

**CITY OF REDMOND
ORDINANCE NO. 2613**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING THE REDMOND
COMPREHENSIVE PLAN LAND USE ELEMENT AS
RELATED TO NEIGHBORHOOD COMMERCIAL POLICIES;
PROVIDING FOR SEVERABILITY; AND ESTABLISHING
AN EFFECTIVE DATE

WHEREAS, the Growth Management Act requires that comprehensive plan and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, through Ordinance No. 2606 effective July 30, 2011, the City Council set the content of Redmond's 2011 Annual Comprehensive Plan Amendment Package, which includes the proposed amendments to Neighborhood Commercial policies and regulations; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on November 22, 2010; and

WHEREAS, state agencies received 60-day notice of the proposed amendments to the Redmond Comprehensive Plan and Zoning Code on November 23, 2010; and

WHEREAS, on December 15, 2010, the Planning Commission conducted a public hearing and held the hearing open for written comment through January 12, 2011; and

WHEREAS, the Planning Commission held study sessions on November 17, 2010, December 1, 2010, December 8, 2010, December 15, 2010, January 12, 2011, and January 19, 2011, to receive public comment regarding the proposed amendments to Neighborhood Commercial policies and regulations; and

WHEREAS, the City Council held public meetings on February 15, 2011, February 22, 2011, March 22, 2011, May 24, 2011, and June 14, 2011, to review the recommended amendments and held a public hearing on July 19, 2011, to receive public testimony regarding policies and regulations that were not within the scope of the Planning Commission's December 15, 2010, public hearing; and

WHEREAS, the City of Redmond desires to amend the Redmond Comprehensive Plan as it pertains to Neighborhood Commercial policies and address needs and interest related to neighborhood commercial uses.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Findings and Conclusions. The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated January 26, 2011, including all

related attachments and exhibits to that report, City File No. L100393.

Section 3. Amendment of Redmond Comprehensive Plan Land Use Element, Commercial Policies. The text of the Redmond Comprehensive Plan Land Use Element, Commercial Policies, is hereby amended to read as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance.

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

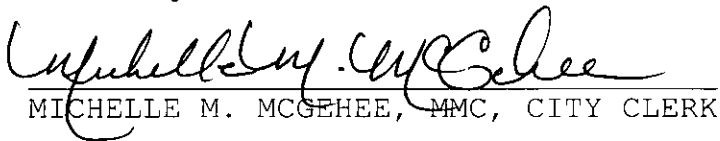
ADOPTED by the Redmond City Council this 6th day of
September, 2011.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

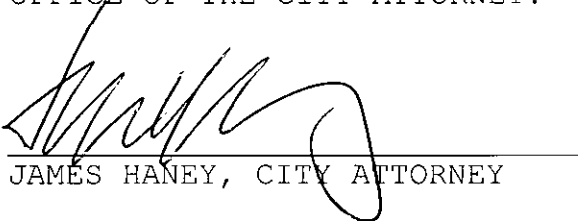
ATTEST:



MICHELLE M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	August 24, 2011
PASSED BY THE CITY COUNCIL:	September 6, 2011
SIGNED BY THE MAYOR:	September 6, 2011
PUBLISHED:	September 12, 2011
EFFECTIVE DATE:	September 17, 2011
ORDINANCE NO. 2613	

ADOPTED 6-1: YES: Allen, Carson, Margeson, Myers, Stilin and Vache
NO: Cole

LAND USE

Commercial

Commercial areas provide for the development and operation of retail and service businesses in support of community needs. These areas complement the City's primary retail and service areas located in the Downtown and Overlake.

The design and location of commercial areas are important to residents and businesses. Well-designed and located commercial developments enable people to walk to a nearby restaurant during the work-day, or to park once and shop at several businesses. Good design and location are also important to providing transit service, avoiding conflicts with nearby uses, reducing traffic problems, and providing for easy delivery and pick up of goods. Allowing small-scale commercial areas near homes and work-places can reduce the distance people have to travel for frequently purchased goods and services. Neighborhood commercial areas also help provide for small-scale gathering places that are accessible from neighborhoods, help promote walkability and bikability, and support many aspects of Redmond's long-term sustainability including economic vitality.



Neighborhood Commercial in Grass Lawn

General Policies

- LU-36** Maintain and enhance a well-distributed system of commercial uses that serve the needs of residential neighborhoods, workplaces, and the greater Redmond community. Encourage commercial land uses that support or provide services to adjacent land uses, to encourage non-motorized travel.
- LU-37** Maintain the Urban Centers (Downtown and Overlake Zones) as the major retail, service, entertainment, and cultural centers for the City and the greater Redmond area Eastside. Ensure that other commercial areas in the

City do not detract from the Downtown Urban Centers and help to meet other community commercial needs.

LU-38 Ensure that commercial areas of all types are located, designed, and developed to:

- ◆ Maintain high visual quality, especially for commercial areas located at ~~gateways~~ entryways to the City;
- ◆ Locate businesses rather than parking areas along the street;
- ◆ ~~Be~~ Encourage compact commercial development and encourage walking between businesses;
- ◆ Avoid development in long, narrow strips;
- ◆ Be easily accessible to an arterial or regional highway, and served or capable of being served by transit; and
- ◆ Avoid impacts on adjacent non-commercial uses, including impacts that could result in pressure to convert these adjacent uses to ~~convert~~ to commercial uses.

Mixed-use developments may contain retail, office, and residential uses within a building or complexes of buildings. In certain circumstances, other uses may be included. Mixed-use developments can reduce vehicle trips, more efficiently use land, and provide concentrations of customers that live or work in the area and benefit retail



businesses.

LU-39 Allow mixed-use developments in all Commercial designations. Design these developments to achieve compatibility among the uses

and with adjacent uses.

LU-39.5 Re-evaluate periodically the Neighborhood Commercial policies and zoning regulations to determine if updates are needed. Carry this out by:

- **Considering whether the policies and regulations should be amended to allow additional rezones to Neighborhood Commercial (NC-1 or NC-2) in any portion of the City. Initiate an evaluation in response to: a) significant increase in or absence of interest in Neighborhood Commercial development during periods of economic growth; b) significant or widespread support for or concerns with Neighborhood Commercial development; or c) as directed by City Council.**
- **Considering the extent to which Neighborhood Commercial policies and zoning are achieving objectives such as access for pedestrians and bicyclists, economic vitality, and neighborhood and design compatibility.**
- **Involving representatives from development, business, and neighborhoods using Redmond's Neighborhood Network and other appropriate techniques.**
- **Providing a biennial update to the Planning Commission, City Council and participants regarding the results.**

Designation Policies

LU-40 Neighborhood Commercial Designation

Purpose. Provide for attractively designed small- to medium-scale neighborhood ~~markets-businesses~~ that offer convenience goods and services for the daily needs of nearby neighborhoods, and can serve as gathering places. ~~Ensure that these centers are located and developed in a manner that~~ Locate and develop these neighborhood commercial areas to:

- ◆ ~~Promotes~~ Ensure use, scale, and design compatibility with the vicinity neighborhood character;
- ◆ ~~Helps reduce vehicle trip lengths and frequency;~~

- ◆ ~~Encourages convenient~~Provide access to and within the center, particularly for pedestrians and bicyclists from multi-modal corridors, transit routes, and existing or planned pedestrian pathways and bikeways to help minimize additional motorized trips on local streets; and
- ◆ ~~Connects by existing or planned pedestrian pathways, bikeways, and transit routes to the neighborhood(s) it serves;~~
- ◆ ~~Serves as a multi-seasonal, neighborhood gathering and meeting places, complementary to and in close proximity to other uses such as parks and open spaces, places of employment, or multi-family residences within the neighborhood;~~
- ◆ ~~Maintains a compact size; and~~
- ◆ ~~Avoids locations within one mile of another Commercial zone unless there are significant grade changes that limit pedestrian access.~~

Allowed Uses. Implement this designation through the Neighborhood Commercial (NC) zones. Encourage mixed-use development with residences as a secondary use located either in mixed-use or single-use structures. Require neighborhood-wide outreach and consultation advisement from the Neighborhood Commercial Review Panel as part of considering any proposed Neighborhood Commercial designation.

In the NC-1 zone, permit limited retail, service, and other businesses that primarily serve the immediate neighborhood and, are small-scale, and will not attract new vehicle trips. Examples include small-scale food stores, coffee shops, day care centers, dry cleaning outlets, and cultural or recreational facilities. Limit commercial site size to one acre or less. Preferred locations for NC-1 zones are the intersections of two arterials, at least one of which is a collector arterial or higher classification.

In the NC-2 zone, permit limited additional uses appropriate to serve larger residential neighborhoods or neighborhoods that include mixes of residential and employment uses. Examples of these uses include medium-scale retail and service uses such as a grocery store, drug store, and and other businesses that serve the immediate neighborhood and are medium-scale. Examples include medium-scale food stores, coffee shops, dry cleaning outlets, small-scale medical and dental services, convenience service stations, and cultural or recreational facilities. Limit commercial site size to three acres or less. Preferred locations for NC-2 zones are the intersections of two arterials, at least one of which is a principal arterial.

LU-40.1 Maintain compatibility with and limit impacts to the vicinity neighborhood character by considering application of NC-1 zones in locations that at a minimum meet the following criteria:

- **Result in no more than one neighborhood commercial area within each of six Neighborhood Commercial Overlay Zones (refer to Map LU-#);**
- **Include no greater than one acre of combined commercial use and associated parking;**
- **Are more than one-half mile from the Downtown and Overlake Urban Centers;**
- **Are along streets with a classification of collector arterial or higher to support multiple modes of travel;**
- **Currently include at least one of the following within one-quarter mile: existing or planned park facility, Multi-Family Residential zoned property, or business zoned property including Business Park, General Commercial, Gateway Design District, Neighborhood Commercial, Manufacturing Park, or Overlake Business and Technology Zone; and**
- **Provide sufficient parking on-street, on-site, or both.**

LU-40.2 Maintain compatibility with and limit impacts to the vicinity neighborhood character by considering application of NC-2 zones in locations that at a minimum meet the following criteria:

- **Include no greater than three acres of combined commercial use and associated parking;**
- **Are more than one mile from the Downtown and Overlake Urban Centers;**
- **Are along a multimodal corridor, at an intersection with a collector arterial or higher classification street to support multiple modes of travel;**
- **Are within one-quarter mile of an existing non-motorized connection and connect to existing or planned public**

sidewalks, trails, and pathways;

- Are within one-quarter mile of a multi-family zone; and
- Provide sufficient parking on-site.

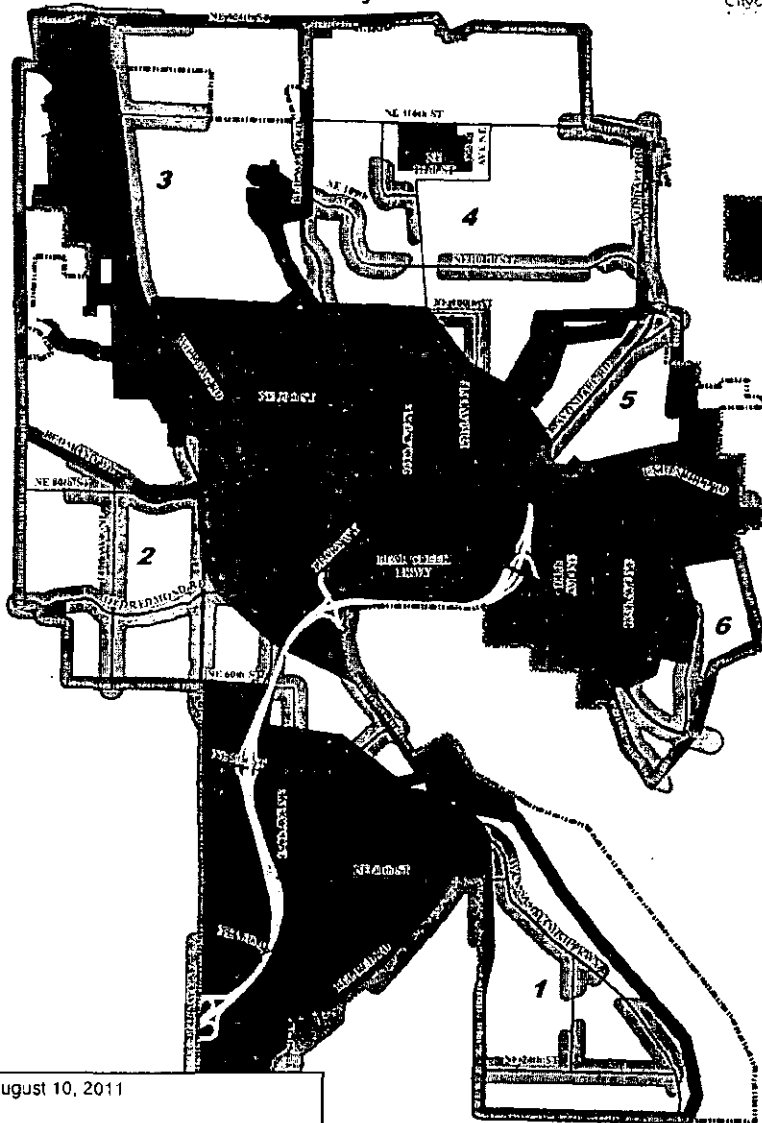
LU-40.3 Prohibit modifications of land use and zoning designation to Neighborhood Commercial (NC-1 or NC-2) from the following underlying zones: RA-5, R-1, MP, BP, Industrial, and OBAT zones.

LU-41 Design neighborhood commercial markets to fit with adjacent uses and neighborhoods, especially by:

- ♦ Ensuring that residential neighborhoods maintain their existing, predominantly residential character, and that commercial use does not become a defining element;
- ♦ ~~Ensuring~~ Requiring that neighborhood markets ~~businesses~~ maintain high visual quality and are ~~compatible~~ consistent in size, height, bulk, and design with adjacent uses;
- ♦ Using landscaping to enhance compatibility, provide screening, and promote transitions between the commercial uses and adjacent and nearby residential uses;
- ♦ Regulating signs and lighting to enhance compatibility, avoid visual clutter, and prevent ~~glare~~ light trespass ~~from spilling over~~ onto adjacent uses;
- ♦ Placing parking areas away from existing residences;
- ♦ Siting and Limiting the size of parking lots to encourage the use of alternative travel modes and to avoid large areas of paved surfaces;
- ♦ Including features that encourage access by pedestrians and bicyclists, such as convenient sidewalks and bicycle parking facilities;
- ♦ ~~Discouraging traffic from directly accessing primarily residential streets;~~
- ♦ ~~Encouraging creation~~ Providing a portion of the required open space as multi-seasonal places for people to gather and for pedestrian-oriented amenities including public courtyard or plaza; and

- ◆ Using a portion of the required open space and landscaping where appropriate for multiple purposes, such as on-site stormwater management and native or edible gardens; and
- ◆ Regulating hours of operation as needed.

DRAFT Neighborhood Commercial Overlay Zones







Draft Printed: August 10, 2011

*Neighborhood Commercial Overlay Zone - Each of six overlay zones would allow no more than one change to land use and zoning designation for the purpose of subsequent development as small-scale Neighborhood Commercial. Consideration of an application for change to a land use and zoning designation of Neighborhood Commercial would include neighborhood-wide outreach and a Neighborhood Commercial Review Panel process.

Please contact Kimberly Dietz
with questions and for additional information:
(425) 556-2415
kdietz@redmond.gov

Effective date: this map not in effect

Legend

-  Redmond City Limits
-  Prohibited areas for rezones to Neighborhood Commercial
-  Neighborhood Commercial Overlay Zone*
-  Allowed locations for any requested Neighborhood Commercial rezone within each of six overlay zones

