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12/10/85

ORDINANCE NO. 1291

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADDING NEW SECTIONS TO AND AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE RELATING TO DESIGN CRITERIA, DGA-85-21, APPROVING A SUMMARY THEREOF, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Planning staff of the City of Redmond has reviewed the Community Development Guide with respect to urban design criteria, and has recommended the criteria be clarified, and made more specific, DGA-85-21, and

WHEREAS, this recommendation is to promote development that is consistent with the goals, policies, plans and regulations of the Community Development Guide; to assist applicants in preparing development applications; to assist City staff and the Design Review Board in reviewing development applications and enhance the site plan review process; and to promote development of high environmental and visual quality in the City and preservation of significant natural features, and

WHEREAS, the Planning Commission of the City of Redmond held a public hearing on September 17, 1985, for considering the proposed amendments to the Redmond Municipal Code and Community Development Guide and all members of the public desiring to do so were given an opportunity to speak, and

WHEREAS, at the conclusion of the hearing, the Planning Commission voted to recommend the proposed action, and

WHEREAS, at a public meeting the City Council has considered the recommendation of the Planning staff and the Planning Commission, and has determined that the amendments to the Redmond Municipal Code and Community Development Guide should be made as set forth herein, now, therefore,

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

Section 1. A new section 20C.30, DESIGN CRITERIA, of the Redmond Municipal Code and Community Development Guide is hereby adopted to read as set forth on Exhibit A attached hereto and incorporated by this reference as if set forth in full.

Section 2. Subsection 20F.20.060, STAFF REVIEW, SITE PLAN REVIEW, AND ENVIRONMENTAL ASSESSMENT OF APPLICATIONS, of the Redmond Municipal Code and Community Development Guide is hereby amended as shown on Exhibit B attached hereto and incorporated by this reference as if set forth in full.

Section 3. Part (15), Plan Submittal and Review, of subsection 20C.20.090, LANDSCAPING AND NATURAL SCREENING, of the Redmond Municipal Code and Community Development Guide is hereby amended as shown on Exhibit C attached hereto and incorporated by this reference as if set forth in full.

Section 4. Part (20), Design Requirements, of subsection 20C.20.130, OPEN SPACE, of the Redmond Municipal Code and Community Development Guide is hereby amended as shown on Exhibit C.

Section 5. Part (15), Review, of subsection 20C.20.230, SIGNS AND STREET GRAPHICS, of the Redmond Municipal Code and Community Development Guide, is hereby amended as shown on Exhibit C.

Section 6. Subsection 20C.20.235, SPECIAL DEVELOPMENT GUIDELINES, is hereby retitled SPECIAL DEVELOPMENTS.

Section 7. Part (10), General Review Criteria, of subsection 20C.20.235, SPECIAL DEVELOPMENTS, of the Redmond Municipal Code and Community Development Guide is hereby amended as shown on Exhibit D attached hereto, and incorporated by this reference as if set forth in full.

Section 8. Part (40), Special Uses - Scope of Review, of subsection 20C.20.235 of the Redmond Municipal Code and Community Development Guide is hereby amended as shown on Exhibit D.

Section 9. Parts (55) through (85) of subsection 20C.20.235 of the Redmond Municipal Code and Community Development Guide are hereby amended as shown on Exhibit D.

Section 10. Section 20C.10.245, SPECIAL REVIEW CRITERIA, of the Redmond Municipal Code and Community Development Guide is hereby recodified as shown on Exhibit E, attached hereto and incorporated by this reference as if set forth in full.

Section 11. Part (10), SCOPE, of section 20F.20.160, SPECIAL DEVELOPMENT PERMIT, of the Redmond Municipal Code and Community Development Guide is hereby amended as shown in Exhibit F, attached hereto and incorporated by this reference as if set forth in full.

Section 12. 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 publication, or publication of a summary thereof attached hereto and which is hereby approved, in the City's official newspaper.

CITY OF REDMOND

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schauble
DORIS SCHAUBLE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By Jerry C. Martin

FILED WITH THE CITY CLERK: DECEMBER 12, 1985
PASSED BY THE CITY COUNCIL: December 17, 1985
SIGNED BY THE MAYOR: December 18, 1985
PUBLISHED: December 22, 1985
EFFECTIVE DATE: December 27, 1985
ORDINANCE NO. 1291

EXHIBIT A
DGA-85-21

20C.30 DESIGN CRITERIA

20C.30.010 PURPOSE

20C.30.020 URBAN DESIGN CRITERIA

- 30.020(05) Purpose/scope
 - (10) Design Concept
 - (15) General Urban Design
 - (20) Natural Features
 - (25) Linkage/Circulation
 - (30) Site Design
 - (35) Building Design
 - (40) Planting Design
 - (45) Signs and Street Graphics

20C.30.030 LAND USE DESIGN CRITERIA

- 30.030(05) Open Space
 - (10) Residential Design
 - (15) Street Design

20C.30.040 ZONING DISTRICT DESIGN CRITERIA

20C.30.050 DESIGN DISTRICT DESIGN CRITERIA

20C.30 DESIGN CRITERIA

20C.30.010 PURPOSE

Section 20C.30 DESIGN CRITERIA is established for the following purposes:

- (05). To promote development and construction consistent with goals, policies, plans and regulations of the Community Development Guide.
- (10). To supplement land use regulations which encourage and promote public health, safety and welfare of the citizens of the City.
- (15). To provide guidance to urban design decisions that will promote development of high environmental and visual quality throughout the City.
- (20). To assist applicants in the preparation of development applications.
- (25). To assist decision-making by the Technical Committee, Design Review Board, Hearing Examiner, Planning Commission and City Council in the review of development applications.
- (30). To assist preservation of natural landforms, vegetation, water features, and scenic views and vistas which form the strong sense of natural amenity existing throughout the City.
- (35). To recognize major environmental, economic and social opportunities and problems concerning community development.
- (40). To provide greater clarity and to enhance the site plan review process of the Community Development Guide.

URBAN DESIGN CRITERIA

20C.30.020 URBAN DESIGN CRITERIA

30.020(05) Purpose/Scope

The purpose of this section is to establish design criteria for urban design, natural features, linkage/circulation, site design, building design, planting design, and signs and street graphics to guide preparation and review of all development applications. Additional design criteria noted in sections following are supplementary to the criteria of this section.

The manner in which these design criteria are evaluated and implemented by development applications determines in large part the urban design of the Redmond community. It is intended these design criteria will assist development applications in adhering to the desired form of urban design in Redmond as expressed by goals, policies, plans and regulations of the Community Development Guide.

30.020(10) Design Concept

Development design should be based upon a well-defined concept. The design concept should evaluate how a development relates to criteria for urban design, natural features, linkage/circulation, site, building and planting design, and signs and street graphics. Additionally, the orientation of development design towards a user/client group should be clearly identified to direct consideration of the design approach chosen and to assist analysis of alternative solutions should issues of design arise.

The design concept may require balancing of criteria of the user/client group with design criteria of this section to result in a development which is harmonious when viewed by its parts, and when viewed in context with natural features and the character of development of the area in which the project is proposed to be located.

30.020(15) General Urban Design

Urban design criteria involve consideration of how all elements of development design relate to a desired pattern of development as expressed by the Community Development Guide. The focus of paragraph (15), GENERAL URBAN DESIGN, is upon site design, which concerns placement of development elements within a site and their relationship to adjacent development. No one style of design is encouraged or discouraged by this set of criteria, as it is recognized that the styles of design, building construction materials and methods will continue to evolve over time.

(a) Function

1. Coordinate proposed development with current site planning and development efforts in adjoining areas to take advantage of opportunities to mutually improve development design.
2. Properly link proposed development to walkway, trail, street drainage and utility systems in the surrounding area. Assure efficient continuation of such systems to adjacent properties.
3. Provide intensively landscaped buffers where commercial or industrial uses abut residential or recreational uses as needed to minimize visual impact and other potential nuisances. Provide walls or berms when landscape materials are inadequate to minimize impacts.
4. Provide lower profile buildings with four-sided architectural treatment and with a mass and scale harmonious with surrounding development where structures adjoin a buffer.
5. Screen parking and service areas, rooftop equipment, garbage dumpsters, and outdoor storage to minimize negative visual impacts of these site elements.

6. Design screening with consideration of views from adjoining hillsides and from other areas of high public visibility, with special consideration for views from SR 520, Redmond Way, other major arterials, Marymoor Park and the Sammamish River Trail.
7. Design and select landscaping and structural materials of sufficient size, quantity and height to effectively screen and to be compatible with associated buildings.
8. Use mechanical penthouse structures when appropriate to the scale and visibility of rooftop mechanical equipment to accomplish required screening. Multi-tenant buildings should be designed with consideration for coordinating the location of rooftop mechanical equipment so as to minimize required screening. Use of parapet walls of sufficient height to satisfy screening requirements is encouraged for multi-tenant buildings.

(b). Design

1. Design a proposed development in context with its surroundings. Provide visual linkages between existing building, site and landscaping design so as to create a cohesive overall effect.
2. Strengthen and enhance positive qualities of existing natural and built environments through design of proposed development. Respect the scale and character of nearby development of merit to contribute to an overall impression of unity.
3. Develop visual linkages among adjacent development to create a cohesive visual effect through consideration of the following design elements:

A. Site Design

1. building setback
2. massing of structures
3. location of pedestrian/vehicular facilities
4. spacing from adjoining buildings

B. Planting Design

1. composition of plant materials
2. type and quantity of plant materials
3. street trees

C. Building Design

1. scale
2. massing
3. proportion of windows, doorways and other features
4. roof silhouette
5. facade proportions and directionality
6. location of entryway
7. surface material, finish, color and texture surrounding development
8. style of architecture

D. Signs

1. number, size and location of signs
2. type of illumination
4. Avoid monotony of design in multiple building projects by creating visual interest and pleasing form through variation in detail, form and siting of building, landscaping, parking and access elements within a site.

30.020(20) Natural Features

(a). Function

1. Control potential erosion, slope stability and drainage problems by conforming grading, buildings and other impervious surfaces to existing topography of the site and natural drainage systems, and by minimizing grading, filling and the use of retaining walls.
2. Incorporate the storm drainage system into the natural drainage pattern wherever possible to minimize impacts to water quality, to facilitate ground water recharge, and to retain existing vegetation when feasible.

(b). Design

3. Preserve and enhance natural features to the advantage of development by creating a desirable environment for tenants, employees, or residents. Design the building and site in a form which provides visual access and, where appropriate to the sensitivity of natural features, physical access to attractive natural features of the site.
4. Provide for compatibility of buildings and site design with significant natural features by not crowding natural features to be preserved, and by providing an informal development edge in character with adjoining areas of natural features being preserved.

30.020(25) Linkage/Circulation

(a). Function

1. Enhance site access and traffic flow by linking walkways, bikeways, driveways and parking areas to adjoining development and to public walkways and transit systems.
2. Provide highly visible and direct pedestrian and vehicular entrances.
3. Provide for access needs of the handicapped.
4. Encourage pedestrian use by:
 - A. reducing walkway distances and providing short cuts;
 - B. eliminating pedestrian barriers and obstacles;
 - C. leveling walkway routes;
 - D. assuring continuity of walkways;
 - E. providing protection from wind and rain, especially at main building entrances and over public walkways;
 - F. separating walkways from driveways to reduce perceived fears about safety;
 - G. increasing character and visual diversity of walkways;
 - H. providing pedestrian amenities such as benches, planters, perching walls, plazas, drinking fountains, water features and waste receptacles;

- I. providing walkways in parking areas leading to destination points which have curbs or other barriers to prevent vehicle intrusion;
- J. providing sufficient walkway widths to allow easy flow of pedestrian traffic;
- K. providing adequate lighting where nighttime use is occurring or is to be encouraged.
- L. providing convenient and direct pedestrian access from public walkways to primary building entrances.

5. Improve the safety and appearance of walkways when crossing parking and driveway areas by varying paving materials, texture and color of walkways.

6. Assist distribution of varying volumes of pedestrian traffic to its destination by providing a hierarchy of walkway widths.

(b). Design

1. Make use of pleasing views and existing site features in determining walkway and driveway alignment.
2. Enhance the pleasure of pedestrians by providing variety and interest in walkway design.
3. Use planters, rails, retaining walls and other raised surfaces for seating. Any height between 12 and 24 inches will work, with 16 inches being best. A width of a minimum of 6 inches, up to 24 inches, should be provided.
4. Strive to locate seating where sun exposure is available from late morning to late afternoon, where views can be taken advantage of, and near to activity centers of a site such as at building entrances and at the intersection of walkways.
5. Cluster some seating so groups of people can use the seating while talking together.

6. Consider the use of movable seating where appropriate to encourage social interaction.

30.020(30) Site Design

(a). Function

1. Orient buildings to the street in a manner which provides easily identifiable and accessible pedestrian entranceways.
2. Locate parking where possible behind buildings and away from areas of high public visibility.
3. Integrate parking area design with landscape design in a way that reduces the visual impact of impervious surfaces and provides screening of parking from public view. Parking areas should provide for landscaping next to buildings and alongside walkways.
4. Minimize pavement areas necessary for vehicular use, and avoid the use of parking aisles with parking located only along one side.
5. Provide transit facilities where appropriate to the intensity of use.
6. Locate services and outdoor storage areas, utility vaults and waste receptacles away from areas of high visual exposure, and integrate required screening with site, landscaping and building design. Locate waste receptacles in areas convenient for on-site use and accessible for collection.
7. Locate utilities with consideration of utilizing existing easements and rights-of-way, providing access for City and private maintenance, avoidance of significant vegetation and other natural features being preserved.
8. Design grades of walkways, driveways and parking areas to be generally less than 5%; grades of up to 10% are acceptable for short distances.

(b). Design

1. Site buildings to create an interesting and attractive appearance at the streetscape and along building setbacks with significant visibility. Focus on varying the spaces among groups of buildings, especially for residential projects, to avoid creating a walled corridor of long, unbroken rows of buildings along a setback, or a monotonous pattern of buildings across a site.
2. Incorporation of special design features and site amenities to highlight a project in the community is encouraged. Such features and amenities could include plazas, open space areas, employee lunch and recreational areas, architectural focal points and accent lighting.
3. Highlight building, walkway and driveway entrances to a project through landscape design.
4. Locate landscape buffers along building margins where vehicle use areas abut.
5. Cluster interior parking lot landscaping when possible to conserve significant portions of existing tree cover as an amenity to the site. Disperse interior parking lot landscaping throughout a parking lot when no significant existing vegetation exists.

30.020(35) Building Design

(a). Function

1. Encourage high-quality building design that is functional, providing maximum efficiency for occupants while presenting a human scale and an attractive appearance.
2. Base building design on a unified design concept when construction will be in phases.
3. Use building materials and building techniques of durability and high quality.

(b). Design

1. Vary building facades, rooflines, surface textures, and architectural design throughout the site to create design interest in multiple-building residential projects.
2. Use a basic building form and shape which is attractive and well-proportioned, with details of the design well-integrated and compatible with building form.
3. Provide design interest in balance with maintaining simplicity of building design; building form should be free of confusing, cluttering or unnecessarily complex elements.
4. Use the same building materials on all building elevations exposed to public view.
5. Interrupt the sequence of repetitive building elements, especially doorways and windows, at recurring intervals to provide variety and to avoid total repetition, which usually is monotonous.
6. Avoid the use of false or ostentatious building elevations and large, blank walls.
7. Coordinate differing surface textures to be compatible with one another.
8. Minimize the potential for glare created by windows or smooth, shiny materials.
9. Select muted colors for use on large building surfaces.
10. Use accent colors in a way to enhance or highlight building design, and not in a manner which creates clutter or otherwise detracts from building design.

30.020(40) Planting Design

Planting design is an integral part of the overall site and community design and should complement the architecture, other site elements and the visual appearance of the neighborhood. The landscape plan should be based on a well-defined concept addressing criteria for function, design, horticulture, maintenance and irrigation. The concept should be consistent with the architectural character and overall site design and should be harmonious with and enhance the visual appearance and natural amenities of the area in which the project is located.

(a). Function

In the overall plant composition, the following functional criteria should be incorporated as appropriate to the individual project and the area in which it is located. Some of these functions may be accomplished through architectural or other site elements such as walls, berms, arbors, fences and plazas, either alone or in combination with planting. These other site elements should be integrated effectively with the planting and shown on the landscape plans.

1. Environmental Determinants: Provide planting to reduce erosion, control storm-water runoff; encourage soil infiltration; maintain or improve air quality; reduce perception of noise; provide wildlife habitat; maintain solar access; conserve energy; reduce heat, glare and reflection; restore areas disturbed by construction; enhance microclimates for people and plants, and to protect and enhance watercourses.
2. Retention of Existing Vegetation: Preserve as much desirable vegetation as possible, with preference given to plant groupings.
3. View Preservation and Enhancement: Retain and improve desirable views such as mountains, valleys, lakes, watercourses, skylines, pastures and woodlands, parks and open space, and quality urban environments.

4. Usable Open Space: Provide space on site for active and/or passive recreational purposes.
5. Buffer: Provide separation between incompatible adjacent land uses or activities, and reduce the impact of wind and perception of noise.
6. Transition: Provide plantings that effectively accommodate a change in design between adjacent sites, within a site and from native vegetation areas. Also, design planting to create an effective change from public to private space and from the vertical to horizontal plane at building edges.
7. Mitigation of Adverse Visual Impacts: Provide planting to soften the visual impact of less desirable development and/or structures such as large blank walls and large areas of pavement.
8. Screening: Provide a physical or visual barrier to partially conceal or totally block unsightly elements such as parking areas, service areas, mechanical equipment, loading docks and outdoor storage areas.
9. Visibility: Maintain sight lines where appropriate such as at street intersections, driveway entrances and building entrances.
10. Definition: Use planting to highlight significant site features and to define site use areas and circulation corridors without interfering with the use of such areas.

(b). Design

The planting design should be a composition of plant materials that creates an appropriate visual character such as stylized, formal, informal or natural. The design should include a suitable combination of trees, shrubs, groundcover plants, vines, lawns and herbaceous material. The number, size and arrangement should be carefully selected to balance color, texture, form, line, proportion and scale in both the horizontal and vertical plane. Plants should be selected and arranged according to the following design criteria:

1. Unity: Arrange plants in a harmonious and orderly composition creating an overall unified and balanced design which is the sum of the parts, visually, and provides a sense of order, balance and harmony.
2. Variety: Select a diversity of plants providing interest, accent and contrast.
3. Harmony: Select plants and arrange them in a manner that is visually pleasing, compatible and sympathetic to the site and its environs.
4. Order: Provide planting that has a logical sequence and a rational arrangement.
5. Consistency: Develop a planting design compatible with and conforming to the overall project design concept.
6. Appropriateness: Develop a planting design concept that is suitable, proper, and fitting with the architectural character, land use and environment. Select plants with an awareness of their growth requirements, tolerances, ultimate size, preferences for soil and climate and negative impacts. (See also Section F - Horticulture).
7. Density: Provide adequate plant quantity, size and spacing to fulfill the functional and design objectives within the stipulated time.

(c). Horticulture

Plant material should be selected and installed according to the best industry standards to assure optimum growing conditions. A superior environment for plant growth (including existing vegetation) should be provided to achieve the original design concept. Selection and installation considerations should include but not be limited to such items as soil conditions, exposure, water conditions, temperature, resistance to pests and diseases, ultimate growth habit and ease of future maintenance.

(d). Maintenance

Regularly scheduled maintenance according to standard horticultural practice should be considered to insure that the planting will achieve the intent, purpose and function of the original design concept within the stipulated time.

(f). Irrigation

Water appropriate to the horticultural requirements of different plant species and lawn areas should be provided. Irrigation systems should be designed to industry standards and provide complete coverage with the least amount of wasted water.

20C.30.030 LAND USE DESIGN CRITERIA

30.030(05) Open Space

(a).General

1. The outstanding natural site features should be selected upon initial site design, and the open space designed to include and enhance these features.
2. Conservation open space is of greatest importance for locating open space within a site with amenity and recreation open space following in degree of importance.
3. Open space should be located to buffer proposed development from neighboring developments especially where there is a significant contrast in type or intensity of land use.
4. Open space should be located to buffer proposed development from environmental nuisances, such as busy streets.
5. Open space shall be integrated with housing location and circulation system design.
6. Open space should be organized into a general system of aggregated spaces rather than constituting a series of isolated leftover areas.
7. Environmental conditions, such as solar access, view and privacy should determine the siting of open space and buildings, with roads to be located after open space and buildings are sited.
8. Storm drainage systems should be designed to complement existing land forms rather than appear as rigid engineered shapes.
9. Views from a development should be preserved, opened up or designed to become part of the open space focus.
10. View corridors shall be provided to preserve visual access of the public to open space amenities.

(b).Conservation Open Space

1. Sites with unique resource areas such as steep slopes, ravines, watercourses and wetlands, should save the natural area for common use and enjoyment of the light, air, amenity and views, and cluster units advantageously around it.
2. Conservation open space should be preserved as nearly practical in its native state, with minor disruptions permitted to provide for public access.

(c).Amenity Open Space

1. Amenity open space shall be provided to complement conservation open space, or where a site has no conservation open space, amenity space shall be provided as an element of focus within a site.
2. Amenity open space shall not constitute a series of thin meaningless landscape strips, but rather should be aggregated to provide a focus for building clusters.

(d).Recreation Open Space

1. Urban residence and multiple residence developments shall provide recreation open space commensurate with the size of development.
2. Recreation open space for active resident use shall be enhanced through provision of level areas for specific outdoor activities and by tying open spaces together through a linear network of pedestrian and bicycle pathways, essentially free of auto intrusion.
3. Open space should be designed to provide readily accessible places for informal recreation to occur.
4. Linear features of the landscape such as ravines, stream and river valleys, bluff lines and utility rights-of-way should be considered for the location of trails to connect major open space areas.

(e). Designated Open Space

Where a proposed development abuts or includes designated areas as open space by Section 20B.50.050, "Parks, Recreation, and Open Space Plan", required open space shall be provided by using the following guidelines criteria:

1. Locate required open space next to designated open space.
2. Locate the required open space so that it buffers the proposed development from neighboring developments.
3. Place the required open space in such a way as to implement and enhance the walkway and trail plans and regulations.
4. Locate all required open space to provide access to public recreation areas.
5. Locate open space to increase access to waterfront access and recreation areas.

30.030(10) Residential Design

(a). Site and Building Design

1. Provide an appearance of openness by clustering, separation of building groups, use of well-designed open space as provided for in 20C.20.130, and landscaping.
2. Create livability through the provision of recreation facilities, attractive common areas, and accessibility to buildings from parking areas and public walkways.
3. Assure internal privacy between dwelling units, and external privacy for adjacent dwelling units. Create a sense of privacy and separation from adjacent units through careful location of building entrances, windows, fences, walls and landscaping.
4. Orient buildings to enhance views from within the site by taking advantage of topography, building location and style.

5. Promote variety and irregularity in site and building design. Buildings in groups should be related by common materials and roof shapes, but contrast should be provided throughout a site by the use of varied materials, architectural detailing, building orientation and house type.

6. Design the perimeter of a project to enhance adjacent uses and not create nuisances such as "walled corridor" of buildings, heavily travelled streets, light and glare. Perimeter buildings should be similar in scale and bulk to buildings on adjacent sites.

7. Provide a system of off-street walkways which tie residential areas to recreational areas, transit, public walkways, and schools.

8. Parking areas shall be alleviated by landscaping and not designed in long, monotonous rows. The size of parking areas should be minimized and each area related to the group of buildings served.

9. Plan each phase of the proposed development as it is to be completed, containing the required parking spaces, recreation, landscape and utility areas necessary for creating an attractive and livable environment within that phase.

10. Consider solar orientation and climate in siting buildings.

11. Encourage a variety of compatible housing types, including attached dwellings where permitted by zoning. Design attached structures to minimize bulk and the appearance of density, and create a scale that is harmonious with single-family units.

30.030(15) Street Design

(a) Street Design

1. Provide well-designed streets which consider terrain, intersection configurations, and connections to streets or adjacent sites or streets.

2. Minimize steep gradients, and cuts and fills in slope areas.
3. Promote safety through adequate sight distance, separation of vehicles from pedestrians, limited driveways on busy streets, and avoidance of difficult turning patterns.
4. Allow safe, efficient access for emergency vehicles.
5. Discourage through traffic and long cul-de-sacs, while assuring adequate circulation between neighborhoods.
6. Minimize disturbance of water courses by avoiding filling wherever possible.
7. Locate access street where joint use with other properties may occur provided impacts can be minimized.

(b). Street Capacity

1. Provide streets adequate to carry traffic planned for functional classification (residential feeder, arterial, etc.) but avoid overbuilding of street capacity where not required in order to reduce impervious surfaces.
2. Provide streets adequate to carry traffic generated by the development and to avoid adverse impacts on surrounding neighborhoods.

20C.30.040 ZONING DISTRICT DESIGN CRITERIA

Reserved.

20C.30.050 DESIGN DISTRICT DESIGN CRITERIA

Reserved.

EXHIBIT B
DGA-85-2120F.20.060 STAFF REVIEW, SITE PLAN REVIEW, AND ENVIRONMENTAL ASSESSMENT OF APPLICATIONS

20.060(05) Site Plan Review - As part of its review of applications the Technical Committee and Design Review Board and Code Administrator shall review site plans as follows to ensure compatibility with adjacent land uses and the community, and to enhance site layout and design:

(a) Site Plan Required - A site plan shall be submitted as a part of all permit and project approval applications with the information required in Section 20F.20.050, "Application Requirements" and as required by Appendix I, Exhibit B, "City of Redmond Site Plan Review Process". The Technical Committee and Design Review Board, and Code Administrator may require that additional information be provided to conduct an adequate review. The Technical Committee shall review applications for compliance with requirements of the Development Guide.

(b) Review Criteria - All site plans shall be reviewed by using the following criteria of Section 20C.30 "Design Criteria".

(Delete all criteria under paragraph (b); sign criteria are relocated under subsection 20C.30.020 "Urban Design Criteria," paragraph (45), "Signs and Street Graphics".)

(c) Building and Construction Permits - Site Plan Review - Appeals - No building and construction permits, with exception of permits for tenant improvements not encompassing modification to the exterior of an existing building, shall be granted unless a site plan has been reviewed and approved by the Technical Committee and Design Review Board, and by the Code Administrator for a building permit application for a sign, using through use of the process set forth in this subparagraph. Application for site plan submitted; review and approval is required for all multiple family, commercial, industrial, utility, shoreline and public development; signs; land use map amendments; the expansion and remodeling of structures; parking and landscaping; or as otherwise specified in the Development Guide. Posting of performance bonds, conditions, compliance with dedication of land for public purposes, or other means to ensure compliance

with site plan approval as defined in Subsection 20F.20.080(20), "Performance Assurance: may be required. Site plan review shall not be applied to single-family structures nor to site plans approved through a procedure established in Section 20F.20.020. Within 30 days after the filing of a site plan for developments requiring site plan review, the Technical Committee, Design Review Board or Code Administrator shall take action on the site plan and render a decision. If the Technical Committee or Design Review Board requires additional information from the applicant, then the time limit shall apply from the date all the additional information is received. The applicant and any interested party may appeal site plan review decisions of the Technical Committee and Design Review Board pursuant to Section 20F.20.200.

20.060(10) Site Plan Review for Applications Requiring a Recommendation General Review - Upon the receipt of an application requiring a recommendation to a hearing and/or approval authority, the Technical Committee and the Code Administrator for a building permit application for a sign shall review the application for compliance with the requirements of the Development Guide, distribute copies to the Design Review Board and other agencies and jurisdictions for comment as required and as it deems appropriate and enter into the record a report of its findings, conclusions, and recommendations. The report, together with any required documents, shall be transmitted to the hearing authority and/or approval authority as appropriate, and to the parties of record at least one (1) week prior to the date of a public hearing and consideration of approval.

20.060(15) Environmental Assessment - as a part of its review of applications the Technical Committee shall conduct an environmental impact review as required by Chapter 20F.30.000, "Environmental Impact Procedures." No application may be approved until environmental assessment is completed.

EXHIBIT C
DGA-85-2120C.20.090 LANDSCAPING AND NATURAL SCREENING20.090(15) Plan Submittal and Review -

Development applications shall include plans for landscaping in compliance with this section. Plans shall be drawn to scale, identify plants by botanical and common names, and include the caliper, minimum height and size of containers or plants, and whether balled and burlapped or bare root. Plans shall be reviewed and approved by use of the criteria of Section 20C.30.020 "Urban Design Criteria" and by the use of the procedures of Sections 20F.20.030, "Development Permits and Procedures" or 20F.20.060, "Staff Review, Environmental Assessment of Applications and Site Plan Review."

20C.20.130 OPEN SPACE

20.130(20) Design Requirements - The following shall apply to all developments:

- (a) Same
- (b) Same
- (c) Required open space within all new developments shall be designed by using the following ~~guidelines~~ criteria of Section 20C.30.030 "Land Use Design Criteria" paragraph (15) "Open Space".

(Criteria under paragraph (c), and paragraph (d) under subsection 20.130(20) are deleted and relocated to Subsection 20C.30.030 "Land Use Design Criteria" paragraph (15) "Open Space", as shown by Exhibit A.)

20C.20.230 SIGNS AND STREET GRAPHICS

20.230(15) Review - All building permits for signs shall be reviewed under the Site Plan Review process of Section 20F.20.060, Staff Review, Site Plan Review and Environmental Assessment of Applications. The Code Administrator shall review all building permit applications for signs under the review criteria of Section 20C.30.020 "Urban Design Criteria", paragraph (45) "Signs and Street Graphics" ~~20F.20.060~~; and shall approve those applications found to comply with the criteria. Applications found to conflict with the review criteria and requests to deviate from sign program requirements will be referred to the Design Review Board for consideration of approval. The Code Administrator and Design Review Board shall not place greater restraints on signs than provided by Section ~~20F.20.060~~; 20C.30.020.

EXHIBIT D
DGA-85-2120C.20.235 SPECIAL DEVELOPMENTS GUIDELINES
(retitle Section heading)

20.235(10) General Review Criteria - The following criteria shall be used to review both Planned Unit Developments and Special Uses when applicable.

- (a) Same
- (b) Same
- (c) Same
- (d) Same
- (e) The application conforms with special standards established for specific uses defined in subsection 20C.20.235(70) ~~20C.10.245~~, "Special Review Criteria".
- (f) The application conforms with criteria of Section 20C.30 "Design Criteria".

20.235(40) Special Uses - Scope of Review

- (a) Projects processed under this classification shall meet the review criteria defined in Sec. ~~200.20.235(55)~~ through ~~Section 200.20.235(05)~~ Section 20C.30 "Design Criteria" wherever applicable. If modification of site standards is sought by the applicant, the project shall be processed as a PUD, and shall meet all standards and criteria for a PUD.

20.235(55) Review Criteria

The following review criteria apply to All Special Development Permits, except special uses that are non-project which must meet criteria defined in Subsection 20.235(50) shall be reviewed under the criteria of Section 20C.30 "Design Criteria".

20.235(60) Residential Site Design Criteria

(Delete subsection-relocate criteria under subsection 20C.30.030 Land Use Design Criteria, paragraph (10), "Residential Design", and retitle criteria as shown by Exhibit A.)

20.235(65) Commercial/Industrial Site Design Criteria (Delete)20.235(70) Building Design Criteria (Delete)

20.235(60)(75) Open Space/Landscaping Criteria (Retitle subsection and add following:) All planned unit developments shall satisfy the following requirements:

- (a) Same
- (b) Same
- (c) Same
- (d) Same
- (e) Same

20.235(80) Street Design Criteria (Delete subsection - relocate criteria under subsection 20C.30.030 LAND USE DESIGN CRITERIA, paragraph (15) Street Design and retitle criteria as shown by Exhibit A.)

20.235(65) (85) Utilities, Public Facilities and Services Criteria (Retitle Subsection)

(a) All Special Development Permits shall assure that utility services and other public improvements or services are adequate for the development and will be completed or available by the time the project is completed.

- (b) delete
- (c) delete

20.235(70) Special Review Criteria (Relocate subsection 20C.10.245 Special Review Criteria under this subsection, and retitle criteria as shown by Exhibit E.)

EXHIBIT E
DGA-85-2120C.10.245 20.235(70) Special Review Criteria
(Relocate under Section 20C.20.235 Special
Developments.)

(a) Purpose - The purpose of this section is to establish criteria for the approval of a special development permit for specified uses. Those uses not specified would be required to be consistent with the goals, policies and plans in Section 20B.

(b) Hotels and Motels - Hotels and motels may be allowed in a Business Park Zone provided that it can be reasonably demonstrated that:

1. Sites within or in closer proximity to the City Center commercial area are not available based on an evaluation of properties with similar development potential (a comparable facility), exposure, access, zoning and utilities and the availability of a willing seller or lessor.
2. The proposal is located in the Business Park zones adjacent to the City Center in the area generally east of Willows Road and west of 178th/180th Avenue N.E. and East Lake Sammamish Parkway. The proposal is not north of Union Hill Road in the area east of the City Center.
3. The proposal will not contribute to the creation of a strip commercial area in the Business Park zone or adjacent area.
4. The proposal is intended to support the Business Park area.
5. The proposal is designed to complement or enhance the architectural character of the Business Park zone as determined by the Design Review Board (20F.10.120).

(c) Senior Citizen Housing Developments - Density Bonus 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.

7. 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:

- A. Demonstration by the applicant of the demand for housing specifically for senior citizens of low to moderate income;
- B. Demonstration by the applicant of how the proposed project will benefit the housing demand for senior citizens of low to moderate income;

- C. Reasonable demonstration that the project will remain as a senior citizen housing facility for a minimum specified time period;
- D. The proposed size of the units and number of bedrooms;
- E. Proximity to services such as mass transit and commercial areas;
- F. 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;
- G. Ability of the site to adequately accommodate the proposed density.

(d) MIXED USES

a. The purpose of allowing mixed use in commercial zones is to

- . Save energy resources in building construction and operation;
- . Locate uses in close proximity that may benefit each other by providing economic advantages and convenience;
- . Attract and maintain a residential population in commercial areas to promote community activity and provide greater multiple use;
- . Promote historic preservation of older buildings designed for multiple use;
- . Increase residential accessibility to services and transportation;
- . Conserve centrally-located, commercially zoned land by reducing competition with residential uses.

b. Mixed use may occur in separate buildings on the same site, or within buildings. Retail and service uses generating pedestrian traffic should be located on the ground floor to increase accessibility. On-site amenities such as courtyards or other recreation and open space facilities should be provided for the joint benefits of residents and business users.

EXHIBIT F
DGA-85-21

20F.20.160 SPECIAL DEVELOPMENT PERMIT

20.160(10) Scope - The procedure in this section shall be used for planned unit developments and special uses. Special uses can be projects or non-projects as identified in Section 20C.10.240, Permitted Land Uses. The scope of review and approval is governed by Section 20C.20.235, Special Developments Guidelines. Special review criteria are provided for in Section ~~20C.10.245~~ 20C.20.235(70) for some specific uses.