

CITY OF REDMOND
ORDINANCE NO. 2492

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING THE REDMOND MUNICIPAL
CODE TO UPDATE THE REDMOND COMPREHENSIVE PLAN
TABLE OF CONTENTS, INTRODUCTION, LAND USE
ELEMENT, CAPITAL FACILITIES ELEMENT,
NEIGHBORHOODS ELEMENT AND DOWNTOWN ELEMENT
TO RESOLVE INTERNAL INCONSISTENCIES, CREATE
AN URBAN CENTERS ELEMENT, PROVIDING FOR
SEVERABILITY, AND ESTABLISHING AN EFFECTIVE
DATE

WHEREAS, through Ordinance Nos. 2384 and 2385 City Council adopted Phase I amendments to the Overlake Neighborhood Plan on December 11, 2007; and

WHEREAS, following the adoption of those amendments, several Overlake initiatives were designated as Phase II of the Overlake Neighborhood Plan update; and

WHEREAS, additional policy and regulatory amendments to the Overlake Neighborhood Plan were identified as part of the Overlake Neighborhood Plan Update Phase II; and

WHEREAS, the creation of an Urban Centers Element supports the City's vision of developing as a place with two urban centers and supporting residential neighborhoods; and

WHEREAS, internal inconsistencies in the Land Use and Capital Facilities Elements must be remedied; and

WHEREAS, on July 2, 2009, the City provided 60-day notice to state agencies reviewing Comprehensive Plan and development regulation updates of these proposed amendments; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and an Addendum to the August 30, 2007, Final Supplemental Environmental Impact Statement was issued on July 6, 2009, for the proposed amendments; and

WHEREAS, the Planning Commission conducted a public hearing on July 22, 2009, to receive public comment on the proposed amendments; and

WHEREAS, the Planning Commission concluded that the amendments included herein 1) clarify amendments that were previously adopted, thus aiding private and public implementation of the Overlake Neighborhood Plan, and 2) resolve internal inconsistencies in the Comprehensive Plan; and

WHEREAS, the City Council considered the Planning Commission's recommendation on the proposed amendments on August 18, 2009, August 25, 2009, September 22, 2009 and October 20, 2009.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings and Conclusions. The City Council hereby adopts the findings and conclusions contained in the

Planning Commission Report dated August 12, 2009, including all related attachments and exhibits to that report.

Section 2. Portions of the Redmond Comprehensive Plan Amended. The following elements of the Redmond Comprehensive Plan are hereby amended as shown in Exhibits 1, 2, and 3 to this ordinance: Land Use, Capital Facilities, Neighborhoods and Downtown, incorporated herein by this reference as if set forth in full to this ordinance.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance 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 section, sentence, clause, or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall take effect 5 days after passage and publication of an approved summary thereof consisting of the title.

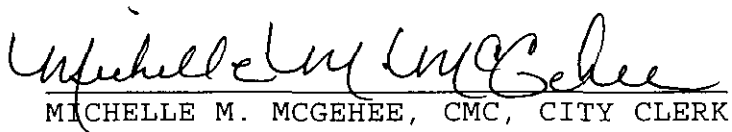
ADOPTED by the Redmond City Council this 20th day of October,
2009.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

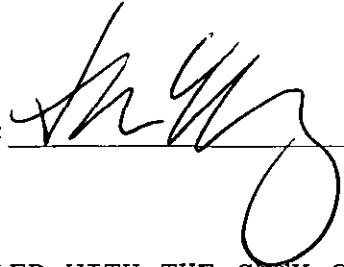
ATTEST:



MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____

FILED WITH THE CITY CLERK:	October 14, 2009
PASSED BY THE CITY COUNCIL:	October 20, 2009
SIGNED BY THE MAYOR:	October 20, 2009
PUBLISHED:	October 26, 2009
EFFECTIVE DATE:	October 31, 2009
ORDINANCE NO.2492	

ADOPTED 7-0: Allen, Carson, Cole, Margeson, McCormick, Myers and Vache

TABLE OF CONTENTS

Introduction

Goals, Vision and Framework Policies (*unchanged*)

Community Character and Historic Preservation (*unchanged*)

Natural Environment (SMP) (*unchanged*)

Land Use (*unchanged*)

Housing (*unchanged*)

Economic Vitality (*unchanged*)

Human Services (*unchanged*)

Transportation (*unchanged*)

Parks, Recreation and Arts (*unchanged*)

Utilities (*unchanged*)

Capital Facilities (*unchanged*)

Neighborhoods

Future Vision

Introduction

A. Planning for Neighborhoods

B. Implementing Neighborhood Plans

C. Bear Creek Neighborhood Policies

D. Education Hill Neighborhood Policies

E. Grass Lawn Neighborhood Policies

F. North Redmond Neighborhood Policies

~~G. Overlake Neighborhood Policies~~

~~H.G.~~ Sammamish Valley Neighborhood Policies

~~H.~~ Southeast Redmond Neighborhood Policies

~~J.~~ Viewpoint Neighborhood Policies

~~K.J.~~ Willows/Rose Hill Neighborhood Policies

~~Downtown~~Urban Centers

Future Vision

Introduction

A. ~~General Policies~~Downtown

Exhibit 1
Urban Centers Element Amendment

B. ~~Downtown Districts~~Overlake

Annexation and Regional Planning (*unchanged*)

Participation, Implementation and Evaluation (*unchanged*)

Shoreline Master Program (*unchanged*)

Glossary (*unchanged*)

Exhibit 1
Urban Centers Element Amendment

INTRODUCTION

Redmond is a suburban city in the Seattle metropolitan area with a 2004 population of 46,900. It has a picturesque natural setting with the Downtown located in the Sammamish Valley surrounded by forested hills and flanked by mountain views. Portions of the City border Lake Sammamish and the lake outlets to the Sammamish River which winds up the valley. It has maintained tangible reminders of the area's history and cultural roots.

It is a major employment center, ranking fourth in the central Puget Sound region. It includes a variety of attractive places to live in single-family homes and multi-family apartments and condos in residential neighborhoods and manufactured homes both in private parks and integrated into neighborhoods. Overall, roughly 65 percent of Redmond residents own their homes. In the Downtown, Redmond Town Center, the Old Redmond Schoolhouse Community Center, and increasingly, new residential developments are contributing to the area's vibrancy and interest. Redmond's recreational system includes a variety of neighborhood, community and resource parks totaling 1,300 acres.

This is what Redmond is like today and Redmond has thought carefully about what it desires as a future.

Shaping Our Future (unchanged)

What is a Comprehensive Plan? (unchanged)

Who Plans and How? (unchanged)

What is in This Plan?

This Plan is designed to be a readable but functional document to guide Redmond's future direction. It is the policy portion of the Community Development Guide.

Each element contains policies, text, charts, tables, and, in many cases, maps. The policies are the guiding principles; however, they are often preceded by explanatory text, which describes the context of the policy or reasoning behind the policy. The policies may be supplemented with charts or tables. Policies are numbered and highlighted in bold print. Notation in the elements preceding the policy helps to identify the subject under discussion. All policies beginning with FW are framework policies and guide underlying policies. Each element has a designation such as HO for housing or UT for utilities. Maps may serve either as being informative like the text or may be a supplement to the policy such as when it illustrates a service area or facility.

The Plan is organized with the following sections or elements.

**Exhibit 1
Urban Centers Element Amendment**

Element or Section	Policy Abbreviation	Primary Function
Introduction		Provides overview of the purpose of the document and an explanation of how it was developed.
Goals, Vision, and Framework Policies	FW	Sets the overarching goals for the City of Redmond and describes the future vision of what the City will look like and how it will function. These policies guide all others.
Community Character and Historic Preservation	CC	Defines how Redmond views its character.
Natural Environment	NE	Addresses stewardship of the natural setting.
Land Use	LU	Guides physical placement of land uses.
Housing	HO	Addresses needs and strategies for providing a variety of types of housing.
Transportation	TR	Addresses the movement of people and goods.
Utilities	UT	Addresses utility infrastructure needs and design.
Capital Facilities	CF	Describes how the City plans for and finances capital infrastructure.
Parks, Recreation and Arts	PR	Addresses parks, recreational and cultural facilities, the arts, design of facilities, and program objectives.
Human Services	HS	Addresses the City's social network function.
Economic Vitality	EV	Guides the economic plan.
Annexation and Intergovernmental Planning	A	Guides annexation and City interaction within the regional context.
<u>Downtown Urban Centers, Neighborhoods</u>	DT NP	Provides more specific policies for subareas of the City.
Shoreline Master Program	SL	Addresses program affecting certain shorelines designated by the State.
Transportation, Sewer, Water, and Stormwater Plans		Guides design, operation, and placement of these capital facilities in detail. Adopted by reference.

**Exhibit 1
Urban Centers Element Amendment**

Participation, Implementation, and Evaluation	PI	Encourages and guides participation in the planning effort. Ensures implementation occurs and provides an evaluation system to see how the Plan is working.
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How is the Plan Implemented? (*unchanged*)

Profile of Redmond (*unchanged*)

City History (*unchanged*)

Ord. 2256

Exhibit 1
Urban Centers Element Amendment

NEIGHBORHOODS

Future Vision for Redmond: Neighborhoods (*unchanged*)

Organization of This Element

Introduction

A. Planning for Neighborhoods

B. Implementing Neighborhood Plans

C. – ~~KJ~~. Neighborhood Policies for Redmond's Neighborhoods

Introduction

The Neighborhoods Element contains neighborhood-specific policies. The overall goal of neighborhood plans is to enhance the quality of life for all who live or work in Redmond's neighborhoods. Neighborhood planning uses the City's overall policies, neighborhood issues, and neighborhood opportunities to develop solutions that take advantage of opportunities and address problems. The other Comprehensive Plan elements, for example, Transportation, Housing, and Utilities, address these topics Citywide; the Neighborhoods Element addresses these issues in a neighborhood-specific manner. The Neighborhoods Element is coordinated with other elements to ensure that policies are not duplicated. In addition to the neighborhood policies in this element, the Downtown-Urban Centers Element includes policies applicable to the Downtown and Overlake Neighborhoods.

Figure N-1 illustrates the neighborhood planning and update process and the relationship of neighborhood plans to the Comprehensive Plan. The neighborhood planning and update process gives neighborhoods the opportunity to develop or refine neighborhood policies to fit community circumstances while meeting Citywide objectives.

Neighborhood planning has the following benefits:

- ❖ Working at the neighborhood level, City staff are able to develop and respond to a comprehensive inventory of neighborhood-specific issues and concerns.
- ❖ Addressing neighborhood problems and recognizing, enhancing, and maintaining neighborhood opportunities helps improve neighborhoods.
- ❖ Neighborhood-specific policies can help residents retain or strengthen a sense of place; that is, a combination of character, setting, land uses, and environment that makes a neighborhood unique.
- ❖ Neighborhood planning efforts bring together those who live, work, or own property in the neighborhood to address neighborhood concerns and goals jointly.
- ❖ Neighborhood planning brings together residents and City staff and officials, contributing to a stronger community.

Exhibit 1 Urban Centers Element Amendment

- ❖ Two-way communication is enhanced among the neighborhood, the City staff, the Planning Commission, and City Council so that information and ideas may be shared between the groups.
- ❖ Opportunities and barriers to implementing Citywide policies are identified and addressed, enhancing the effectiveness of Citywide planning.
- ❖ Policies developed on a neighborhood level may inspire efforts for the entire City, improving planning and implementation Citywide.

By addressing neighborhood problems and drawing on the desirable attributes of neighborhoods, the Neighborhoods Element works to enhance Redmond's quality of life. For example, neighborhood traffic management and land use policies help provide for efficient development while minimizing land use conflicts and adverse impacts on neighboring uses.

The Citywide vision and policies describe an overall preferred growth strategy for Redmond, while the Neighborhoods Element establishes a specific vision and policies for each neighborhood. The neighborhood policies are consistent with the Citywide framework, as required by the Growth Management Act. Fulfilling each neighborhood vision will collectively achieve the Citywide vision. For example, the Citywide policies call for creating opportunities within Redmond to provide a diversity of housing types at a range of prices, including affordable homes. The neighborhood policies identify the desired qualities of each residential neighborhood and the neighborhood's strategies for promoting innovative and affordable housing within the neighborhood.

A. Planning for Neighborhoods

Redmond's substantial residential and employment growth has increased the complexity of opportunities and issues the City faces. While many of these opportunities and issues can be effectively addressed at a Citywide level, others need more specific solutions. This section includes policies that will guide the preparation, review, and update of neighborhood plans, [including plans for the Downtown and Overlake neighborhoods in the Urban Centers Element](#). Redmond's neighborhoods are shown on Map NP-1. These areas form the boundaries for the neighborhood plans, based on geography, the transportation network, and land use; they are utilized for planning purposes only.

Figure N-1: Neighborhood Planning Process

Map NP-1: Neighborhoods

Preparation and Coordination of Neighborhood Plans and Updates

Since the preparation and adoption of a neighborhood plan is typically an extended process, preparation of plans for different neighborhoods must be staggered to minimize costs and utilize staff effectively. The timing of the preparation of a plan for a given neighborhood will be based on the urgency of the issues, opportunities that need to be addressed, and the level of growth facing each neighborhood. For example, a neighborhood plan might be regarded as a high priority for update due to increased development activity or significant transportation concerns.

Exhibit 1 Urban Centers Element Amendment

To be effective, plans must be current. Neighborhood plans will be periodically reviewed in anticipation of and during periods of growth. Based on that review, the City may decide that the plan does not require any changes, that limited updating is needed, or that the neighborhood plan should be redone.

NP-1 Prepare or update neighborhood plans every six years, and include a review of neighborhood plans to determine if they are adequate or require updating. Work with neighborhood representatives and the Planning Commission to prepare a recommendation on priority neighborhoods for consideration by the City Council.

After being developed, each neighborhood plan will be reviewed by the Planning Commission. The Planning Commission will conduct a public hearing on the plan and make a recommendation to the City Council. The City Council will then consider adoption of the plan, after modification if needed, and incorporate it into the Neighborhood Element.

Maximum public input is essential for the preparation of, update to, and review of a neighborhood plan. At key milestones throughout the neighborhood planning and update process, staff emphasizes involvement from the community using a variety of methods such as direct mailing, web announcements, flyers, and through other existing communication networks, such as homeowners associations and faith-based communities.

In addition to encouraging participation from the neighborhood as a whole, a Citizen Advisory Committee may be formed to help guide neighborhood planning. Potential Committee members are recruited broadly through techniques such as direct mailings and web announcements and may also be recommended by City staff and officials. The process includes recommendation of Committee members by the Mayor and confirmation by the City Council.

Public involvement may also be pursued by using existing neighborhood organizations as advisory groups, conducting neighborhood surveys, or holding workshops. The techniques selected should be appropriate to the planning effort and the community while providing a fair and equal opportunity for all who live, work, and own property within the neighborhood to participate.

NP-2 Maximize public input to neighborhood plans through the guidance of a Citizen Advisory Committee or other representative group composed of people who live, work, own property, or own a business in the neighborhood. Ensure that neighborhood residents, businesses, and property owners always have the opportunity to be involved in the review, preparation, and adoption of neighborhood plans. Use techniques appropriate to the neighborhood and to the issues under consideration, and involve affected City departments, boards, and advisory committees in the update and review of neighborhood plans.

Techniques and Structure of the Neighborhood Plan Update Process

Redmond's neighborhoods are unique and each neighborhood plan will address different issues and opportunities. However, to ensure that plans are consistent with the Citywide

Exhibit 1 Urban Centers Element Amendment

Comprehensive Plan and that appropriate problems and opportunities are addressed, each plan should consider a common set of issues and opportunities.

One such consideration is neighborhood character. Neighborhood character refers to the overall sense of a neighborhood. It evolves over time and results from the interaction of a variety of factors. Those factors include the appearance of the neighborhood, such as the buildings, landscaping and streets; the types of land uses; natural features and open space; and other focal points such as schools, churches, parks, and neighborhood businesses.

Staff will utilize a variety of techniques with the neighborhoods so that they equally understand the issues and opportunities, in order to establish a common knowledge base for all involved. From this base knowledge, recommendations will evolve.

NP-3 Address issues and opportunities in preparing neighborhood plans and updates such as:

- **Implementing the Citywide Comprehensive Plan;**
- **Establishing a long range vision for the neighborhood;**
- **Coordinating neighborhood communication;**
- **Reviewing neighborhood boundaries;**
- **Preserving the natural environment;**
- **Promoting parks, recreation, open space, and cultural arts, especially those that address local neighborhood needs;**
- **Identifying community facilities and services;**
- **Encouraging provision of housing to serve people of a diversity of income levels, ages, family sizes, and special needs;**
- **Supporting commercial uses, when appropriately sited;**
- **Establishing and enhancing neighborhood character and design issues such as identification and enhancement of formal and informal neighborhood gathering places, and identification and enhancement of neighborhood gateways;**
- **Conserving and improving historic, archaeological, or cultural sites;**
- **Supporting neighborhood transportation needs including strategies to improve transportation connections, encourage use of alternative travel modes, and manage traffic; addressing modes of transportation such as walking, bicycling, transit, and personal motor vehicle;**

Exhibit 1
Urban Centers Element Amendment

- **Identifying and reporting other issues and opportunities raised by neighborhood residents, businesses, property owners, and other interested groups and individuals; and**
- **Developing a list of priority projects based on recommendation by neighborhood representatives.**

The weight given to each of these areas will vary with its significance to the neighborhood.

While each neighborhood will require individual solutions and have individual opportunities, a “tool kit” of solutions forms the starting point that can be applied to neighborhoods, reducing planning costs and easing implementation. The tool kit includes planning techniques, zoning techniques, traffic calming methods, design standards, and other implementation measures. While these tools should be customized to fit the neighborhood, they must also be consistent with the Citywide Comprehensive Plan and Community Development Guide, and be economical to administer. Over time, new tools will be added to the tool kit.

NP-4 Identify techniques and methods that can be used to address neighborhood issues and opportunities. Choose solutions that are compatible with the City’s Comprehensive Plan and development regulations.

NP-5 Update policy and development regulations necessary for a neighborhood plan concurrently to enable the Planning Commission and City Council to review and amend both the policies and development regulations at the same time.

B. Implementing Neighborhood Plans

Once a neighborhood plan is prepared and adopted, it must be implemented. Neighborhood plans, including those for the Downtown and Overlake neighborhoods in the Urban Centers Element, will be implemented through coordination among City staff, programs and policies carried out by City departments, and by applying neighborhood policies and regulations to specific developments through land use reviews. Examples of situations in which related neighborhood policies and implementing regulations would be applied include proposed Comprehensive Plan amendments, rezones, subdivisions, site plan entitlements, SEPA reviews, certain building permits, and similar permits and approvals.

- NP-6 Implement the neighborhood plans’ vision, policies, and improvements by:**
- **Using discretionary land use reviews;**
 - **Identifying capital facility improvements needed in a neighborhood and ways of funding them;**
 - **Providing follow up communication among interested parties and the members of the neighborhood;**
 - **Offering the Neighborhood Spotlight Fund to complete appropriate projects; and**

Exhibit 1 Urban Centers Element Amendment

- Using other implementing measures.

Initial Neighborhood Improvements

The neighborhood planning and update process provides an opportunity to identify small capital improvements of particular importance to the neighborhood that can be completed through the Neighborhood Spotlight Fund. Projects for consideration may include a trail connection, streetlights, signs, or a park improvement. Examples of smaller, non-capital projects that could be considered for assistance through the Neighborhood Matching Fund include a workshop event that promotes the goals and vision of the final plan or a neighborhood parade float for festivals such as Derby Days.

NP-7 Work with neighborhood representatives to recommend projects for inclusion in the priority projects list. Give deference to neighborhood recommendations provided projects are consistent with the Comprehensive Plan and in compliance with safety standards set by the City. Periodically review the priority project list with neighborhood representatives, City staff, and officials, as well as key individuals identified by City staff and officials in order to determine priority and feasibility.

NP-8 Identify and implement one or more small neighborhood projects to respond to specific issues identified during the planning process. Work together with representatives of the neighborhood in order to ensure the completion of the projects in a timely manner.

Process and Planning Review

Ongoing review of the plan, assessment of the planning process, and evaluation of the tools utilized allow staff and residents to examine and improve the neighborhood update procedure. The review serves as a check-in period with the neighborhood residents during which new ideas and issues are presented, in addition to an examination of the steps taken to promote plan implementation. Methods for assessment will be designed to meet the specific needs of the neighborhood. For example, communication may continue through public sessions and surveys with citizen advisory group members and other representatives of the neighborhood. Review also occurs at the staff level to ensure that Best Management Practices continue to be utilized and methods improve as identified.

Key milestones provide opportunities for feedback from the residents of a neighborhood. At those times, notification of a survey, workshop, open house, or other collaborative effort is provided in an effort to bridge the interests and issues reflected by City staff and officials, the neighborhood representatives, and neighborhood residents. Milestones include but are not limited to:

- ❖ Announcement of the neighborhood planning and update process, and recruitment of neighborhood representatives;
- ❖ Presentations of the initial identification of issues and opportunities regarding the neighborhood;

**Exhibit 1
Urban Centers Element Amendment**

- ❖ The formal development of a neighborhood vision which includes the long range ideas and concerns for the neighborhood in its entirety; and
- ❖ The development of recommendations by the neighborhood representatives, which are the basis for the creation of neighborhood policies within the neighborhood plan, as part of the Comprehensive Plan.

NP-9 Utilize all reasonable measures of communication with the neighborhood and neighborhood representatives throughout the neighborhood planning and update process. Periodically review and evaluate the neighborhood plan update process in order to improve the planning process and to strengthen communication between City staff and officials and neighborhoods through:

- Updating of current issues and feedback regarding the neighborhood planning and update process by representative groups within the neighborhood;
- Coordination among the Strategic Neighborhoods Team which is comprised of staff from City departments and divisions, for the purpose of ongoing contact with the neighborhood, providing continued support throughout the plan update, and developing future enhancements to the update process;
- Maintenance and enhancement of communication strategies to achieve an active network for reporting and feedback between City staff and officials and the neighborhood; and
- Identification and recruitment of neighborhood representatives and organizational contacts to provide ongoing maintenance of the neighborhood plan, to offer feedback to City staff and officials, and to remain informed of City projects and processes.

C. Bear Creek Neighborhood Policies (*unchanged*)

D. Education Hill Neighborhood Policies (*unchanged*)

E. Grass Lawn Neighborhood Policies (*unchanged*)

F. North Redmond Neighborhood Policies (*unchanged*)

~~**G. Overlake Neighborhood Policies**~~

HG. Sammamish Valley Neighborhood Policies (*unchanged*)

HI. Southeast Redmond Neighborhood Policies (*unchanged*)

IJ. Viewpoint Neighborhood Policies (*unchanged*)

KJ. Willows/Rose Hill Neighborhood Policies (*unchanged*)

Ord. 2128; Ord. 2125; Ord. 2080; Ord. 2026; Ord. 1984; Ord. 1929; Ord. 1847

Exhibit 1
Urban Centers Element Amendment

Downtown Urban Centers Element

Future Vision for Redmond: Downtown Urban Centers

Downtown is an outstanding place to work, shop, live and recreate and is a destination for many in Redmond and in the region. Attractive offices, stores, services, and residential developments have contributed to a new level of vibrancy, while retaining a small-town feel that appeals to residents and visitors alike. Many more people live in Downtown, and housing choices include a significant share of moderately priced residences. Strategic public and private investments have created a true multi-dimensional Urban Center with several new and expanded public amenities.

Various portions of Downtown have their own identity, design and appeal, yet it is easy to walk, bicycle, use transit, or drive between them, as well as to the rest of Redmond. Many visitors park in one of the conveniently located garages and walk or take transit to get to their destinations. While pedestrian and bicycle access are emphasized, Downtown also provides for vehicular access; and those who wish to drive through have other preferred routes to use.

Old Town thrives as focus for retail activity that attracts pedestrians, providing a distinctive selection of stores, restaurants, boutiques, and theaters, as well as varied housing opportunities. New buildings blend with refurbished buildings, retaining the area's historic character. Cleveland Street is a pleasant place to walk or sit, and people stroll the street during the day and evening.

Large open spaces, such as the Sammamish River, Anderson Park, and Bear Creek, as well as abundant landscaping and a system of parks and other gathering places, create a sense of Downtown as an urban place within a rich, natural environment. A network of walkways, trails, vista points, and plazas enables people to enjoy the natural beauty of the river, views of surrounding hillsides and mountains, and other points of interest. Recent developments along the Sammamish River are oriented to and embrace the river, while maintaining adequate natural buffers.

Overlake has become recognized as a regional urban center that is the location of internationally known companies, corporate headquarters, high technology research and development companies, and many other businesses. While intensively and efficiently developed, the employment areas retain their campus-like feel due to attractive landscaping and the protection of significant trees and other important natural features.

During the past 20 years, redevelopment of the area in the southernmost part of Overlake has brought retail storefronts closer to the street and improvements to streetscapes to reflect the green character of Redmond, making the area more hospitable to transit, pedestrians and bicyclists. This portion of Overlake has also become much more diverse, featuring small neighborhoods with a mix of housing, small-scale shopping and services to serve employees and residents, and connections to a network of parks, sidewalks, and trails. In many ways Overlake has demonstrated 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.

Exhibit 1
Urban Centers Element Amendment

Organization of This Element

Introduction

A. Downtown Policies

Introduction

General Policies

Downtown Districts Policies

B. Overlake Policies

Public Participation in the Neighborhood Plan Update

Neighborhood Vision

General Policies

Overlake Subarea Policies

A. General

Land Use

Character and Design

Parks, Recreation, Open Space, and the Arts

Transportation

B. Downtown Districts

Pedestrian-Oriented Retail Areas

Convenience Commercial Areas

Mixed-Use Residential/Office Districts

Residential Districts

Introduction

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.

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. 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.

Exhibit 1
Urban Centers Element Amendment

The Urban Centers Element contains policies specific to the two Redmond neighborhoods that contain urban centers: Downtown and Overlake. Like the neighborhood plans contained in the Neighborhoods Element, the overall goal of these plans is to enhance the quality of life for all who live or work in these urban centers. Planning for the Downtown and Overlake neighborhoods follows the process, techniques, and implementation strategies described in the Neighborhoods Element.

A. Downtown Neighborhood Policies (*Unchanged*)

B. Overlake Policies (*insert policies and text from Neighborhoods Element*)

Exhibit 2
Land Use Element Amendment

LAND USE ELEMENT

LU-47 Overlake Mixed-Use Designation

Purpose. Maintain and encourage Overlake as a place that:

- ❖ Serves an important local and regional economic role as a center for advanced technology uses, research and development, corporate offices, distribution, and compatible manufacturing;
- ❖ Encourages high quality, compact development while recognizing that many corporate developments will retain their campus-like character;
- ❖ Provides an intense, comparison commercial shopping district that supports and complements nearby employment and residential areas; and
- ❖ Includes primarily in ~~the commercial shopping district~~ Overlake Village mid-rise, mixed-use neighborhoods that provide attractive and safe places to live close to amenities, such as restaurants, frequent transit service, and a network of parks, sidewalks, and trails.

Allowed Uses. Implement this designation through the Overlake districts.

In the Business and Advanced Technology district, permit offices, corporate campuses, research and development, compatible high technology manufacturing, distribution, and business services that directly support surrounding businesses. Also permit multi-family residences (located in either mixed-use or single-use structures), limited retail and service activities such as restaurants and fitness centers, and similar uses intended to help reduce motor vehicle trips.

~~In the Retail Commercial district, permit comparison and bulk retail uses, hotel motels, professional offices, and other uses appropriate to Overlake. Encourage multi-family residences, located in either mixed-use or single-use structures, to help reduce motor vehicle trips and to create a more vibrant neighborhood. Consider allowing regional retail/wholesale uses and commercial activities involving larger goods, such as vehicle rentals.~~

In the Overlake Village district, permit uses that primarily serve the general public such as retail, hotel-motels, professional office, services, entertainment, and other uses appropriate to Overlake. Encourage multi-family residences, located in either mixed-use or single-use structures, to help reduce motor vehicle trips and to create a more vibrant neighborhood. Consider allowing regional retail/wholesale uses and commercial activities involving larger goods, such as vehicle rentals in certain areas of this district.

**Exhibit 3
Capital Facilities Element Amendment**

Future Vision for Redmond: Capital Facilities (*unchanged*)

Organization of This Element (*unchanged*)

Introduction (*unchanged*)

A. Capital Facilities Inventory

This section provides a brief summary of existing publicly owned capital facilities that support services to those who live and work in Redmond. The descriptions are intentionally brief; the documents listed at the conclusion of this element contain more detailed information on existing and planned capital facilities in the City of Redmond.

Fire and Emergency Medical Response (unchanged)

Parks and Recreation Facilities (unchanged)

Map CF-1: City of Redmond and King County Fire District 34 Stations (unchanged)

Police Facilities (unchanged)

Public Educational Facilities

The Lake Washington School District (LWSD) serves the City of Redmond by providing public primary and secondary education. The locations of existing LWSD facilities are shown in Map CF-2. The Bellevue School District serves portions of Redmond in the Overlake-Viewpoint Neighborhood. The Northshore School District serves the English Hill Neighborhood, which is part of Redmond's Potential Annexation Area north of NE 128th Street.

Sewer Facilities (unchanged)

Storm and Surface Water Facilities (unchanged)

Map CF-2: Redmond Area Schools (unchanged)

Transportation Facilities (unchanged)

Water Facilities (unchanged)

Other Municipal Facilities (unchanged)