

ORDINANCE NO. 1125

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-83-1, FOR THE PURPOSE OF REVISING THE NEIGHBORHOOD DESCRIPTIONS SET FORTH IN CHAPTER 20B.85 OF THE COMMUNITY DEVELOPMENT GUIDE.

WHEREAS, the Planning Commission of the City of Redmond, Washington, has conducted a public hearing for the purpose of considering proposed amendments to the Redmond Municipal Code and Community Development Guide for the purpose of revising the Development Guide Neighborhood Descriptions, DGA-83-1, and

WHEREAS, at the conclusion of said public hearing, the Planning Commission recommended the adoption of the proposed amendments, with certain additional changes, and

WHEREAS, the City Council has considered the recommendations of the Planning Commission at a public meeting and has determined that the amendments to the Development Guide should be made as set forth hereinafter, now, therefore,

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

Section 1. Sections 20B.85.020 through 20B.85.120 of the Redmond Municipal Code and Community Development Guide are hereby amended to read as follows:

20B.85.020 Willows

The Willows neighborhood is located upon the hillsides of the Sammamish Valley, it is bound on the north by N.E. 145th Street, on the south by Redmond Way, on the east by Willows Road, and on the west by 132nd Avenue N.E. Although the hillsides are steep, the Willows Road area has been developed by "high-tech" industries. Residentially, the neighborhood contains both moderate density single family residential and high density development to the north of Redmond Way, and low to moderate density single family housing in the vicinity of 132nd Avenue N.E.

20B.85.030 Grass Lawn

The Grass Lawn neighborhood is bound on the north by Redmond Way, on the south by N.E. 60th Street, on the east by 148th Avenue N.E., and on the west

by 132nd Avenue N.E. Residential densities are moderate in areas of slightly to moderate slopes. Densities at the development on Swan Lake reflect higher, "urban residence" zoning. Major community facilities in Grass Lawn include Rosehill Junior High School and Grasslawn Park.

20B.85.040 Sammamish Valley

The Sammamish Valley is an area of contrasting uses bound on the north by N.E. 145th Street, on the south by City Center, on the east by the Redmond-Woodinville Road, and on the west by Willows Road. The northern half of the flat valley is an agricultural reserve, while south of N.E. 95th Street a variety of industrial and commercial activities exist in the Willows Business Park. The Valley is split in two by the Sammamish River and its accompanying county park. The park, which includes a multi-use (bicycling, pedestrian, equestrian) trail and soccer fields, receives intensive public use.

20B.85.050 Overlake

The Overlake neighborhood, a diverse collection of shopping, business, and residential land uses, is located in the southern portion of the City of Redmond. It is bound on the north by Redmond Way, on the south and east by the Bellevue-Redmond Road and West Lake Sammamish Parkway, and to the west by 148th Avenue N.E. The southern portion of the neighborhood contains a commercial and business district, with extensive retail, office, and restaurant development. The area west of 148th Avenue N.E. north of State Hwy 520 has experienced an increase in the number of research/development and "High-Tech" industries, while further to the east low-moderate density residential uses predominate. Multi-family, high density development is located both in the very south portion of the area (N.E. 40th Street) and in the north in the vicinity of Redmond Way and W. Lake Sammamish Parkway. Ben Rush Elementary School is also located in the Overlake neighborhood.

20B.85.060 South Hollywood Hill

The South Hollywood Hill neighborhood is bound on the north by N.E. 145th Street, on the south by N.E. 116th Street, on the east by Avondale Road N.E. and on the west by the Redmond-Woodinville Road (State Hwy 202). The area is characterized by moderate to steep slopes, and is forested with some flat areas at the base of the hill to both the east and west. There is rural residential land use on the slopes of the hill, with increasing medium residential density development on the top. Flat land to either side of South Hollywood Hill is utilized for ranching.

20B.85.070 Education Hill

Education Hill, one of the more extensively developed residential areas in the City, is bound on the north by N.E. 116th Street, on the south by City Center, on the east by Avondale Road N.E., and on the west by the Redmond-Woodinville Road. The area is forested on moderate and steep slopes. Development is primarily low-medium density single family detached housing, although there is a significant amount of multiple family development on

the west side of the hill facing the Redmond-Woodinville Road. As the name implies, there are a number of educational facilities in proximity to each other in the neighborhood. These include Redmond High, Redmond Junior High, Horace Mann Elementary, and Norman Rockwell Elementary Schools. A number of parks and recreational facilities are also in the area, including Hartman Park, Nike Park, and the Education Hill tennis courts.

20B.85.080 Viewpoint

The Viewpoint area is primarily residential in character, bound to the north by Marymoor Park, to the south by N.E. 20th Street, to the east by Lake Sammamish, and to the west by 172nd Avenue N.E. and the Bellevue-Redmond Road. Residential development is primarily low-moderate density in the majority of the area, although there are higher multiple family densities on the shoreline north of Idylwood Park. Audobon Elementary School is also located in the Viewpoint Neighborhood.

20B.85.090 Bear Creek

The Bear Creek neighborhood is bound by Avondale Road N.E. to the north, by Lake Sammamish and the Redmond-Fall City Road to the south, 196th Avenue N.E. to the east, and West Lake Sammamish Parkway to the west. The area is basically flat, with Bear Creek flowing from the east into the Sammamish River. This is an area in transition from ranching and agricultural use to more intensive business park and industrial development, particularly east of City Center and near the east entrance of Marymoor Park. Residential development is currently low, with the exception of a mobile home park near Avondale Road N.E. and N.E. 95th Street. Marymoor Park represents almost 30% of the Bear Creek area, and is the largest park in the King County Park system.

20B.85.100 North Union Hill

North Union Hill, whose boundaries are 145th Avenue N.E. to the north, N.E. Novelty Hill Road to the south, the west crest of the Snoqualmie River Valley to the east, and Avondale Road to the west, is primarily a rural area of low density development. The area is on a plateau and has some moderate slopes. There is a small amount of commercial activity at Avondale Road N.E. and N.E. 116th, but primarily the area is characterized by rural residential activity and ranching. The private Overlake School and Farrell-McWhirter Park are located within the neighborhood.

20B.85.110 Union Hill

Union Hill is a growing area east of the Bear Creek neighborhood, bound to the north by N.E. Novelty Hill Road, to the south by the Redmond-Fall City Road, to the east by the west crest of the Snoqualmie River Valley, and to the west by 196th Avenue N.E. The area has several types of residential activity, ranging from low to moderate density. A fire station and the Emily Dickinsen Elementary School and the Evergreen Junior High School are also located in this neighborhood.

20B.85.120 Sahallee/Inglewood

The Sahallee Inglewood neighborhood is bound by the Redmond-Fall City Road to the north, Lake Sammamish to the west, continues just east of 244th N.E. and south to N.E. 8th. Much of the area is on a plateau, with steep slopes to the west and north. The Inglewood area includes the East Lake Sammamish Parkway waterfront with low density housing oriented toward the lake. Higher densities can be found in the remainder of the Inglewood neighborhood to the east of East Lake Sammamish Parkway with a variety of types of single family housing. The Sahallee area, located on the gentler slopes and plateau west of 228th Avenue N.E., has lower single family densities. Margaret Mead Elementary School is located in the neighborhood.

Section 2. 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 (5) days after its passage and publication by posting as provided by law.

CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: April 28, 1983
PASSED BY THE CITY COUNCIL: May 3, 1983
SIGNED BY THE MAYOR: May 3, 1983
POSTED: May 5, 1983
EFFECTIVE DATE: May 10, 1983