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**ORIGINAL**

ORDINANCE NO. 1425

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE BY ADOPTING CRITERIA FOR MASTER PLAN APPROVAL, PROVIDING FOR TRANSFER OF DEVELOPMENT RIGHTS AND PRESERVATION OF OPEN SPACE; AMENDING THE SHORELINE ENVIRONMENTS MAP; AND AMENDING THE CITY'S LAND USE PLAN, LAND USE PLAN MAP AND ZONING MAP, ALL RELATING TO THE CITY CENTER NEIGHBORHOOD PLAN FOR THE MAINGATE NORTH PORTION OF THE CITY, DGA-86-10.

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WHEREAS, the Planning Commission has conducted public hearings for the purpose of considering proposed amendments to the Community Development Guide relating to the City Center Neighborhood Plan, and in particular to that portion of the plan affecting the Maingate North portion of the City, DGA-86-10, and

WHEREAS, at the conclusion of the public hearing process, the Planning Commission forwarded its recommendations to the City Council and the City Council has considered the Planning Commission's recommendations and the recommendations of the Planning staff and has determined that the amendments set forth hereinafter will be consistent with the Goals, Policies and Plans set forth in the Community Development Guide and will promote the general welfare of the citizens of the City, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. A new subparagraph (f) is hereby added to Section 20C.20.235(70) of the Redmond Municipal Code and Community Development Guide to be entitled "Maingate North Residential Master Plan Criteria" and to read as set forth in Section A of Exhibit A, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Section 20B.95.030(20) of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the Shoreline Environments Map by changing the designation of the shoreline area associated with the Sammamish River between N.E. 90th Street and the Puget Power transmission

lines which is presently designated "rural" to "urban".

Section 3. The City's Land Use Plan and Land Use Plan Map adopted by Chapter 20B.90 of the Community Development Guide are hereby amended by assigning the Land Use Plan designations "Multiple Residence" and "Suburban Residence" to the areas currently identified as "Future Study Area" and "Urban Residence" bounded on the south by the extension of N.E. 90th Street, the north by the Puget Power Right-of-Way, and on the east by the Redmond-Woodinville Road, exclusive of that area currently zoned "R-4", and bounded on the west by the Sammamish River Trail, all as shown on Exhibit B attached hereto, and incorporated herein by this reference as if set forth in full.

Section 4. The City's Official Zoning Map adopted by Community Development Guide Section 20C.10.030 is hereby amended to classify as R-12/R-20 (SDP) the area bounded on the south by the extension of N.E. 90th Street, on the east by the Redmond-Woodinville Road, exclusive of that area presently zoned R-4, on the west by the Sammamish River Trail, and on the north as shown on Exhibit B.

Section 5. The Official Zoning Map of the City adopted by Section 20C.10.030 is hereby further amended to classify as R-4/R-8 (SDP) that portion of the City presently zoned R-4 lying west of the Redmond-Woodinville Road, south of the Puget Power Right-of-Way and east of the Maingate North Master Plan Area, together with the northern portion of the Master Plan Area, all as shown on Exhibit B.

Section 6. Section 20C.10.060 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20C.10.060 Special Review. Areas subject to special development permit review shall be shown on the "Zoning Map," Section 20C.10.030, by adding the symbol "SDP" to the zoning district classification. These areas may be established or amended by following the procedures of Section 20F.20.240, "Development Guide Amendments," or Section 20F.20.250 "Zoning Map Amendments." Permits

shall not be approved and development shall not occur under Chapter 20F.20.000, "Permits and Procedures," in areas designated "SDP" until a special development permit is approved as provided in Sections 20F.20.030, "Development Permits & Procedures," and 20F.20.160 "Special Development Permit," and 20C.20.235 "Special Developments."

Section 7. Based upon the record and recommendations of the Planning Commission in this matter, information and recommendations presented by the Planning staff, and after considering the Goals, Policies and Plans set forth in the Community Development Guide and the zoning map amendment criteria set forth in Section 20F.20.250(30), the City Council makes the following findings of fact and conclusions in support of the land use regulatory amendments set forth in this ordinance:

- A. Multi-family residential development is an appropriate land use for the southerly portion of the area north of the proposed extension of N.E. 90th Street identified as the Maingate North Master Plan area. This use is appropriate given this area's proximity to the industrial area to the west across the Sammamish River and the commercial area to the south in the City Center.
- B. Multi-family zoning in this area is an appropriate transition between surrounding zones.
- C. The density incentive up to Multiple Residence levels of R-20 provides an incentive for coordinated development through an overall Master Plan. Many of the adverse effects of high density multi-family housing development can be better mitigated, and urban services can be more easily provided, through planned development over a large geographic area.
- D. By allowing increased densities (R-8) to be transferred from the northern and uplands R-4 zones, an incentive will be provided to retain these areas as permanent open space.
- E. The northern portion of the Maingate North Master Plan Area in the vicinity of the Puget Power Right-of-Way should be restricted to single family residential which is lower in density than the multi-family development permitted in the southern area to provide a compatible transition to the King County Park Land and Agricultural Land to the north.

Multiple residence development in the northern portion of this area would not be compatible with surrounding land uses.

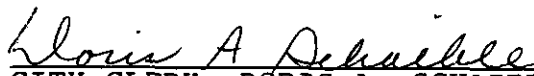
- F. In the case of those properties which have been reclassified to permit higher density residential development, the City Council finds that changed conditions which have occurred since the property was last zoned, including increased commercial development to the south and increased demands for higher density and multi-family development warrant the changes in zoning set forth in this ordinance.

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 summary which is hereby approved.

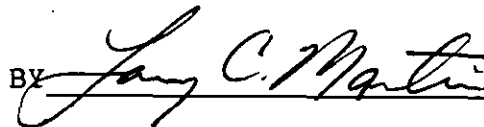
APPROVED:

  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

  
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: 5-12-88  
PASSED BY THE CITY COUNCIL: 5-17-88  
PUBLISHED: 5-22-88  
EFFECTIVE DATE: 5-27-88  
ORDINANCE NO. 1425

Exhibit A

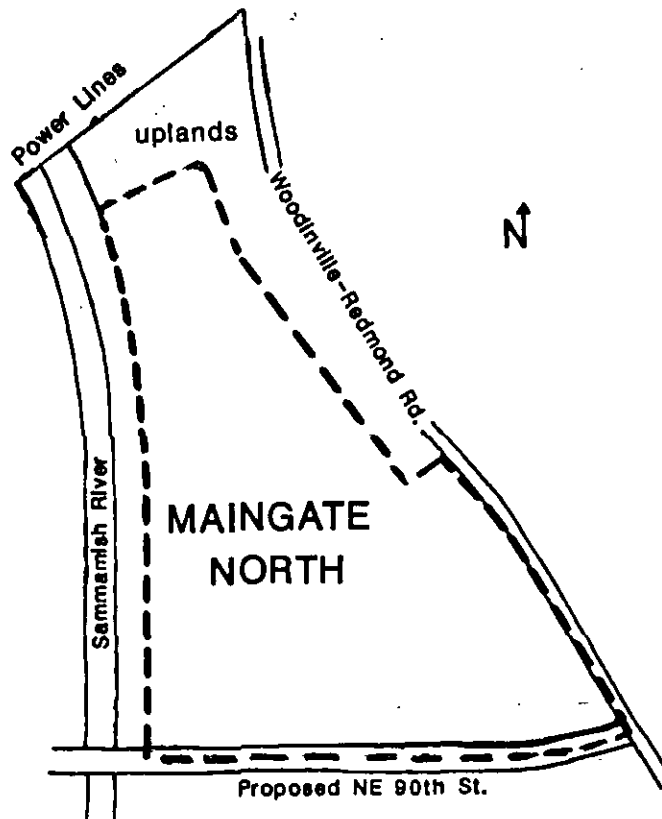
- A. Below please find the additional criteria which would be incorporated in a new paragraph (g) under section 20C.20.235(70) of the Development Guide.

Section 20C.20.235(70):

(f) Maingate North Residential Master Plan Criteria

1. Purpose - The purpose of this subsection is to facilitate coordinated residential development and retain permanent open space through a Master Plan approach. The Maingate North area covers approximately 66 acres as indicated in the map below. The density provision and criteria noted below are intended to promote the development of medium to high range residential development which complements the City Center and surrounding employment areas; provide functional open space and recreational areas; encourage architectural diversity of design, and be sensitive to local environmental characteristics.

In addition, the area described under paragraph 5, Development Rights Transfer/Open Space Program provides a density transfer from the adjoining uplands area west along Redmond-Woodinville Road and the valley floor immediately south of the Puget Power right-of-way, all of which is referred to as "uplands" in this section. This area is outside the Master Plan boundaries. Densities may be transferred from this area to the Master Plan area in exchange for retention of permanent open space on uplands property.



2. Density Incentive - There are two density incentive categories. First, individual properties within the Master Plan area, wishing to develop on their own, are allowed up to a maximum density of 12 units per net acre (R-12). These properties must abide by the R-12 site requirements, the Special Development Criteria in Section 20C.20.235, including paragraph 6, Maingate North Criteria, and the Design Criteria in Section 20C.30 of the Development Guide. An increased density incentive up to a maximum of 20 units per net acre (R-20) is allowed with the adoption of a Master Plan covering the Maingate North area depicted above, and conforming to the appropriate site requirements and the Maingate North Criteria found in paragraph 6. The Master Plan may be proposed by any one or more property owners, and must encompass all properties within the Maingate North area.

The second density incentive category covers the uplands properties west along Redmond-Woodinville Road and in the north portion of the valley floor, immediately south of the Puget Power right-of-way. These properties lie outside the master Plan area, but may transfer densities into the Master Plan area as described in paragraph 5b. Development on the uplands properties can occur up to 4 units per net acre (R-4). An increased density of up to 8 units per net acre (R-8) may be transferred to the Master Plan area provided that the transferring properties are retained as permanent open space, and meet all other requirements of paragraph 5 below.

The Master Plan shall be processed as a Special Development Permit in accordance with Section 20B.00.000 Goals, Policies and Plans; the criteria in sections 20C.20.235 (including paragraph 6, Maingate North Criteria), and 20C.30 (Design Criteria) of the Development Guide.

3. Review Criteria. All applications for development in the Maingate North area must either:
  - a. Obtain site plan approval if developing up to 12 units per net acre, or
  - b. Abide by the Master Plan, which has been adopted by Special Development approval pursuant to Section 20C.20.235, including the Maingate North criteria noted in paragraph 6. Those properties wishing to develop at the higher density, but not within the guidelines of the approved Master Plan must obtain their own Special Development Permit demonstrating compliance with the criteria noted in Sections 20C.20.235 (including the criteria noted in paragraph 6, Maingate North criteria) and Section 20C.30.
4. Exemptions. Any property less than 3.5 acres in size, wishing to develop up to a maximum of 20 units per net acre prior to the adoption of the Master Plan must demonstrate that participation in the plan will constitute an unreasonable hardship in accordance with the following criteria:
  - a. The economic impact of participation in the Master Plan poses an unreasonable financial hardship on that individual property owner.

- b. The granting of such an exemption will not create a hardship on surrounding properties in the vicinity due to the realignment of required improvements, including transportation/circulation, utilities, drainage and, open space.
- c. The exemption will not relieve compliance with the goals, policies and plans found in Section 20B.00.000 of the Community Development Guide.
- d. The proposed development is consistent with the Master Plan criteria.

Properties below 3.5 acres which have been granted the above exemption must obtain a Special Development Permit pursuant to Section 20C.20.235 Special Developments demonstrating that their development proposal abides by the criteria of this section and the Maingate North criteria noted in paragraph 6.

5. Development Rights Transfer/Open Space Program

a) Qualifying Area

The area identified for the transfer of open space incentive program to the Maingate North Master Plan includes the uplands area; west of Redmond-Woodinville Rd. and east of the Master Plan boundary, and the northern portion of the valley floor immediately south of the Puget Power right-of-way, all of which is referenced to as "uplands" in this section.

b) Incentives and Conditions

The area described in paragraph 5a above may be developed up to 4 units per net acre (R-4) or qualify for transfer of development rights to the Maingate North Master Plan area with a density increase up to 8 units per net acre (R-8). Such an increase is subject to the following conditions:

1. Approval through Special Development Permit process simultaneous with the adoption of the Maingate North Master Plan.
2. Conformance with Section 20C.20.235, including the Maingate North Criteria, as well as other applicable sections of the Development Guide.
3. Designation of the area described in paragraph a) above for which development rights are being transferred to assure its status as permanent open space.

6. Maingate North Criteria:

a) Circulation

1. Vehicular - Development shall pay a fair share for all street improvements which directly respond to impacts associated with that project.

2. Vehicular - Transportation improvements to 160th Avenue N.E., north of N.E. 90th Street shall include measures to minimize congestion from occurring south of N.E. 90th Street.
3. Bikeways - East-west bikeway connections will be provided to link the residential areas with the Sammamish River trail.
4. Vehicular - The landscape design (for example, a boulevard treatment) shall be provided on all public internal streets to provide visual continuity and minimize vehicular impacts, such as noise, on residents.
5. Pedestrian - Pedestrian circulation shall be provided throughout the area emphasizing connections with existing trails and linkages as well as integration with internal open space areas. Pedestrian connections will emphasize safety with transit pull-outs provided on all principle arterials, and crosswalks signed at all key intersections.
6. Parking - Avoid parking lots adjacent to the Sammamish River.

b) Open Space

1. Extensive landscaping shall be provided along all perimeter boundaries of the area, particularly along the Puget Power trail, the Sammamish River Trail, and along all street corridors. An average 50 foot landscape buffer, with a minimum width no less than 30 feet, is required adjacent to the Sammamish River Trail.
2. Preserve the wooded hillside along the east perimeter of the site.
3. Open space buffers shall be provided along the Sammamish River Trail to prevent walled corridors of buildings.
4. Active recreation open space areas will be provided by each property owner or jointly through the Master Plan. Development of a neighborhood park or recreation area is particularly desirable.
5. Provide access to the Sammamish River Trail without adversely impacting its existing character.

c) Architectural Design

Housing identified in the Master Plan shall be developed in groupings to avoid the appearance of one continuous project. Clusters shall be visually and functionally distinct and not exceed approximately 100 units in size. These clusters shall be separated by open space and have separate architectural designs.

Particular emphasis will be placed on creating diversity related to the building footprints and elevations along the Sammamish River Trail.



d) Drainage

Drainage corridors shall be treated as amenities and will be integrated into the site plan. Biofilters will be provided as well as conventional oil water separators in the drainage system prior to effluent discharge into the Sammamish River to protect water quality.

- B. Section 20B.90.030(20) Shoreline Environments Map would be amended as follows:

The rural shoreline environments designation from N.E. 90th Street to the Puget Power transmission lines shall be changed from rural to an urban shorelines environment designation.

- C. Amend Chapter 20B.90 LAND USE PLAN, LAND USE PLAN MAP as follows:

The areas currently identified as Future Study Area and Urban Residence are changed to Suburban Residence and Multiple Residence as shown on Exhibit B.

- D. Amend Section 20C.10.030 ZONING MAP to show R-12/R-20 zoning in the area indicated in Exhibit B attached with a "SDP" suffix to indicate a Special Development Permit is required.

- E. Amend Section 20C.10.030 ZONING MAP to change existing R-4 zone and northern area of the agricultural zone, as indicated in Exhibit B, to show R-4/R-8 zoning with a "SDP" suffix to indicate a Special Development Permit is necessary to transfer development rights.

# EXHIBIT B

