corridor linking Bellevue and Redmond.
- Together, these core activity areas of Overlake function and are recognized as a regional urban center, demonstrating that high technology uses can thrive in a balanced urban setting that offers opportunities to live, work, shop and recreate to an increasingly diverse workforce.
- The portion of Overlake area west of SR-520 contains corporate offices, research and development, light manufacturing and distribution uses.
- While intensively and efficiently developed, the Overlake's employment areas retain their campus-like feel due to attractive landscaping and the protection of important natural features. The buildings are low to mid-rise in scale. Small scale shopping and services are available to serve the area's employees and nearby residents.
- The employment areas help meet City and regional economic development goals by providing for economic diversity and high wage employment.

Employment Area

The Land Use and Economic Vitality Elements and ~~Economic Development~~ chapters of the of Redmond's Comprehensive Plan contain policies that address the employment areas of the City including the employment areas of Overlake. ~~Of particular applicability to Overlake is Section F of the Land Use Chapter which addresses the Overlake Advanced Technology Center.~~ Other parts of the Overlake neighborhood policies also address issues of concern to the employment areas including infrastructure.

Overlake is an important employment center, the home to firms and industries of regional, national, and international significance. These industries provide many high-wage jobs. Many of these industries also help to diversify the regional economy. Examples of these industries include insurance, software, medical equipment manufacturing, avionics, space science and distribution.

N-OV-18 Overlake should continue as an important regional employment center. Industries that provide family wage jobs, export services or goods, or help diversify the regional economy should be encouraged to remain or locate in the area and grow consistent with adopted City policies.

Proposed update to policy N-OV-52 shown in underline below. First three policies provided for context only; no changes proposed.

N-OV-49: The design concept for the Shopping and Mixed-Use area is to maintain a low-rise suburban shopping and service district. Residences are also encouraged. Building and site design should provide for visibility and access for automobiles while encouraging pedestrian use, biking, and transit use. Buildings may be located along the street on NE 24th Street, 152nd Avenue NE, and Bellevue-Redmond Road. Street trees and landscaping shall provide green space between the buildings and the street.

N-OV-50: The design concept of the Housing Emphasis Area, part of the Shopping and Mixed-Use Area, is to provide a mix of residences, shops, services, and offices with the following characteristics.

- Both mixed use and single use buildings are allowed.
- Buildings that include housing should include traditional residential architectural design elements as defined in Policy N-OV-51.
- Balconies overlooking streets and courtyards should be encouraged on residential buildings.
- Buildings along 152nd Avenue NE should be located close to the street, be well articulated, and minimize blank walls.

- Views should be attractive from the street and have visual interest to encourage pedestrian use.
- The scale of buildings should be three to five stories.
- Buildings that include housing shall include open space and recreational areas.

N-OV-51: Mixed-use projects with traditional residential architectural design elements should be encouraged in the redevelopment of the Overlake retail commercial area. Traditional residential architectural design features include pitched roofs, clearly identifiable windows, modulated walls, and may include such other features as chimney forms, balconies, and other design features. Mixed-use developments should predominate in the housing emphasis area, particularly along pedestrian corridors, and be located close to transit facilities.

N-OV-52: The primary design concept for the Employment Area is for a moderate intensity research and development, office, high technology manufacturing, and distribution district. Residences are also allowed. The scale of buildings should be from two to four stories. Where well separated from residential neighborhoods and where natural features and open space will be protected, five-story buildings may be allowed. Building and site design should be well integrated with other buildings in the same complex and with nearby developments. Street trees, trees on site, landscaping, open space, and recreational areas should provide a sense of openness for the site and the neighborhood.

Glossary

~~**Manufacturing/Industrial Center:** Designation of an area under the Countywide Planning Policies meeting certain criteria. Referred to in this plan as an Advanced Technology Center.~~