

ORDINANCE NO. 1134

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE, DGA-83-5, FOR THE PURPOSE OF REVISING CONDITIONS UNDER WHICH A DENSITY BONUS IS GRANTED FOR SENIOR CITIZEN HOUSING PROJECTS.

WHEREAS, the Planning Commission of the City of Redmond, Washington, has conducted a public hearing for the purpose of considering revising the conditions under which a density bonus is granted for senior citizen housing projects, and

WHEREAS, at the conclusion of said public hearing the Planning Commission recommended approval of the proposed amendments, 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. Section 20C.10.245 of the Redmond Municipal Code and Community Development Guide is hereby amended by adding a new subsection (15) to read as follows:

10.245(15) Senior Citizen Housing Developments - Density Bonus

- A. Senior Citizen housing developments (which may also include some units allocated for disabled persons as defined in Title 24 Code of Federal Regulations Part 8:12.2(a)), as the same now exists or may hereafter be amended, may exceed the maximum density requirements in the City Center subject to the following:
1. The applicant must obtain Special Development Permit approval pursuant to Section 20F.20.160;
 2. The age limit for occupants of the designated senior citizen units must be 62 years of age or older;
 3. The project must be sponsored, supported, proposed or underwritten by a government agency or private developer whose intention

is to provide housing for senior citizens of low to moderate income and commits the property to such use;

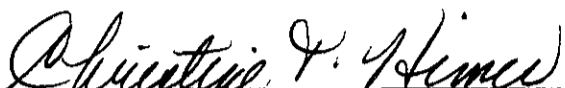
4. If monthly rents of the residential units being proposed are within the limits of fair market rents as established by the King County Housing Authority, no senior citizen 62 years of age or older with a valid section 8 certificate as provided for in the Housing and Community Development Act of 1974, may be denied occupancy solely on the basis of section 8 certificate rental request;
 5. The Final Approval Order shall be recorded as a covenant appearing on the deed to the property;
 6. No conversion of occupancy to non-senior citizens shall be allowed without first obtaining a Special Development Permit pursuant to Section 20F.20.160.
- B. The bonus density increase shall in no case exceed 40 units per acre in the City Center. The actual density bonus shall be determined based upon but not limited to the following factors:
1. Demonstration by the applicant of the demand for housing specifically for senior citizens of low to moderate income;
 2. Demonstration by the applicant of how the proposed project will benefit the housing demand for senior citizens of low to moderate income;
 3. Reasonable demonstration that the project will remain as a senior citizen housing facility for a minimum specified time period;
 4. The proposed size of the units and number of bedrooms;
 5. Proximity to services such as mass transit and commercial areas;
 6. Impacts of the development and impacts upon the development including but not limited to: traffic generation, noise levels, building bulk, design and orientation and adjacent land uses;
 7. Ability of the site to adequately accommodate the proposed density.

Section 2. The chart entitled "Permitted Land Uses in the City Center," incorporated by reference in Section 20C.10.200(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as set forth on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Section 20C.10.200(12) of the Redmond Municipal Code and Community Development Guide is hereby repealed.

Section 4. This ordinance shall be in full force and effect thirty (30) days after passage and publication by posting as provided by law.

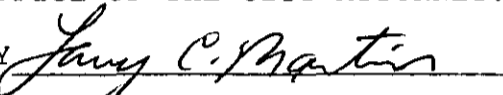
CITY OF REDMOND


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: June 30, 1983
PASSED BY THE CITY COUNCIL: July 5, 1983
SIGNED BY THE MAYOR: July 5, 1983
POSTED: July 8, 1983
EFFECTIVE DATE: August 8, 1983

ORIGINAL

EXHIBIT A

A Part of Subsection 20C.10.200(10) PERMITTED LAND USES IN THE CITY CENTER

DESIGN AREA

LAND USES	CONVENIENCE COMMERCIAL		COMPARISON COMMERCIAL *			GENERAL COMMERCIAL	
	AREA 1	AREA 3	AREA 7	AREA 2	AREA 5	AREA 6	AREA 4
Mixed uses (commercial and/or multi-family housing not to exceed 30 dwellings per acre) where indicated by Subsection 20C.10.200(05), "City Center Design Areas"				P		P	S
Mixed uses (commercial, and/or multi-family housing not to exceed 30 dwelling units per acre) outside locations in Subsection 20C.10.200(45)	S	S	S	S	S	S	S
Senior Citizen housing developments may exceed 30 dwelling units per acre in City Center subject to Section 20C.10.245(15) Senior Citizen Housing Developments - Density Bonus	S	S	S	S	S	S	S

LEGEND:
 P - Permitted Use S - Special Development Permit (See Section 20F.20.030)
 G - General Development Permit (See Section 20F.20.030)

All uses must comply with the Goals and Policies of Section 20B.85.130 "City Center." Permitted Uses which in the judgment of the Technical Committee appear to be inconsistent with the Goals and Policies due to their nature or appearance, require a Special Development Permit. *The Dept. of Planning and Community Development maintains a record of uses known to meet traffic criteria.