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ORIGINAL

ORDINANCE NO. 1527

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,
AMENDING THE REDMOND MUNICIPAL CODE AND COMMUNITY
DEVELOPMENT GUIDE, DGA-87-15, IN ORDER TO
ESTABLISH A REVISED TRANSPORTATION PLAN FOR THE
WILLOWS NEIGHBORHOOD.

WHEREAS, on August 5, 1986, the City Council previously
adopted Ordinance No. 1331 which established the Willows
Neighborhood Transportation plan, and

WHEREAS, on June 28, 1989, the Planning Commission
conducted a public hearing for the purpose of considering a pro-
posed development guide amendment, DGA-87-15, which would modify
the transportation plan for the Willows Neighborhood, and at the
conclusion of the hearing formulated its recommendations and
forwarded them to the City Council, and

WHEREAS, the City Council, after considering the
Planning Commission's recommendations, has determined that the
proposed development guide amendment would be consistent with the
goals, policies and plans of the community development guide,
now, therefore,

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

Section 1. Amendment to Willows Neighborhood Street
Plan. Section 20B.60.060(20) of the Redmond Municipal Code and
Community Development Guide is hereby amended by revising the
Willows Neighborhood Street Plan Map, which Section

20B.60.060(20) incorporates by reference, to read as set forth on Exhibit A attached hereto and incorporated herein as if set forth in full.

Section 2. Amendment to Willows Neighborhood Transportation Improvement Overlay District. Section 20B.60.075 of the Redmond Municipal Code and Community Development Guide is hereby amended by revising the Willows Neighborhood Transportation Improvement District Map and Phasing Table, which Section 20B.60.075 incorporates by reference, to read as set forth on Exhibits B and C attached hereto and incorporated herein as set forth in full.

Section 3. Amendment to Willows Neighborhood Transportation Goals. Section 20B.85.020(30) of the Redmond Municipal Code and Community Development Guide is hereby amended 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. Note: This policy is currently under review. The preliminary Eastside Transportation Program has recommended building N.E. 100th Street from Willows Road to 132nd Avenue N.E. If the Council adopts the ETP recommendations with the N.E. 100th Street recommendation or N.E. 100th Street is added to the Street Plan, this policy will be deleted.
- (b) Policy - Land designated for Business Park use within Willows Neighborhood should use Willows Road only for access. Land designated for Urban Residential use should use Willows Road for access primarily and connections to 132nd Avenue N.E. as secondary access or where

topography prevents reasonable access to Willows Road.

- (c) Policy - In establishing the construction standards and right-of-way widths for access to Urban Residentially-designated land from Willows Road, the Technical Committee will consider reductions from standards in order to reduce environmental and economic impacts. Provided that congestion, hazards or difficulty in serving the area are not results of this reduction in standards. And provided, also, that all adopted regulations shall apply.
- (d) Policy - To the extent possible, new Business Park and Urban Residential development along Willows Road should use existing driveways where development occurs on already built-upon parcels or access via streets proposed on the Willows Neighborhood Street Plan.
- (e) Policy - At the time development approval is requested for properties east of phasing districts A and B, the Technical Committee shall consider a 100th Street connection from Willows Road to 132nd Avenue N.E. Such consideration shall include information produced as a part of the Eastside Transportation Program. If the Eastside Transportation Program has not been adopted by the Council, the Technical Committee will forward a recommendation to the Council for review and approval.

Section 4. Severability. 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 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legisla-

tive body, is not subject to referendum, and shall take effect five (5) days after passage and publication of the ordinance or a summary thereof consisting of the title.

APPROVED:

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

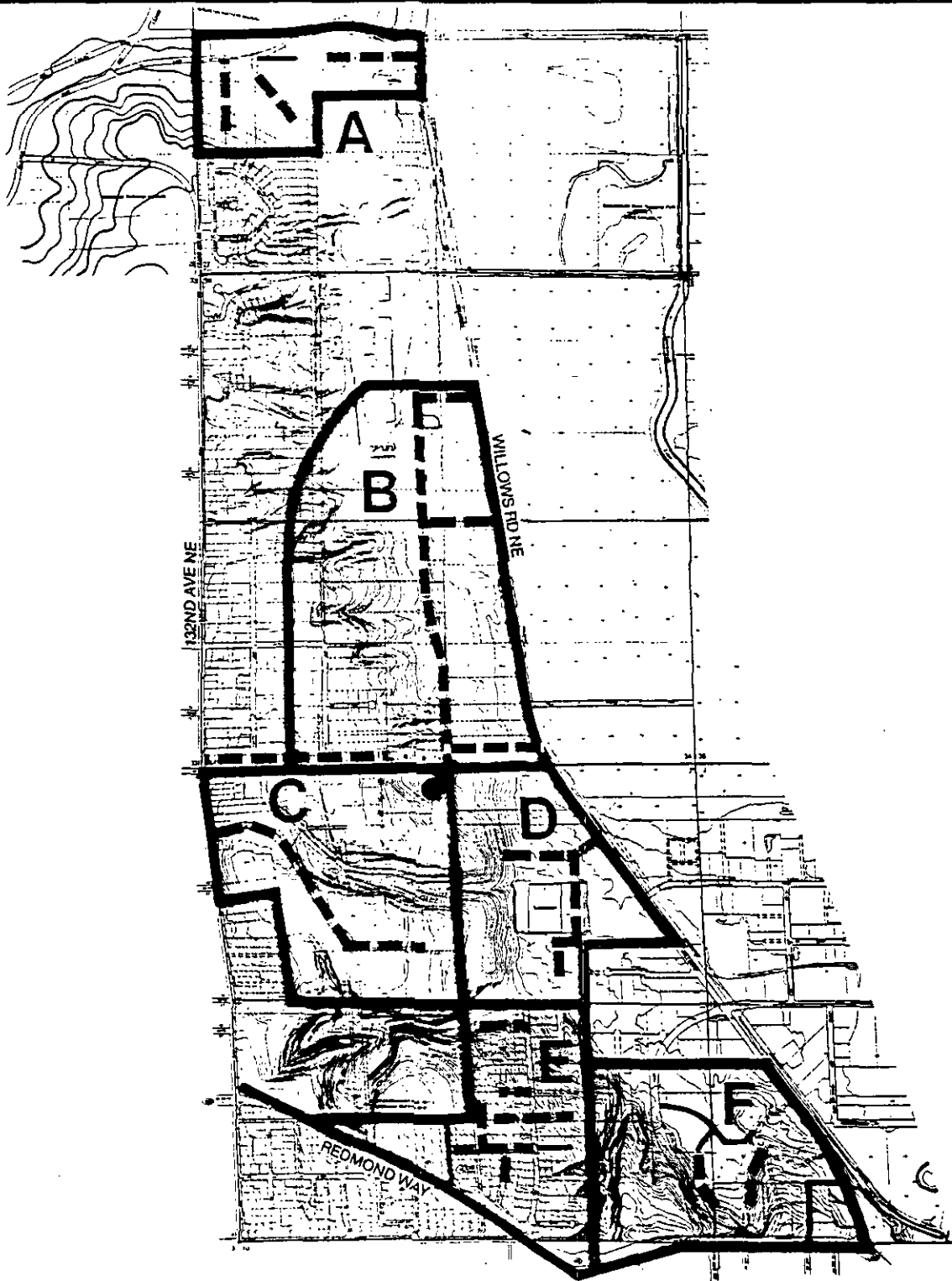
Doris A Schaible
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY Sammy E. H. [Signature]

FILED WITH THE CITY CLERK: 11-30-89
PASSED BY THE CITY COUNCIL: 12-05-89
PUBLISHED: 12-10-89
EFFECTIVE DATE: 12-15-89
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EXHIBIT A



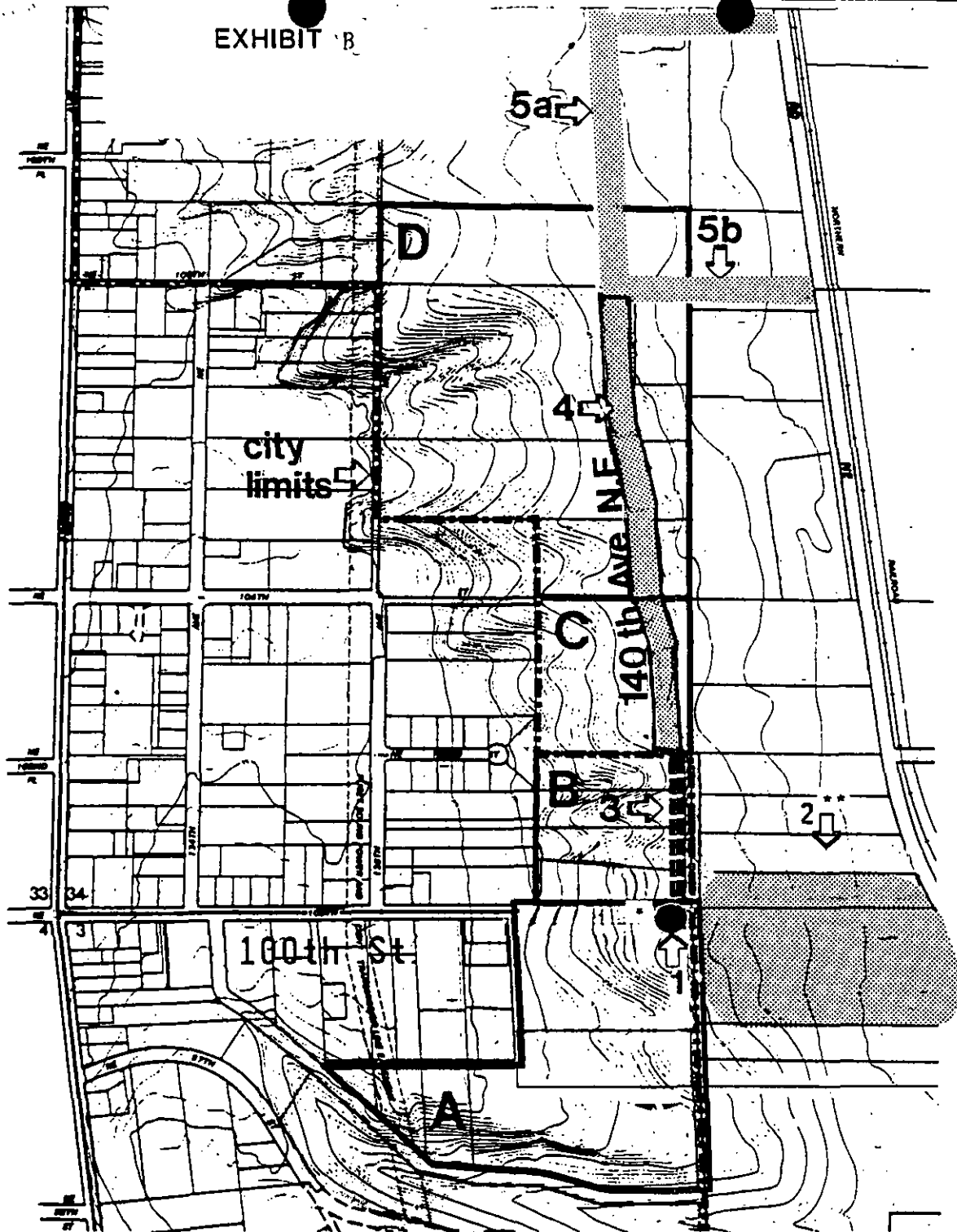
WILLOWS STREET PLAN



- proposed street
- approved street
- sub-area boundary

For further information see table on
Willows Neighborhood Subarea B and C
transportation improvement phasing
section 20B.60.065.

EXHIBIT B



WILLOWS NEIGHBORHOOD Subarea B and C

Transportation Improvement District Map



* Location may vary depending
upon location of no. 2

A
B
C
D
1,2
3,4,5
**

Phasing Districts

Road Improvements
Variable location

See also, Phasing
Plan, 20B.60.075
and 20B.85.020(30)(e)

EXHIBIT C

WILLOWS NEIGHBORHOOD SUBAREA B AND C TRANSPORTATION IMPROVEMENT PHASING

Location	Percentage of Development Allowed *	Required Improvements
A	S.W. 60%	None
	N.E. 40%	1, 2
B	20%	None
	80%	2, 3
C	100%	2, and 3 or 4, and 5a or 5b
D	50%	5a or 5b or approval of DGA to BP
	50%	2, 3, 4 or approval of DGA to BP

*Measured in number of dwelling units.

DESCRIPTION OF REQUIRED IMPROVEMENTS

- 1 - Improve 140th Ave. N.E. to 3 and connections to 2 (at least to N.E. 100th Street).
- 2 - Extend and improve to no larger than a legal minimal size a connection between 140th and Willows Road in an area generally at or north or south of N.E. 101st St. 2 can be located at any place from the northerly boundary of the highlighted area to the southerly boundary. Said properties shall be served with one access onto Willows Road. See also, policy 20B.85.020(30)(e).
- 3 - Improve existing 30' wide 140th Ave N.E. right-of-way to no larger than a legal minimum size.
- 4 - Extend and improve 140th Ave. N.E. right-of-way from the southeast corner of District C to 5b (108th St. extended).
- 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.