

ORIGINAL

0020.15014
LCI/naa
R: 2/18/86

ORDINANCE NO. 1302

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
ADDING SECTIONS TO AND AMENDING THE REDMOND
MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE
RELATING TO THE EDUCATION HILL NEIGHBORHOOD PLAN
AND ASSOCIATED CITY-WIDE PROPOSALS, DGA-84-9,
APPROVING A SUMMARY THEREOF, AND ESTABLISHING AN
EFFECTIVE DATE.

WHEREAS, since May, 1983, the Technical Committee of
the City of Redmond has participated in extensive review of the
Community Development Guide with respect to the Education Hill
Neighborhood Plan and associated City-wide proposals, and

WHEREAS, included in that review were several workshops
and three Planning Commission study sessions on the matter, and

WHEREAS, on February 12, 1985, the Technical Committee
adopted the Neighborhood Plan and associated City-wide
recommendations, and at the same time issued a positive threshold
decision in accordance with the State Environmental Policy Act,
requiring preparation of an Environmental Impact Statement, and

WHEREAS, on September 27, 1985, the Neighborhood Plan
Final Environmental Impact Statement was issued, and

WHEREAS, on October 9, 1985, the final recommendation
of the Technical Committee was issued to the Planning Commission,
and

WHEREAS, the Planning Commission of the City of Redmond
held a public hearing on October 16, 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 with certain
amendments, and

WHEREAS, at a public meeting the City Council has
considered the recommendation of the Technical Committee 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, and

WHEREAS, these amendments are necessary for anticipating and influencing the orderly and coordinated development of land and building uses of the City and environs, are necessary for the public peace, health, safety and welfare, and they are consistent with, add to and implement the goals and policies of Redmond's Community Development Guide and are a more specific interpretation of how City-wide goals, policies and regulations apply to individual neighborhoods, and

WHEREAS, these amendments increase the City's discretionary authority in reviewing future development proposals that may better achieve the desired quality of the development, and they are needed to balance future development potential within each area with the desire to achieve development that is compatible with the existing character of this community, and

WHEREAS, these amendments enhance the preservation of sensitive natural features, maintain high quality development characterizing past development and enhance protection of sensitive natural resources, and they conserve natural features while accommodating additional development, NOW, THEREFORE,

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

Section 1. The map entitled "Parks, Recreation and Open Space Plan" incorporated as a part of section 20B.50.060 of the Redmond Municipal Code and Community Development Guide is hereby amended to include a proposed neighborhood park on City property just south of N. E. 104th Street at approximately 182nd Avenue N. E., as depicted on Figure 1.10 of this ordinance, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. A new subsection (50) of section 20B.50.050 of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

(50) Policy - Purchase and develop as a park, or supplement the Lake Washington School District site south of N. E. 116th Street at approximately 180th Avenue N. E. in order to function as a neighborhood park site.

Section 3. Chapter 20B.70 Community Facilities, Services and Institutions of the Redmond Municipal Code and Community Development Guide is hereby amended to include that diagram entitled "Education Hill Storm Drainage" depicted on Figure 1.12 of this ordinance, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. The Neighborhood Map as shown in Chapter 20B.85 of the Redmond Municipal Code and Community Development Guide is hereby amended to eliminate the Avondale "triangle" (the intersection of Avondale Road, Union Hill Road and Avondale Connector) from Education Hill Neighborhood and add it to the Bear Creek Neighborhood.

Section 5. Section 20B.85.070 of the Redmond Municipal Code and Community Development Guide is hereby amended by adding subsections to read as follows:

85.070(05) Goal - Enhance the entrances to the City of Redmond within the Education Hill Neighborhood.

85.070(10) Policy - Improvements to Redmond-Woodinville and Avondale Roads should include appropriate design criteria and landscaping which accents the roadway as an entryway.

Section 6. A new section 20B.05.015 of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.05.015 REVIEW AND UPDATE

Aside from the public initiated amendments to this document the following review and update process should occur:

05.015(05) The City should comprehensively review and update the format and consistency of the Development Guide every five years.

05.015(10) The City should comprehensively review each neighborhood every five years, on a rotating basis, for possible changes to the Development Guide.

05.015(15) The City should annually review and update minor changes needed to the Development Guide that arise out of day-to-day administrative use.

Section 7. A new subsection 20B.10.020(35) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

10.020(35) Policy - Require development proposals upon land with significant natural features to submit adequate information concerning hydrology, soils and forest characteristics in order to assess impacts.

Section 8. A new subsection 20B.10.030(47) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

10.030(47) Policy - Encourage use of PUD's for both commercial and residential development to facilitate retention of significant natural features as open space through use of flexible development standards.

Section 9. A new subsection 20B.10.030(80) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

10.030(80) Policy - Encourage improvements to fisheries habitat of watercourses when abutting properties are developed.

Section 10. A new subsection 20B.10.030(85) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

10.030(85) Policy - Control the flow of nutrients (especially phosphorus), heavy metals and toxins into streams, and require installation of natural filtering systems where development of public and private property results in outflow into watercourses, the Sammamish River and Lake Sammamish.

Section 11. A new subsection 20B.10.030(90) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

10.030(90) Policy - Minimize culverting of watercourses and prohibit use of culverts which create fisheries barriers. Encourage use of culvert systems which provide streambeds similar to natural channels, and encourage bridging of watercourses for walkway and roadway crossings where aesthetics of watercourses is of concern.

Section 12. A new section 20B.10.030(95) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

10.030(95) Policy - Encourage retention of streams with semi-annual flow as well as year-around flow.

Section 13. A new section 20B.10.030(100) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

10.030(100) Policy - Preserve and enhance natural appearance of stream corridors.

Section 14. The chart entitled "Site Requirements" enacted by subsection 20C.10.250(10) of the Redmond Municipal

Code and Community Development Guide is hereby amended as follows:

- (a). Raise the Minimum Required Open Space (% of Net Land Area) from 25 to 50 percent for the R-20 and R-30 zones.
- (b). Decrease the Total Impervious Surface (% of Land Area) from 75 to 50 percent for the R-20 and R-30 zones.

Section 15. A new section 20B.15.050 of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.15.050 COMMUNITY GOAL

Encourage development of high quality building and site design, which is sensitive to the existing or planned character of the surrounding community.

15.050(05) Policy - Encourage provision of landscape buffers where land uses of distinct character or intensity adjoin.

Section 16. Subsection 20B.50.050(45) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

50.050(45) Policy - Require residential and commercial development to provide land for parks, trails, walkways and open space where consistent with enacted plans.

Section 17. A new subsection 20B.50.050(50) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

50.050(50) Policy - Develop and implement a comprehensive trail plan for each neighborhood showing the location of existing and planned trails. Prioritize development of a trail plan for Willows Neighborhood, and encourage development of a trail traversing Willows hillside.

Section 18. A new subsection 20B.60.020(06) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

60.020(06) Policy - Establish a roadway facility inventory for purposes of maintenance and accident analysis.

Section 19. A new section 20B.60.025 of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.60.025 COMMUNITY GOAL - Provide for a comprehensive and efficient public and mass transit system.

60.025(05) Policy - Encourage the most extensive feasible public transportation service with emphasis on commuters, the less mobile and ridesharing.

60.025(10) Policy - Encourage public transportation service to serve all residential neighborhoods and major commercial, employment and recreation centers.

60.025(15) Policy - Encourage high occupancy vehicles (HOV) priority at traffic signals on arterial streets with existing or proposed transit service.

60.025(30) Policy - Encourage accommodations for transit, such as the provision of shelters and turn-out lanes at the far side of intersections, when warranted by high levels of ridership.

60.025(35) Policy - Encourage local transit stops be provided within a 1/4 mile walking distance along public right-of-way of all Redmond residences, shopping centers, and major employment centers.

60.025(40) Policy - Encourage the development of transportation information centers at all public places and major employment centers (Kiosk/displays).

Section 20. Subsections 20B.60.020(20) and (25) of the Redmond Municipal Code and Community Development Guide are hereby repealed, the text of said subsections having been recodified by this ordinance as 20B.60.025(05) and (10).

Section 21. New subsections are hereby added to section 20B.60.040 of the Redmond Municipal Code and Community Development Guide to read as follows:

60.040(45) Policy - Encourage looped connections to avoid long dead-end streets.

60.040(50) Policy - Promote the logical extension of dead-end streets as development occurs.

60.040(55) Policy - Maintain minimum grades by allowing the street alignment to follow the existing topography.

60.040(60) Policy - Place high priority on the access needs of public safety vehicles.

60.040(65) Policy - Implement a semi-rural street standard within appropriate residential areas.

Section 22. A new section 20B.60.045 of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.60.045 COMMUNITY GOAL

Design pedestrian access corridors which promote safety.

60.045(05) Policy - Provide for safe, well-marked walkways and trails between neighborhoods, commercial and employment centers, parks, schools and community facilities.

60.045(10) Policy - Encourage separation of pedestrian and equestrian traffic from motorized traffic on circulation facilities.

60.045(15) Policy - Eliminate or minimize obstructions within paths and/or pedestrian walkways.

60.045(20) Policy - Provide wheelchair ramps and other aids to enhance safe mobility of the handicapped.

60.045(25) Policy - Provide for pedestrian access to the shoreline in all waterfront development.

Section 23. Subsections 20B.60.040(15) and (30) of the Redmond Municipal Code and Community Development Guide are hereby repealed, the text of said subsections having been recodified by this ordinance as 20B.60.045(05) and (25).

Section 24. Subsection 20C.20.240(45) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20.240(45) Traffic Control, Safety Devices and Street Lights - As a condition of development approval, the Director of Public Works may require that all or any portion of the needed traffic control and safety markings, signs, signals, street lights, turn lanes and other devices be installed or funded. Such devices shall only be required when it is clearly demonstrated that the development itself or in conjunction with other developments is causing the need.

Section 25. The map entitled "Bikeway Plan" incorporated as a part of subsection 20B.60.050(10) of the Redmond Municipal Code and Community Development Guide is hereby amended as shown by Figure 1.2 of this ordinance, attached hereto and incorporated herein by this reference as if set forth in full.

Section 26. Subsection 20B.60.050(15) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

60.050(15) Equestrian/Pedestrian Trail Plan - The Equestrian/Pedestrian Trail Plan provides a system of horse and pedestrian trails which link activity areas such as Bridle Trails State Park and Farrel-McWhirter Park. In addition, the Plan provides about 45 miles of trails utilizing existing developed rights-of-way (e.g. Tolt River Pipeline Trail, Sammamish River Park Trail), street rights-of-way, utility easements and existing informal trails. Most of the routes are located for convenience to the neighborhoods that will provide semi-rural lifestyles. The map entitled, "Equestrian/Pedestrian Trail Plan" is incorporated as a part of this subsection.

Section 27. The map entitled "Equestrian/Pedestrian Trail Plan" incorporated as a part of subsection 20B.60.050(15) of the Redmond Municipal Code and Community Development Guide is hereby amended as shown by Figure 1.1 of this ordinance, attached hereto and incorporated herein by this reference as if set forth in full.

Section 28. A new subsection 20B.60.050(20) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

60.050(20) Multi-Use Trail Plan - The Multi-Use Trail Plan provides a major trail system of several trail uses within one linear space or right-of-way. Major uses are bicycling, equestrians, walkers, and joggers. They not only provide these activities and many others, but link parks such as Farrel-McWhirter Park with Marymoor Park. They are the very backbone of the total trail system linking neighborhoods together.

The plan provides for approximately 55 miles of trail utilizing existing rights-of-way (e.g. Puget Power Transmission Lines, Tolt River Pipeline, street rights-of-way, utility easements, old forestry railroad beds, and old logging roads). The routes are located in Redmond and in areas that may well be part of Redmond in the near future. They also link with existing King County trails as well as proposed planned trails. The map entitled "Multi-Use Trail Plan" is incorporated as a part of this subsection.

Section 29. The map entitled "Multi-Use Trail Plan" incorporated as a part of subsection 20B.60.050(20) is depicted in Figure 1.3 of this ordinance, attached hereto and incorporated herein by this reference as if set forth in full.

Section 30. A new section 20B.60.050(30) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

60.050(30) Neighborhood Street Plan The Neighborhood Street Plans delineate portions of the neighborhoods into key subareas for the purpose of planning proposed local access for under-developed areas. Within each subarea the planned and proposed streets are highlighted. Approved streets are those which have been approved by the Technical Committee but not included on the base map which shows existing rights-of-way. Proposed streets are conceptual routes for the purpose of demonstrating a safe, efficient and economical means to access anticipated developments. The proposed streets are not meant as fixed routes but rather as a conceptual basis for evaluating future development proposals in relation to the entire street plan for the subarea. The map entitled "Education Hill Street Plan" is incorporated as a part of this subsection.

Section 31. The map entitled "Education Hill Street Plan" incorporated as a part of subsection 20B.60.050(30) of the Redmond Municipal Code and Community Development Guide is depicted in Figure 1.11 of this ordinance, attached hereto and incorporated herein by this reference as if set forth in full.

Section 32. The Community Facilities Plan map as shown in Chapter 20B.70 of the Redmond Municipal Code and Community Development Guide is hereby amended as shown in Figure 1.4 of this ordinance, attached hereto and incorporated herein by this reference as if set forth in full.

Section 33. A new paragraph (m) is hereby added to subsection 20C.20.150(15) of the Redmond Municipal Code and Community Development Guide to read as follows:

(m) Retail facilities with over 250 parking stalls shall require a minimum of one standard size stall clearly marked in yellow on pavement "EMERGENCY PARKING ONLY." The location of the parking stall shall be as close as possible to major entries. Large retail facilities may require one stall per entry at the discretion of the Technical Committee.

Section 34. A new subsection 20B.70.030(30) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

70.030(30) Policy - Update the comprehensive sanitary sewer plan at least every 5 years.

Section 35. A new section 20C.20.237 of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20C.20.237 WASTE DISPOSAL

20.237(05) Purpose - The purpose of this section is to improve waste disposal safety.

20.237(10) Plan - All waste disposal sites or storage facilities shall have a management plan approved by the City of Redmond Technical Committee.

Section 36. Section 20A.60.280 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20A.60.280 FLOOD PLAIN is the path of storm water runoff which will contain the anticipated flow computed by using the 100 year frequency storm and the runoff characteristics of the tributary area based on the land use designations in Section 20B.90.040, "Land Use Plan," and the latest data defining the 1% probability flood (100 year flood plain).

The floodway is delineated as that portion of the watercourse channel plus adjacent flood plain areas that must be kept free of encroachment in order that the 100 year flood be carried without causing excessive increases in flood height or velocity. For major watercourses, the flood height shall not be increased more than one foot and the velocity shall not be increased over 10%. For minor watercourses, excessive increases shall be determined by the Director of Public Works.

Section 37. A paragraph is hereby added to the profile for STORM DRAINAGE in Section 20B.70.010 of the Redmond Municipal Code and Community Development Guide to read as follows:

Since 1964, changes to the City and to methods and knowledge of storm water management have occurred. The 1964 Comprehensive Plan still forms a basis of storm drainage construction. Neighborhood Comprehensive Storm Drainage maps, hereby adopted as part of the Community Development Guide, as well as other updates to the 1964 Plan shall govern development and construction where they provide additional or revised information.

Section 38. Section 20E.75.000, STORM WATER MANAGEMENT, of the Redmond Municipal Code and Community Development Guide is hereby retitled GROUND AND SURFACE WATER MANAGEMENT.

Section 39. A new subsection 20E.75.020(12) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20E.75.020(12) Runoff Conveyance

Adequate provision, as determined by the Director of Public Works, shall be made to convey runoff from the 10-year design storm within the designed stormwater conveyance system of swales, pipes, channels, etc.

Adequate overflow capacity, as determined by the Director of Public Works, shall be provided to convey runoff from the 100-year design storm without flooding structures or causing excessive erosion or other excessive damage.

Runoff calculation shall be based on fully-developed tributary areas.

Section 40. Subsection 20E.75.020(15) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

75.020(15) Discharge Rate - The natural peak discharge rate from a site due to the design storm may not be increased due to the proposed development.

The maximum allowable discharge rate(s) depend on the downstream conveyance system. Where downstream systems contain streams, other channels susceptible to erosion, or special local conditions as determined by the Director of Public Works, peak discharge rates shall closely approximate these for natural conditions from

2-year, 5-year, 10-year and 25-year design storms. If downstream analyses are provided which show flooding, erosion and other damage would not occur, the allowable discharge rates may be increased by the Director of Public Works. For other downstream systems, the peak discharge rate shall not be increased due to the proposed development over that for natural conditions for the 10-year design storm.

Section 41. A new section 20E.75.070 of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20E.75.070 PRIVATE DRAINAGE SYSTEM MAINTENANCE AND OPERATION

It is important that drainage systems be maintained in a fully operable condition to function properly. Responsibility for systems on private property is the responsibility of the property owners.

75.070(10) City Inspector - A designee of the Public Works Director shall be authorized to enter private property from time to time during normal working hours, or during a drainage emergency, to inspect the storm drainage system. Entry shall be upon the property owner's consent or upon warrant, except in the case of an emergency, where no consent is required.

75.070(15) Violations a Nuisance - Any structure or condition found in the storm drainage system which causes the system to violate any requirement of this section, operating provision of administrative specifications under 20E.70.060, or the project plans and specifications is hereby declared to be unlawful and a public nuisance and subject to abatement as such.

75.070(25) Notice of Violation - Whenever the Public Works Director has found or determined that a violation is occurring, the Director or designee is authorized to initiate abatement proceedings pursuant to Section 20F.10.050(25) or a stopwork order pursuant to Section 20F.10.050(30).

75.030(30) Emergencies and Temporary Erosion Control - For any violation defined above which the Director determines could result in an emergency threatening life, property, or water quality or for any violation of the approved Temporary Erosion and Sediment Control Plan the following provisions shall apply:

- A. The notice of violation may be verbal, in person, or by telephone, rather than written.
- B. The minimum time for correction after notification shall not apply; the time for correction shall be as specified by the Director.
- C. Corrections may be done by or caused to be done by the City if the owner(s) have not completed corrective actions as required by the Director; provided: the City shall not be obligated or responsible to undertake corrective action on behalf of the owner(s).

75.070(35) Penalties for Violations - Any person violating or failing to comply with any of the provisions of this Section shall, upon conviction thereof, be punished as provided in Section 1.01.110 of the Redmond Municipal Code.

75.070(40) Compromise Settlement and Disposition of Suits - The Director and the Prosecuting Attorney are hereby authorized to enter into negotiations with the parties or their legal representatives named in a lawsuit for the collection of civil penalties, to negotiate a settlement, compromise or otherwise dispose of a lawsuit when to do so will be in the best interests of the City; provided that an informational report shall be submitted to the Council in any instance when a compromise settlement is negotiated.

75.070(45) Responsibility for Additional Costs - Any person causing material to be discharged to or enter the drainage system of the City shall be liable for all costs incurred by the City or others in cleaning up or correcting said action in addition to any other penalties or legal cause of action set forth herein.

75.070(50) Severability - The failure or refusal of the City to enforce any provision of this ordinance, and as hereinafter amended, shall not constitute a waive or bar to prevent enforcement thereof against any person for a subsequent violation hereof, or for any other violation by any other person.

Section 42. 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 or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 43. 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 publication in the City's official newspaper of the summary thereof attached hereto and which is hereby approved.

APPROVED:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

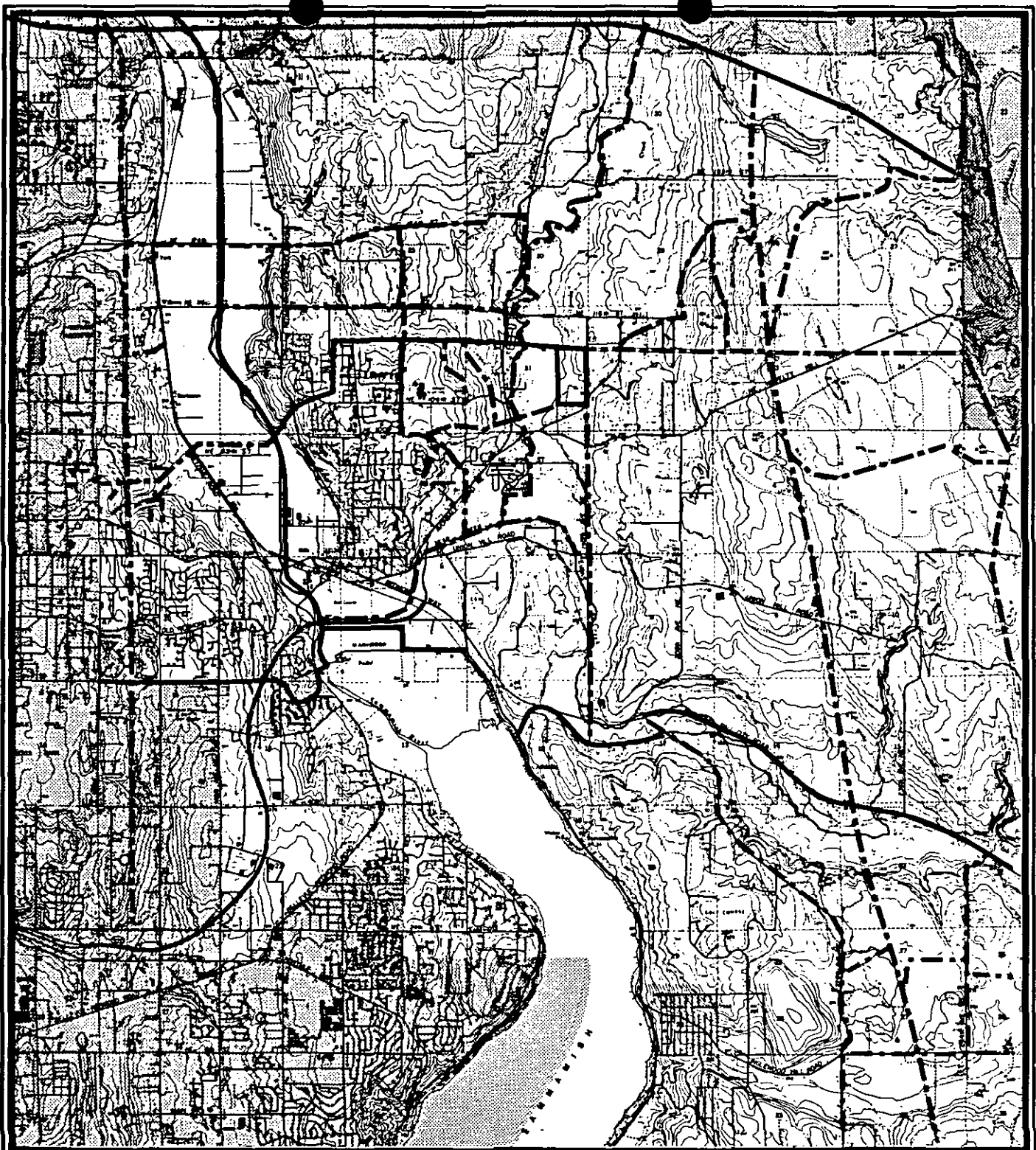
ATTEST/AUTHENTICATED:

Doris A. Schauble
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: John C. Monte

FILED WITH THE CITY CLERK: February 24, 1986
PASSED BY THE CITY COUNCIL: March 4, 1986
SIGNED BY THE MAYOR: March 4, 1986
PUBLISHED: March 9, 1986
EFFECTIVE DATE: March 14, 1986
ORDINANCE NO. 1302

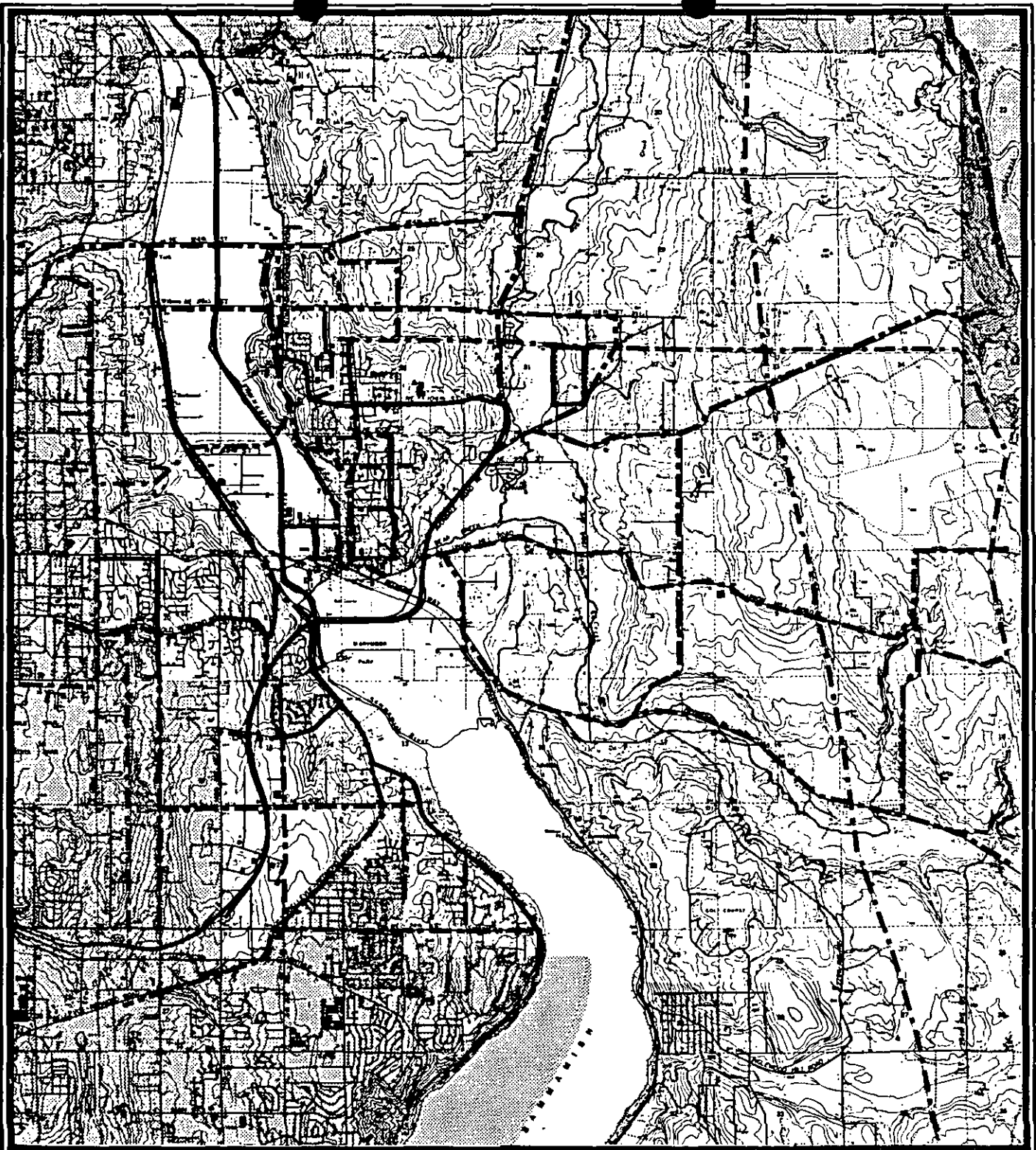


Redmond

**FIGURE 1.1
EQUESTRIAN/PEDESTRIAN
TRAIL PLAN**

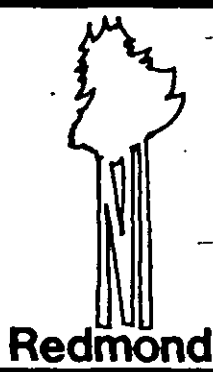


- EXISTING EQUESTRIAN/
PEDESTRIAN TRAIL
- - - - - PROPOSED EQUESTRIAN/
PEDESTRIAN TRAIL



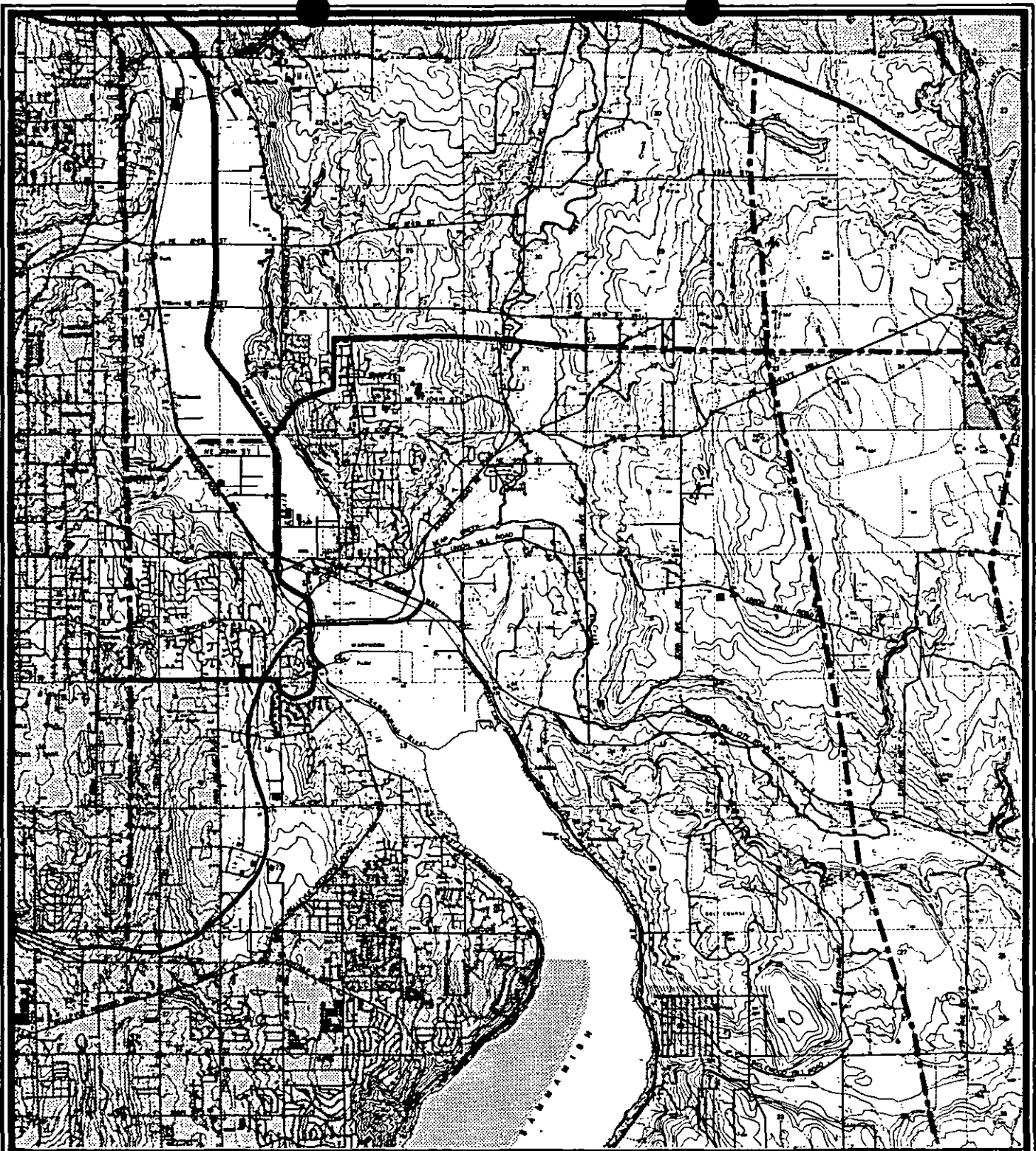
**FIGURE 12
BIKEWAY PLAN**

————— EXISTING BIKEWAY
 - - - - - PROPOSED BIKEWAY



Redmond





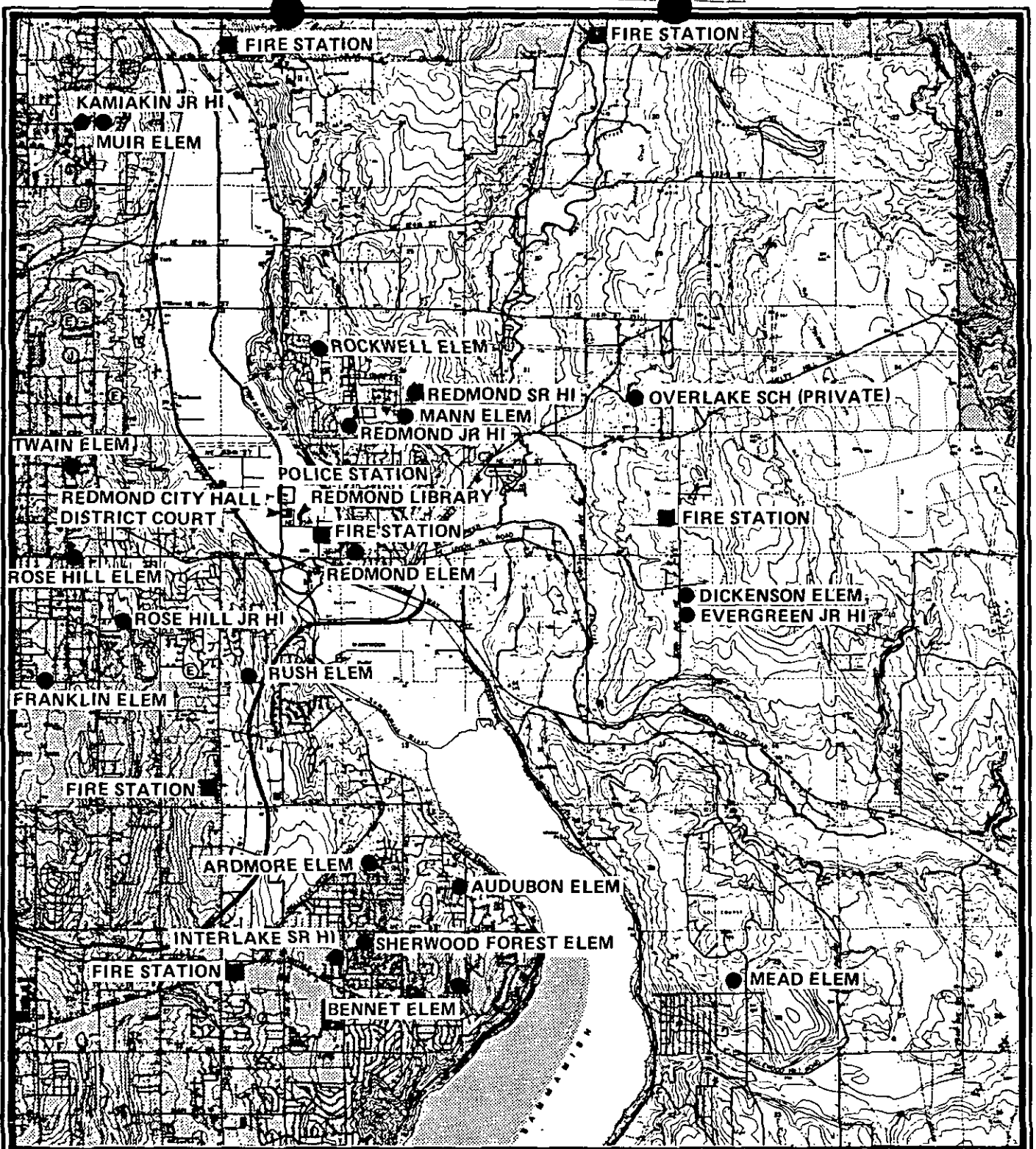
**FIGURE 1.3
MULTI-PURPOSE
TRAIL PLAN**



Redmond



- EXISTING MULTI-PURPOSE
- - - - - PROPOSED MULTI-PURPOSE

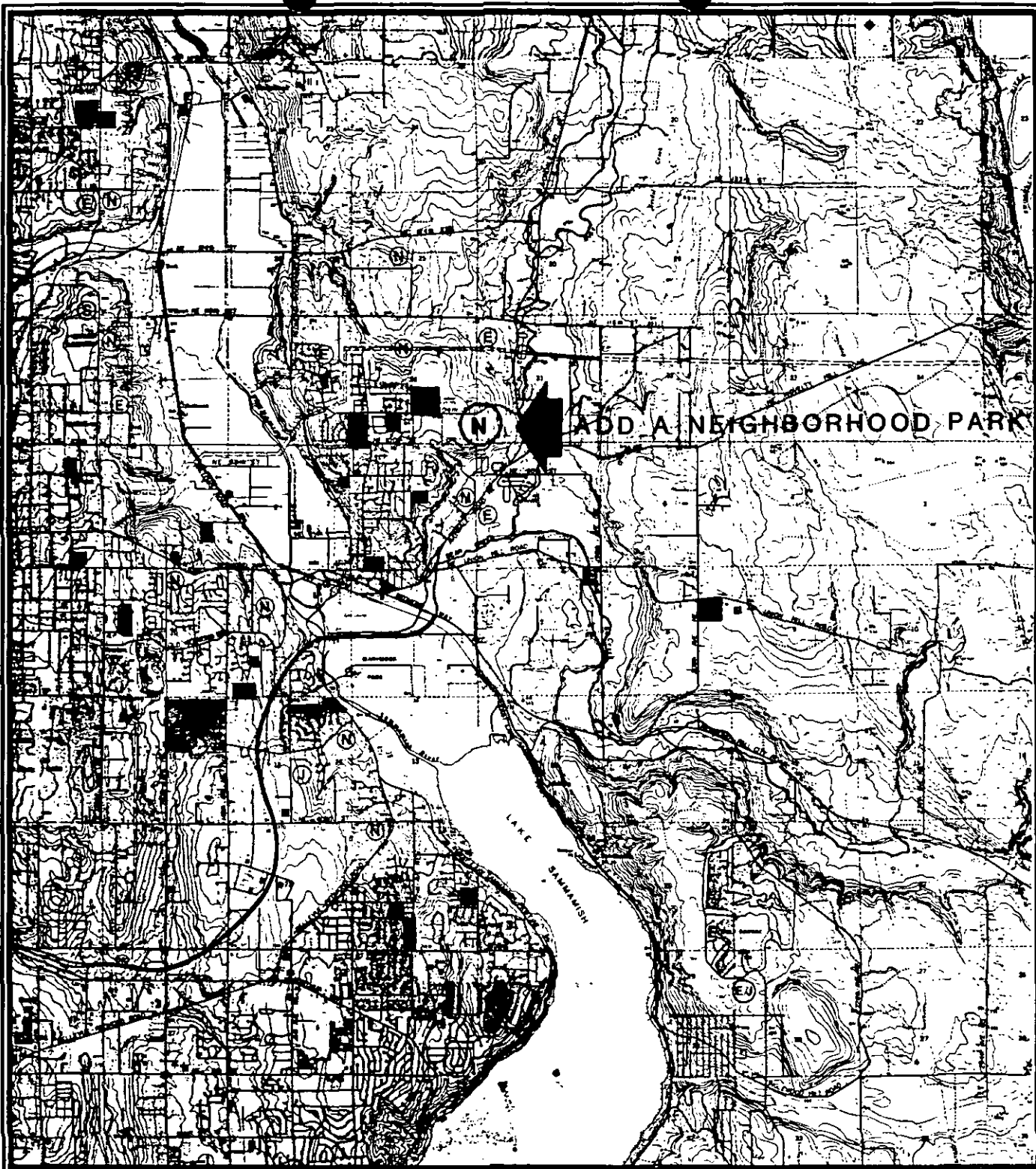


Redmond

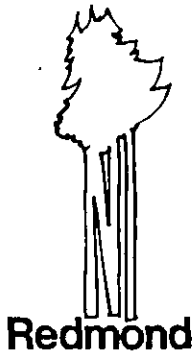
**FIGURE 14
COMMUNITY
FACILITIES PLAN**



- SCHOOL
- SCHOOL SITE
- ⓔ Elementary
- ⓓ Junior High School
- Ⓢ Senior High School
- Ⓥ Voc - Tech
- FIRE STATION
- POLICE STATION

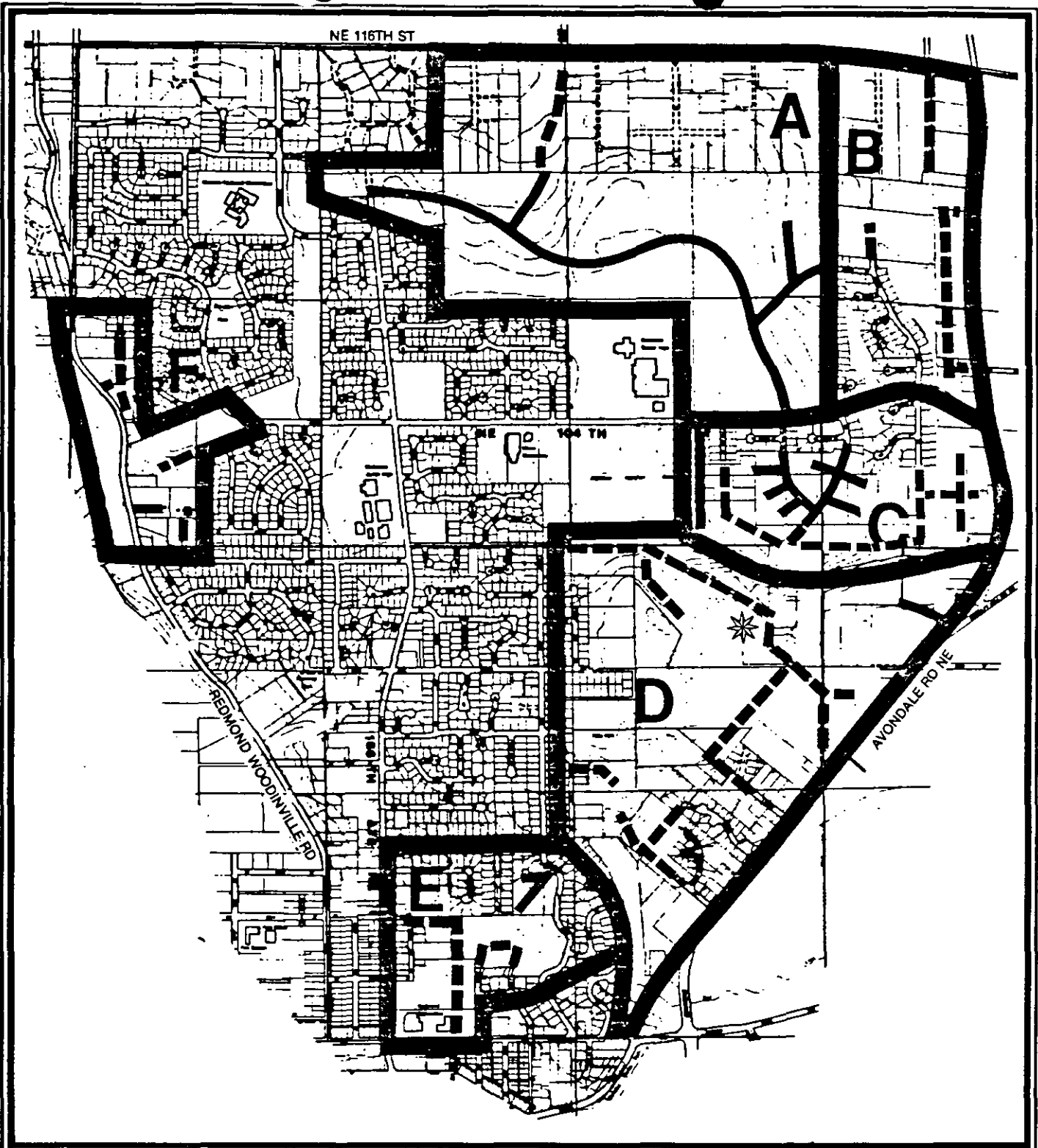


**FIGURE 1.10
PARKS, RECREATION
AND OPEN SPACE
PLAN**




Existing	Proposed
	neighborhood park
	community park
	regional park
	school
	private facility
	open space

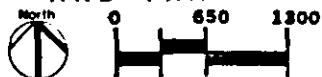
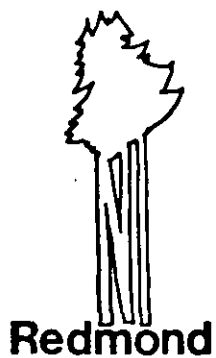
NOVEMBER 30 1978

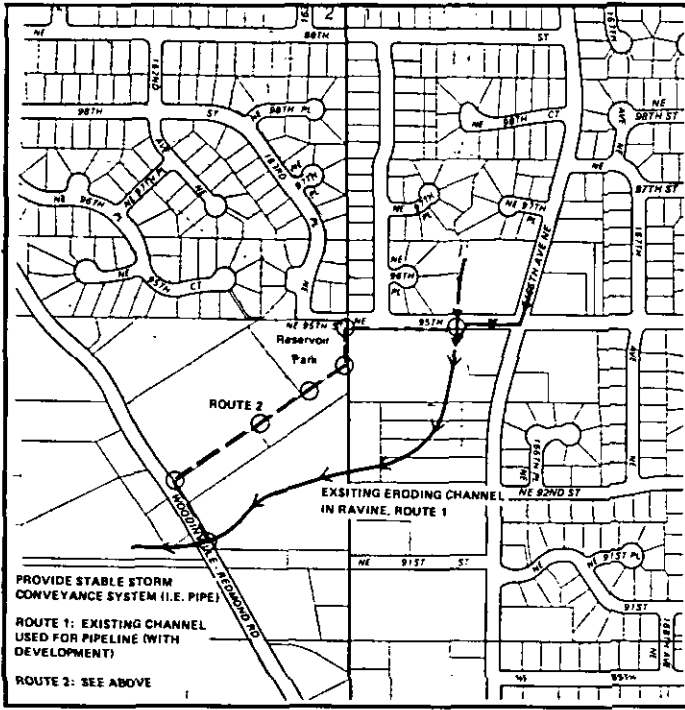


**FIGURE 1.11
EDUCATION HILL
RECOMMENDED STREET PLAN**

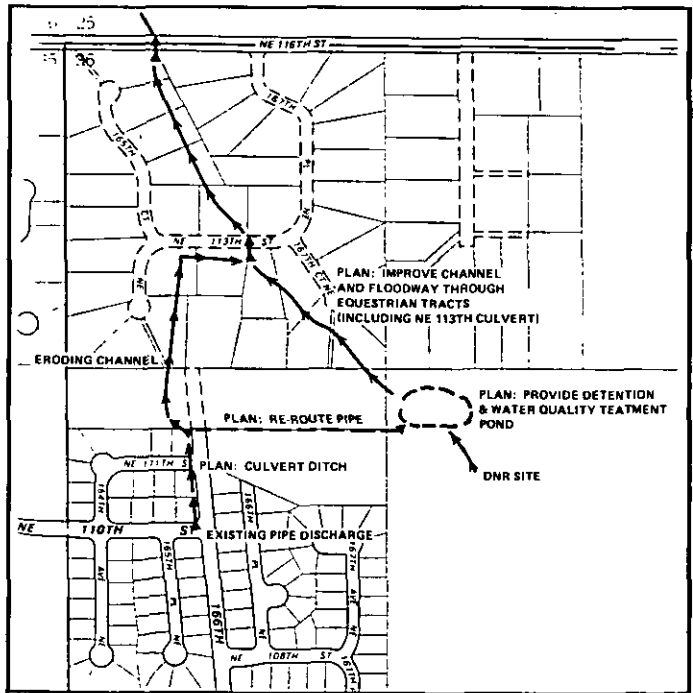
 approved street
 sub-area boundary

 A CONNECTION TO AVONDALE ROAD CAN BE MADE ONLY IF ENGINEERING STUDIES SHOW IT IS FEASIBLE AND THAT WOULD NOT INCREASE TRAFFIC ON AVONDALE ROAD





Subarea 2



Subarea 1



Redmond

FIGURE 1.12
EDUCATION HILL



- EXISTING PIPE
- EXISTING CHANNEL
- PLANNED PIPE
- PLANNED CB
- PLANNED DRAINAGE POND