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ORIGINAL

ORDINANCE NO. 1331

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
ADDING SECTIONS TO AND AMENDING THE REDMOND
MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE
RELATING TO THE WILLOWS NEIGHBORHOOD PLAN,
DGA-84-23, 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 Willows
Neighborhood Plan, 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 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 9, 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. A new subsection 20B.85.020(10) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.85.020(10) Natural Features

- (a) Policy - Development proposed for sites with significant natural features shall be appropriate to preserving those features as a dominant character of such sites. Reduction in the scale and intensity of proposed development may be required to accomplish effective preservation of natural features.
- (b) Policy - Preserve adequate groundwater recharge in the upland area of Willows Neighborhood to maintain minimum stream flows for fisheries habitat and to protect hillside vegetation, for both soils stabilization and aesthetic purposes.
- (c) Policy - Require grading and site development plans upon sites in hillside and valley floor areas of Willows Neighborhood to minimize disruption of groundwater flows, and to provide measures for continuance of groundwater flows where disrupted.

- (d) Policy - Review of commercial development in Willows Neighborhood should involve careful consideration of the potential for noise generation posed by such development, and strive to minimize noise impacts upon adjoining residential development. Building mechanical equipment, parking areas and driveways should be designed to minimize noise impacts.

Section 2. A new section 20E.75.065 of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20E.75.065 Willows Neighborhood Ground and Surface Water Management

All development in Willows Neighborhood is required to control impacts upon ground and surface water resources consistent with the requirements of this section.

75.065(05) Groundwater Recharge

All preliminary plat and short subdivision applications in the upland area of Willows Neighborhood shall evaluate groundwater recharge characteristics of a site. Impervious surface areas shall be designed and sited to minimize impacts upon areas of a site with significant groundwater recharge characteristics.

75.065(10) Groundwater Flows

All development applications with exception of single-family residential building permits in the hillside and valley floor areas of Willows Neighborhood shall evaluate groundwater flow characteristics of a site. Grading and other site development plans upon site with significant groundwater flows shall be designed to minimize disruption of groundwater flows, and to provide measures for continuance of groundwater flows where disrupted.

Section 3. The map entitled "Willows Neighborhood Natural Features" as depicted on Figure 1.5 of this ordinance, attached hereto and incorporated by this reference as if set forth in full, is hereby added to section 20E.75.065 of the Redmond Municipal Code and Community Development Guide.

Section 4. A new subsection 20C.20.120(30) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20.120(30) Willows Neighborhood

Commercial development proposed adjacent to residential areas of Willows Neighborhood shall minimize potential noise impacts through building and site design.

Section 5. A new subsection 20B. 85.020(15) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.85.020(15) Character and Design

- (a) Policy - Require building development in the Willows Neighborhood Business Park zone to maintain

the quality of site and building design exhibited by corporate high-tech development.

- (b) Policy - Require high quality site planning and construction for future development of Willows neighborhood hillside properties zoned for residential use.

Section 6. A new subsection 20B.85.020(20) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.85.020(20) Housing

- (a) Policy - Require all new Urban Residence development within Willows Neighborhood to fit in with the natural landscape and to avoid intruding upon the privacy of nearby existing residential development.

Section 7. A new subsection 20B.85.020(25) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.85.020(25) Parks, Recreation and Open Space

- (a) Policy - Require development upon Willow's hillside to preserve open space in locations which are contiguous to existing or projected open space areas of adjoining properties, for the purpose of providing a continuous band of open space across the hillside.

Section 8. A new subsection 20B.85.020(30) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.85.020(30) Transportation

- (a) Policy - Do not provide a centrally located public access corridor within Willows Neighborhood from 132nd Avenue N. E. to Willows Road.
- (b) Policy - Land designated for Business Park use within Willows Neighborhood should use Willows Road only for access and should not utilize the 140th/104th Street connection to 132nd Avenue N.E.

Section 9. Subsection 20B.60.050(30) of the Redmond Municipal Code and Community Development Guide is hereby amended 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 maps entitled "Education Hill Street Plan" and "Willows Street Plan" are incorporated as a part of this subsection.

Section 10. The map entitled " Willows Street Plan", incorporated as a part of subsection 20B.60.050(30) of the Redmond Municipal Code and Community Development Guide, is depicted on Figure 1.6 of this ordinance and attached hereto, and incorporated by this reference as if set forth in full.

Section 11. A new section 20B.60.065 of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.60.065 Willows Neighborhood Transportation Improvement Overlay District

The Willows Neighborhood Transportation Improvement District is established for the area delineated on the following map for the purpose of planning the development of adequate access to hillside properties designated for urban residence land use, and to encourage this access to be oriented towards Willows Road. Phasing development with associated roadway improvements as identified by the following table will result in an efficient street system for neighborhood.

60.065(05) Required Improvements - Each development within Willows Neighborhood Transportation Improvement Overlay District shall either:

- (a) Provide for individual improvements as required by subsection 60.065(10) and the following table, or
- (b) Provide an irrevocable commitment from a sufficient number of property owners to insure a Local Improvement District can proceed for the design and construction of required improvements as defined in subsection 60.065(10) and the following table prior to the issuance of any clearing and grading permit, building permit or other permit authorizing construction or site modification of any kind.

60.065(10) Improvement Phasing Option

- (a) If the applicant chooses to develop and provide individual transportation improvements pursuant to subsection 60.065(05)(a), the following phasing schedule must be met:
- (b) Improvement Commitment Required - No clearing and grading permit, building permit or other permit authorizing construction or site modification may be issued until:
 - . A Local Improvement District has been successfully formed for each required improvement, or
 - . A construction contract has been signed and filed with the City for each required improvement.

- (c) Construction Completion Requirement - No Certificate of Occupancy or Temporary Certificate of Occupancy may be issued for a structure on the subject property until all improvements required for that development have been completed and approved by the Public Works Director.

60.060(15) Exempt development - No construction or provision for transportation improvements pursuant to this chapter, other than participation in a Local Improvement District formed pursuant to subsection 60.065(05)(b), is required for development of a single family residence upon a lot existing prior to the effective date of this provision.

Section 12. The Map entitled "Willows Neighborhood Transportation Improvement Phasing" as depicted on Figure 1.6a and the Table entitled Willows Neighborhood Subarea B & C Transportation Improvement Phasing, both attached hereto and incorporated by this reference as if set forth in full, are hereby added as a part of section 20B.60.065 of the Redmond Municipal Code and Community Development Guide.

Section 13. A new subsection 20B.85.020(35) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.85.020(35) Community Services, Facilities and Institutions

- (a) Policy - Work to establish an agreement with the Water/Sewer District No. 81 concerning service area boundaries, and provision of sewer service to the unincorporated area of Willows Neighborhood, situated east of 132nd Avenue N.E.
- (b) Policy - Identify aquifer recharge areas and measures for maintaining the integrity of recharge and subsurface flows to protect groundwater resources and stream base flows as a fisheries resource; for maintenance of hillside vegetation as a soils stabilization measure; to minimize flood hazard, and to protect other beneficial natural features.

Section 14. A new subsection 20B.85.020(05) of the Redmond Municipal Code and Community Development Guide is hereby enacted to read as follows:

20B.85.020(05) Willows Neighborhood Goal
Preserve the natural character of Willows Neighborhood while providing for compatible residential and light industrial and business park growth.

- (a) Policy - Maintain Urban Residence land use upon hillside properties to provide an appropriate range of housing opportunities within the neighborhood and to preserve open space through clustering of residential units.

- (b) Policy - To maintain natural features and the semi-rural character of Willows Neighborhood, westward expansion of existing Business Park and Light Industrial land uses and establishment of new neighborhood business centers should be discouraged.
- (c) Policy - Land use regulations applicable to property zoned for Urban Residence and Business Park uses should reflect the sensitivity of hillside development and the design quality of corporate high-tech development.

Section 15. The Neighborhoods Map as shown in Chapter 20B.85 of the Redmond Municipal Code and Community Development Guide is hereby amended to delete the area north of N.E. 120th and west of 132nd Avenue N. E., if extended northward, from Willows Neighborhood.

Section 16. The map entitled "Land Use Plan" incorporated as a part of section 20B.90.040 of the Redmond Municipal Code and Community Development Guide is hereby amended as shown in figure 1.7 of this ordinance, attached hereto and incorporated herein by this reference as if set forth in full.

Section 17. 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 18. 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.

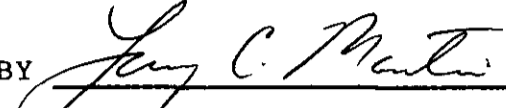
APPROVED:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


For CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: July 30, 1986
PASSED BY THE CITY COUNCIL: August 5, 1986
PUBLISHED: August 10, 1986
EFFECTIVE DATE: August 15, 1986
ORDINANCE NO. 1331

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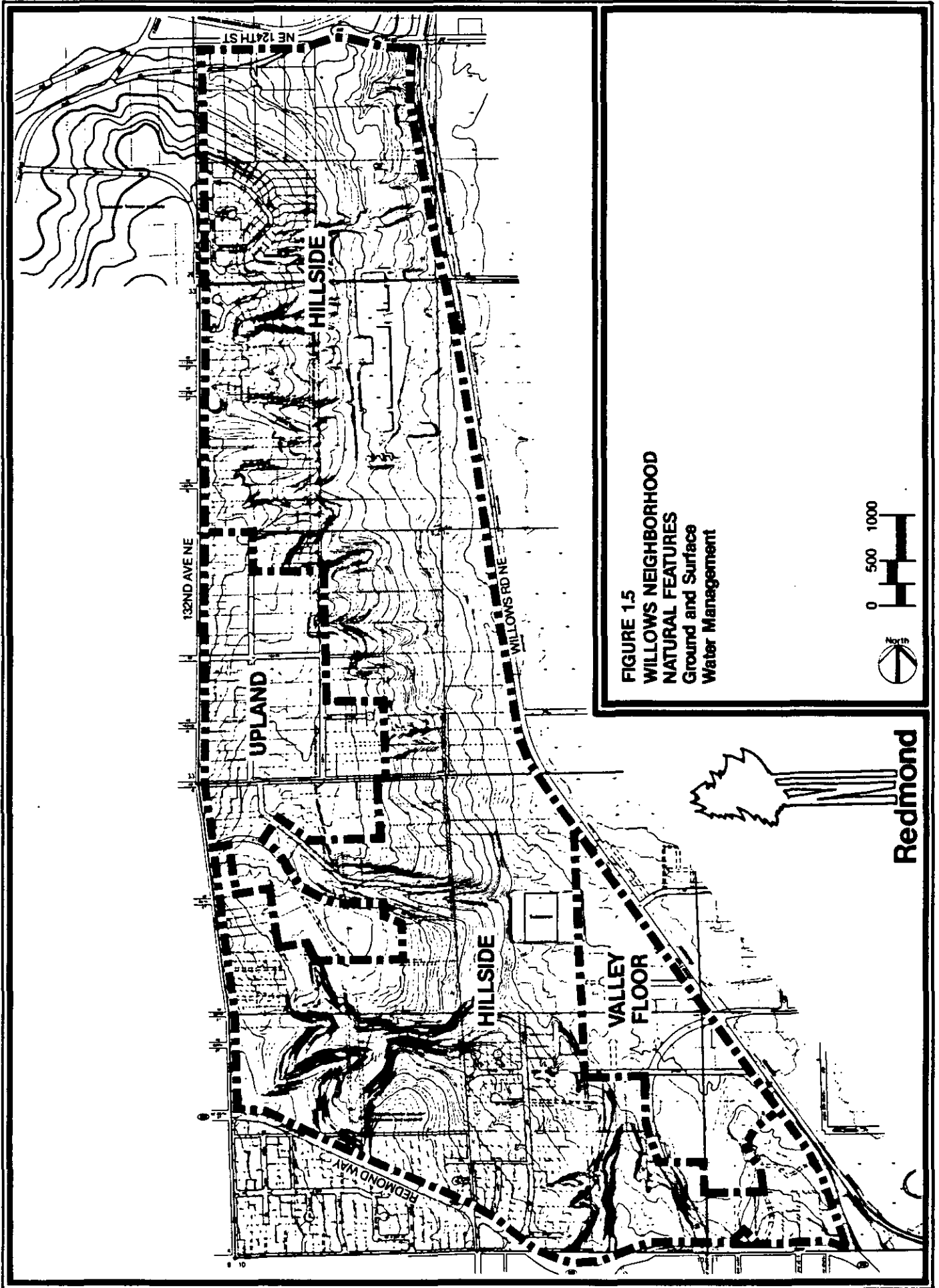


FIGURE 1.5
WILLOWS NEIGHBORHOOD
NATURAL FEATURES
Ground and Surface
Water Management

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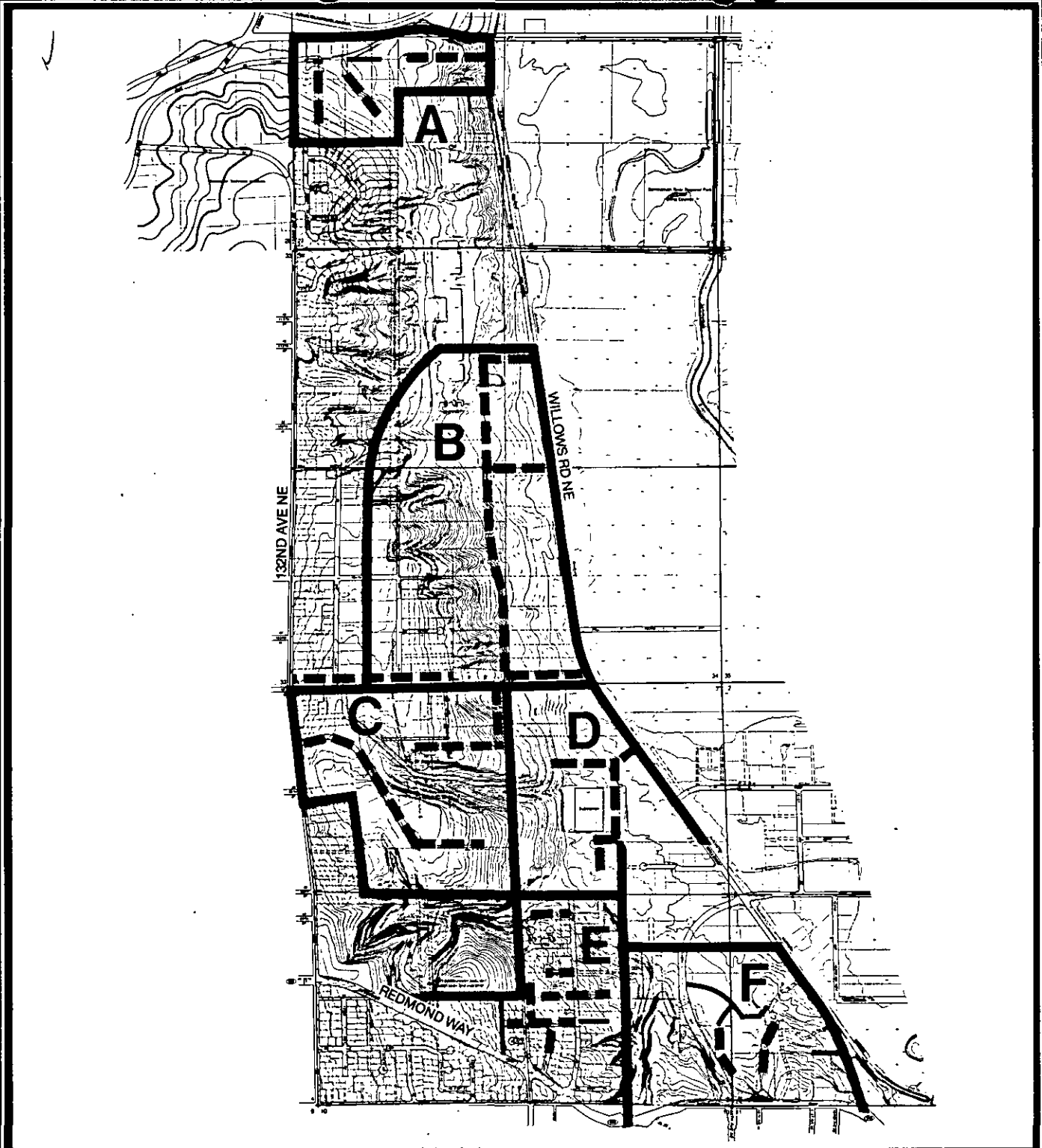



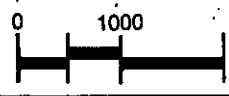


FIGURE 1.6
WILLOWS RECOMMENDED
STREET PLAN

-  proposed street
-  approved street
-  sub-area boundary



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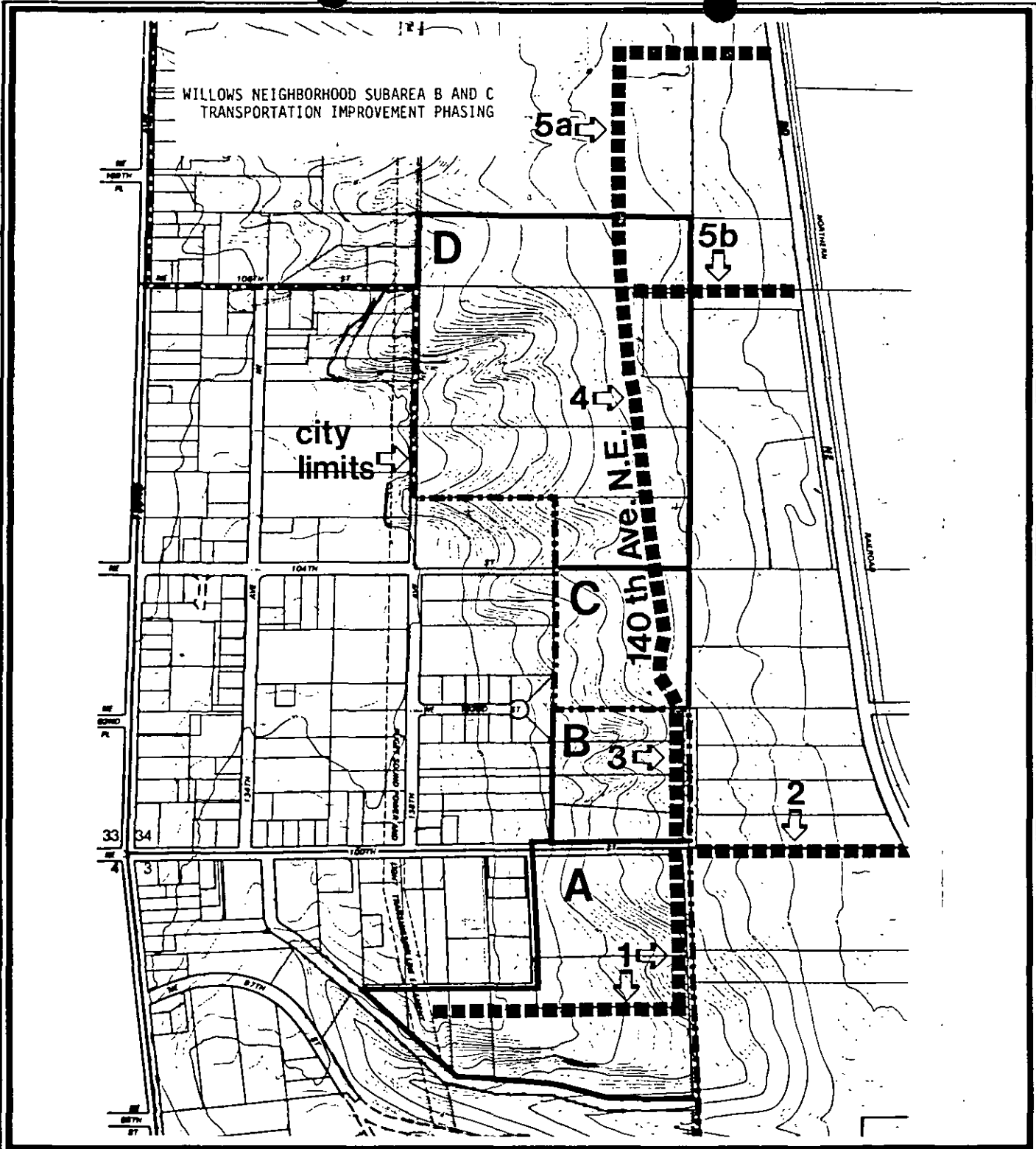
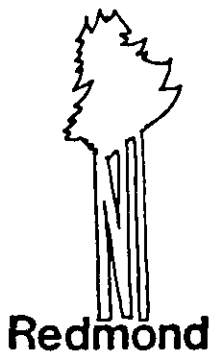


FIGURE 1.6a
WILLOWS NEIGHBORHOOD
Subarea B and C
Transportation Improvement Phasing

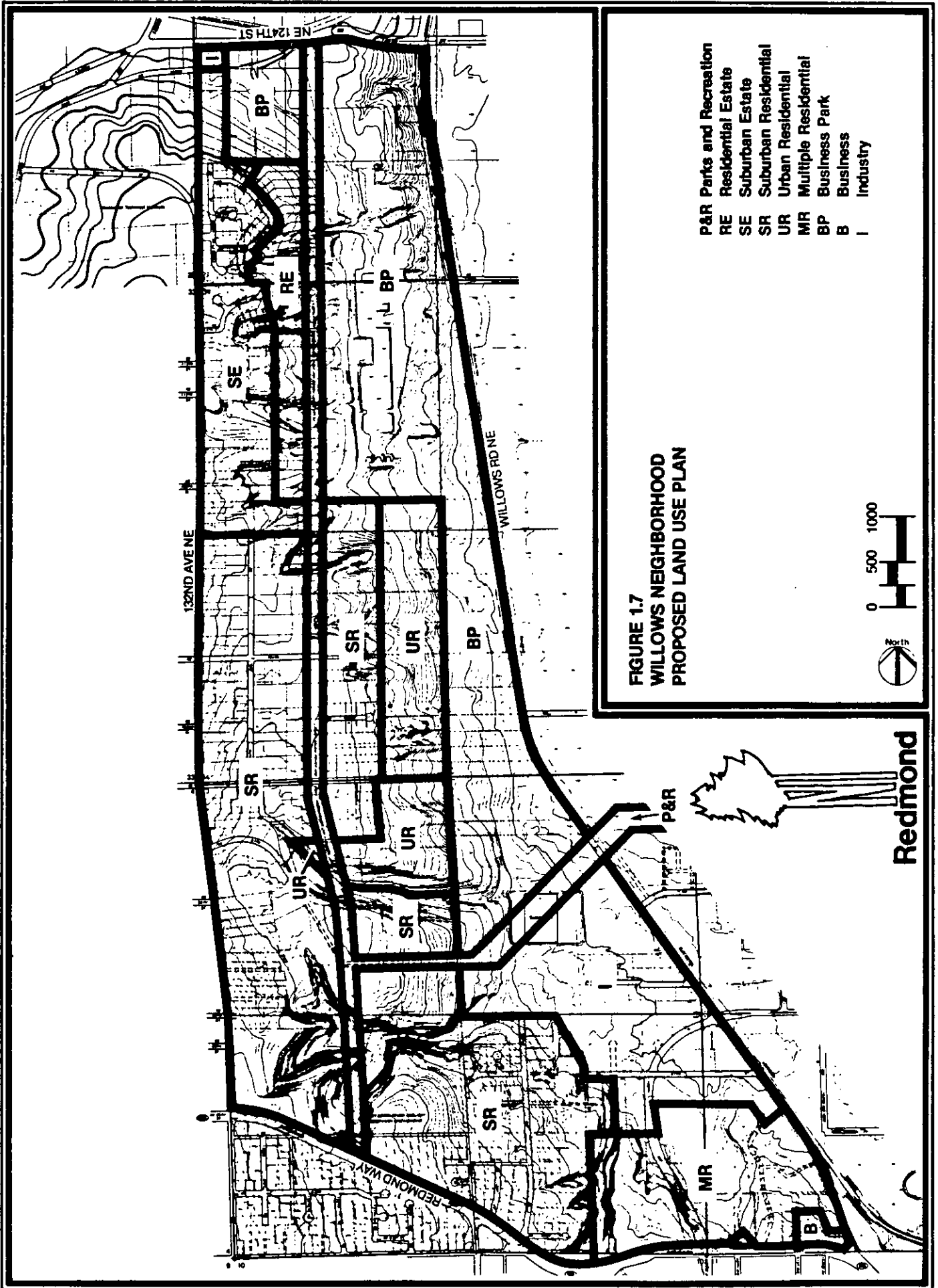
- A
 - B
 - C
 - D
- Phasing Districts
- 1, 2,
 - 3, 4, 5a
 - & 5b
- Road Improvements



Redmond



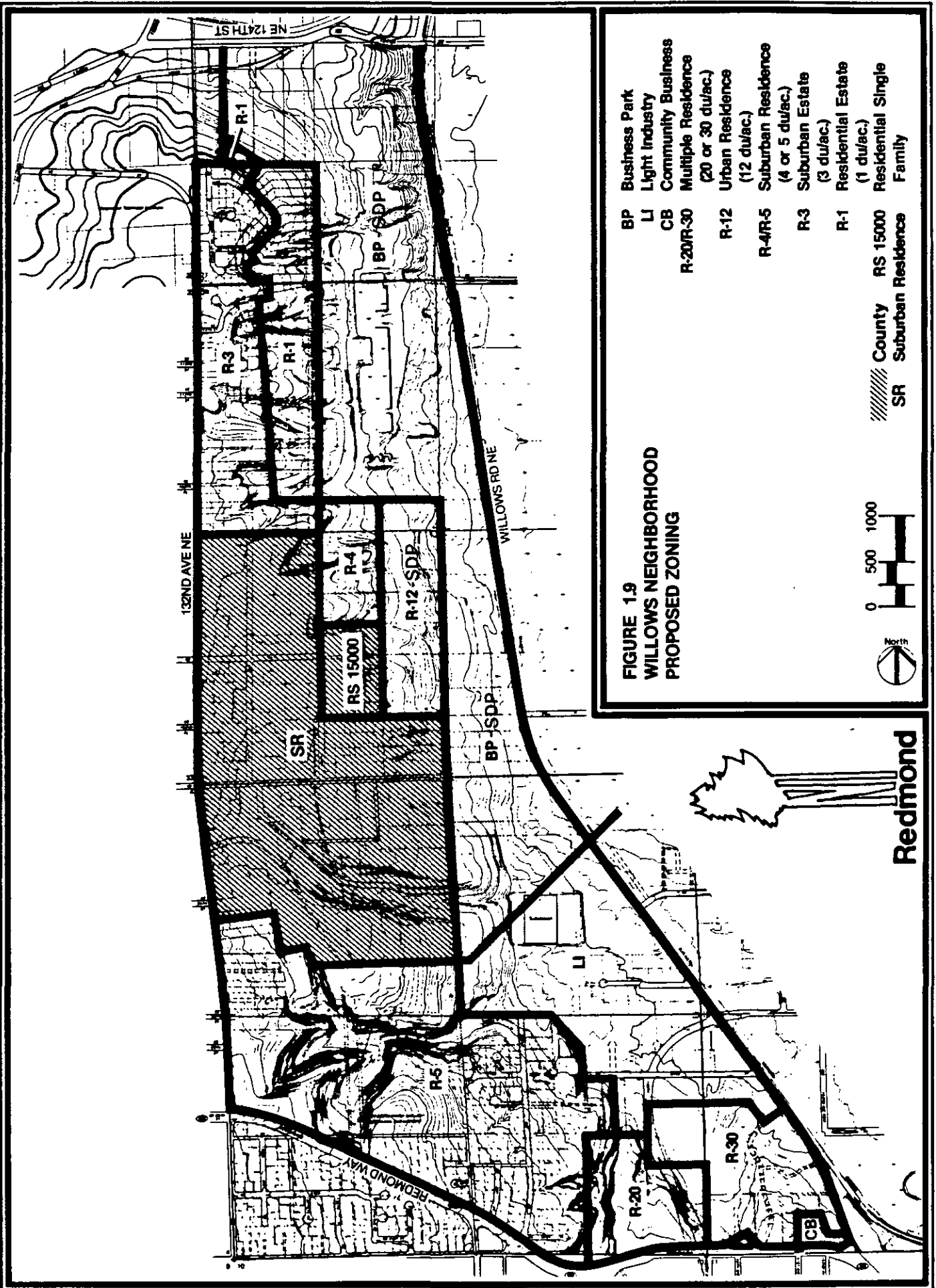
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**FIGURE 1.7
WILLOWS NEIGHBORHOOD
PROPOSED LAND USE PLAN**

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**FIGURE 1.9
WILLOWS NEIGHBORHOOD
PROPOSED ZONING**

- BP Business Park
- LI Light Industry
- CB Community Business
- R-20/R-30 Multiple Residence (20 or 30 du/ac.)
- R-12 Urban Residence (12 du/ac.)
- R-4/R-5 Suburban Residence (4 or 5 du/ac.)
- R-3 Suburban Estate (3 du/ac.)
- R-1 Residential Estate (1 du/ac.)
- RS 15000 Residential Single Family
- SR Suburban Residence
- County



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TABLE
WILLOWS NEIGHBORHOOD SUBAREA B AND C
TRANSPORTATION IMPROVEMENT PHASING
SECTION 20B.60.065

| Location | Percentage of Development Allowed* | Required Improvements |
|----------|---------------------------------------|-----------------------|
| A | 50% | 1 |
| | 50% | 2 |
| B | 20% | none |
| | 80% | 2, 3 |
| C | 50% | 3, 2 |
| | 50% | 4, 5a or 5b |
| D | 50% | 5a or 5b |
| | 50% | 2, 3, 4 |

*Measured in number of dwelling units

DESCRIPTION OF REQUIRED IMPROVEMENTS

- 1 - Improve existing 130th Ave. N.E./extend N.E. 97th and improve/improve and widen existing 140th Ave. N.E. right-of-way.
- 2 - Extend N.E. 100th Street right-of-way from Willows Rd. N.E. to 140th Ave. N.E. right-of-way and improve.
- 3 - Improve existing 140th Ave. N.E. right-of-way
- 4 - Extend 140th Ave. N.E. right-of-way and improve
- 5a - Extend 140th Ave. N.E. right-of-way and improve/extend N.E. 110th Street right-of-way and improve
- 5b - Extend N.E. 108th Street right-of-way and improve

The alignment for the complete right-of-way for improvements 4 and either 5a or 5b shall be designed by development proponents and approved by the Technical Committee prior to implementation of those improvements for areas C and D. Each tax lot within areas C and D shall also improve the entire portion of 140th Ave. N.E. passing through the tax lot as a condition of development approval.