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Amending and Adding New Sub-
section to 20B.85.130, City
Center, setting goals and
policies relating to establish-
ment of regional shopping center

ORDINANCE NO. 1328

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
AMENDING AND ADDING NEW SUBSECTIONS TO SECTION
20B.85.130, CITY CENTER, BY SETTING GOALS AND
POLICIES RELATING TO THE ESTABLISHMENT OF A
REGIONAL SHOPPING CENTER DEVELOPMENT IN THAT AREA

WHEREAS, the City has engaged in an extensive process of land use policy formulation intended to take into consideration the potential alternative sites for a regional shopping center development within the City, and

WHEREAS, this process included Planning Commission study sessions on the subject on September 11, 1985, September, 18, 1985, September 25, 1985, October 2, 1985, October 22, 1985, October 23, 1985, October 30, 1985, November 6, 1985, and November 13, 1985, and

WHEREAS, the Planning Commission held continuous public hearings on the subject on eleven separate evenings including November 20, 1985, November 21, 1985, December 4, 1985, December 11, 1985, December 18, 1985, January 8, 1986, January 15, 1986, January 22, 1986, January 29, 1986, February 19, 1986, and March 5, 1986, at which all individuals desiring to do so were given an opportunity to speak, and approximately 55 documents were submitted into the record, and

WHEREAS, after considering all public input and evidence on the matter, the Planning Commission made certain recommendations to the City Council, including that to designate the Town Center site as the location for a regional shopping center development, subject to certain considerations, and

WHEREAS, the City Council held five study sessions on the subject, and one public hearing at which it allowed all those wishing to do so an opportunity to speak, and received approximately 117 documents into the record, and

WHEREAS, having considered the recommendations of the Planning Commission, and the oral and written testimony received

by the Planning Commission and City Council, the City Council has concluded that a regional shopping center development is desirable within the downtown area of the City of Redmond, for the following reasons:

1. There is sufficient market to support a regional shopping center development;
2. It will provide a substantial positive fiscal impact to the City;
3. It will support economic viability in the City Center;
4. It will provide a focal point for downtown;
5. Strip-type development would likely continue to occur without a central focus to the downtown area and without mitigation to control traffic;
6. A moderate size regional shopping center development is appropriate for the scale of the City;
7. It will provide comparison shopping which does not exist now, and is desired;
8. It will be a convenience for comparison shopping;
9. It will provide employment opportunities for citizens of the City; and

WHEREAS, the Town Center property is the most appropriate site in the downtown area for such a shopping center, due to the following:

1. Development under King County Zoning would create problems for Redmond, with no benefit; and
2. Development of the site within the jurisdiction of the City will provide an opportunity to assure preservation of open space; and
3. Additional routes for east-west traffic flow could be provided with this site; and
4. Off-site mitigation measures resulting from this development will help solve other traffic problems in the City Center; and
5. The opportunity to enter into an "Action III" phase and examine a specific proposal would otherwise be lost; and

WHEREAS, development of such a shopping center should be pursuant to the goals and policies adopted herein because policy guidance will assure greater integration and compatibility with the existing City Center, NOW, THEREFORE,

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

Section 1. Subsection 20B.85.130(05)(c) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

(c) Policy - The City Center (Design Areas 1-8) is designated as the activity center and classified as a secondary metropolitan center for the purpose of implementing the King County Subregional Plan in establishing priority areas for the concentration of employment and commercial growth and the allocation of transportation funding.

Section 2. Subsection 20B.85.130(65) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

85.130(65) Design Area No. 8 Goal - Identify through the City Center Neighborhood Plan Process: 1) a design district which incorporates the Design Area 8 boundaries and that portion of Design Area 7 south of the Burlington Northern Railroad tracks; and 2) a transfer of development rights between properties with the Design District through the Special Development Permit process.

(a) Policy - Design Area 8 should have a regional shopping center of 750,000 to 850,000 square feet of gross leasable area.

(b) Policy - Design Area 8 should have a maximum buildable square footage of 1,400,000 square feet.

(c) Policy - Preannexation zoning should be required for the unincorporated property of Design Area 8 which includes:

- . open space/park areas
- . street patterns
- . building heights and scale
- . parking
- . landscape areas
- . transportation mitigation measures
- . environmental mitigation measures
- . design criteria
- . integration plans with existing City Center

(d) Policy - Preannexation zoning includes a conceptual master plan for the entire Design District 8 which covers, but is not limited to:

- . open space areas
- . streets
- . building footprints

(e) Policy - Prior to annexation, the City should receive letters of intent to locate in Design Area 8 from major department stores.

(f) Policy - Substantial development must begin within two years after receiving Special Development Permit approval or the goals, policies, plans and regulations in Design Area 8 are subject to review and reconsideration.

Section 3. A new subsection 20B.85.130(70) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

85.130(70) Design Area 8 Land Use Goal - Provide for the development of a regional shopping center and associated uses that will create a focus for the Central Business District and be integrated with the City Center, the size and scale of which are compatible with the downtown area.

(a) Policy - Assure that retail uses are directly linked visually and functionally to other retail uses in the City Center.

(b) Policy - Encourage development of a compact center which minimizes use of land area and generates a high level of pedestrian activity between the center and existing downtown.

(c) Policy - Require that the substantial majority of parking for the shopping center shall occur in parking structures.

(d) Policy - Require that uses in the center be oriented externally as well as internally by the use of outward facing building facades, malls, entrances and other design techniques.

(e) Policy - The Justice White House and other features of historic significance should be preserved.

(f) Policy - Parking structures should be enclosed with retail or office uses on the exterior.

Section 4. A new subsection 20B.85.130(75) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

85.130(75) Design Area 8 Economic Development Goal - Strengthen the economic role of the City Center by integration of a comparison goods shopping center with existing businesses.

(a) Policy - Assure that the size and scale of the center are compatible with the scale of the exiting business center, and that economic activities are interrelated.

Section 5. A new subsection 20B.85.130(80) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

85.130(80) Design Area 8 Natural Determinants Goal - Manage and regulate development in a manner which minimizes physical impacts on the natural environment of the site and adjacent waterways.

(a) Policy - Retain indigenous vegetation, particularly adjacent to Bear Creek and the Sammamish River.

(b) Policy - Preserve existing natural features, particularly mature trees.

(c) Policy - Encourage preservation of approximately 75 percent of all trees within the cluster along Leary Way at the northwest corner of the site.

(d) Policy - Assure that a monitored stormwater disposal system adequately controls runoff, eliminates direct discharge to streams, removes pollutants prior to discharge.

Section 6. A new subsection 20B.85.130(85) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

85.130(85) Design Area 8 Recreation Goal - Create opportunities for recreation and leisure activities that complement other uses in the City Center and generate pedestrian activity.

(a) Policy - Encourage development of plazas, pedestrian malls and other amenity open spaces, including a facility for public recreation, that promote outdoor activity and encourage pedestrian circulation between the retail center and the balance of the City Center area.

(b) Policy - A minimum of 60 acres of recreation open space (including floodway) should be required on the Town Center/Butler-Walls sites. At least 25 acres in one parcel exclusive of floodway should be maintained on the Town Center site and dedicated to the city or controlled by other methods which would permanently assure the open space. This downtown park would serve as a visual amenity and usable recreation open space.

Section 7. A new subsection 20B.85.130(90) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

85.130(90) Design Area 8 Transportation Goal - Provide innovative transportation facilities that will minimize impacts on the existing system from new development, integrate the area with the City Center and improve traffic circulation.

(a) Policy - Mitigate transportation impacts of a regional center by requiring completion of necessary off-site improvements prior to opening.

(b) Policy - Adopt mitigation requirements that will prevent reduction of service levels below "D" as a result of a regional center project.

(c) Policy - Avoid creating need for streets wider than 3 to 4 travel lanes and five lanes at intersections between the design area, and area targeted for integration with the downtown.

(d) Policy - Provide for circulation, land use and parking linkages with the existing downtown which will attract or encourage shoppers into the downtown.

(e) Policy - Minimize parking impacts by requiring structured parking, screening of parking areas.

(f) Policy - Locate parking facilities in a manner that will reduce large areas of parking and encourage shared parking with existing uses.

(g) Policy - Provide a continuous landscaped pedestrian/bicycle trail system constructed through the design area which is linked with the regional trail system.

(h) Policy - Incorporate a transportation implementation program in the design area regulations which addresses bicycle, pedestrian, truck, and automobile circulation, including construction traffic.

(i) Policy - Develop a pedestrian circulation plan that encourages walking within the site and to external locations.

(j) Policy - Provide pedestrian and bicycle connections between the existing downtown and Marymoor Park.

(k) Policy - Develop a pedestrian circulation plan that encourages walking within the site and to external locations.

Section 8. 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 passage and publication of the attached, approved summary.

APPROVED:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: July 17, 1986
PASSED BY THE CITY COUNCIL: July 15, 1986
PUBLISHED: July 20, 1986
EFFECTIVE DATE: July 25, 1986
ORDINANCE NO. 1328