

AN ORDINANCE, amending Ordinance No. 244, and adopting a Comprehensive Plan for the physical development of the City of Redmond, and providing for the implementation thereof.

WHEREAS, continued growth and development of the City, and annexation of territory thereto, require the constant study of development problems and the attendant expansion and improvement of the Comprehensive Plan for the coordinated and orderly development of the City; and

WHEREAS, the Planning Commission has studied such problems and has held public hearings on proposed amendments to the Comprehensive Plan, and has recommended to the Council the adoption of the following Comprehensive Plan; and

WHEREAS, the City Council having duly considered the Comprehensive Plan submitted and recommended by the Planning Commission and deemed it to be adequate to guide the future development of the City of Redmond, Now, Therefore,

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

THE COMPREHENSIVE PLAN

Section 1 - Purpose. To define and establish the policy relating to the development of the community; to indicate the principles and objectives which shall guide the development of precise plans, public and private; to provide ~~the~~ the coordination of the many separate plans which govern the development of the community; to officially adopt a program and guide which will enable the City to attain the objectives set forth in Chapter 35.63 of the Revised Code of Washington, in the manner therein provided.

Section 2 - Parts. The Comprehensive Plan is composed of two principal parts: The Text (Section 3) which presents the existing conditions, the problems, the objectives and the proposed policies; and the Maps (Section 4) which illustrate the program. Additional supplementary parts developed in the future may include special studies, charts or graphs, additional general maps, localized maps, reports or schedules, which will become a part of the Comprehensive Plan upon being duly adopted by ordinance, resolution or order.

Section 3 - Text. The following is the text of the Comprehensive Plan, to wit:

A. History. The original settlers of Redmond, Luke McRedmond (after whom the City was named) and Warren Perrigo, arrived in 1871 and established themselves as farmers on the rich bottom land east of the Sammamish River near the present site of Redmond's commercial center. Agricultural and lumbering opportunities attracted additional pioneers and the population increased. Construction of the Seattle, Lake Shore, and Eastern Railway through the Squak (former name for Sammamish) Valley further increased the logging and lumbering economy. Although the townsite of Redmond had been platted on May 11, 1891, the Town itself was not incorporated until December 31, 1912. Agriculture and lumbering constituted the economic base of the area for many years. However, as nearby stands of timber were depleted, lumber products decreased in significance as a contributor to the economy of the area. Thereafter, Redmond served primarily as a shopping center for a rather extensive agricultural hinterland. More recently, and particularly since World War II, increased growth of the entire Seattle metropolitan area has been reflected in Redmond by an increasing population growth rate as well as intensified industrial and commercial activity.

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B. Population growth. In 1910 the Redmond precinct (which included more than the actual townsite) had an official census of 790. From that date on the population increased slowly and consistently. During the period from 1930 to 1950 the population grew from 460 to 573 for a numerical increase of 113 in 20 years, or 5.65 persons per year. This growth was considerable less than the average for all municipalities in the State of Washington. In 1950 the population within the corporate limits was 573 with an area of approximately 193 acres, and an assessed valuation of approximately \$450,000.00. The following decade from 1950 to 1960 presented an entirely different picture. Redmond grew in rank from number 162 of 241 Washington municipalities in 1950 to number 113 of 259 in 1959 and was one of seven Washington municipalities to more than double in population during that decade. During the same decade, 20 times as much growth took place within the City of Redmond as in the previous decade. During the five year period from 1955 to 1960 there was three times as much population increase as in the previous five years. Although the above figures include annexations to the city, the territory annexed has generally been sparsely inhabited and contributed little to the population growth at the time of annexation. In 1962, population was 1920; area, approximately 3,865 acres; assessed valuation (estimate for 1963 Budget), \$2,926,486.00. Projections by the King County Planning Department indicate that an estimated 1396.8% increase in population can be expected in King County Census Tract No. 4 (in which Redmond is located and is the major urban center) during the years 1960-1985. This represents the highest percentage change in any King County Census Tract for the same period of time. These statistics indicate in part the growth that has occurred within the City limits in the past twelve years, as well as the anticipated growth. This growth has not been confined to the City alone but is indicated in areas surrounding Redmond as well.

C. Development Studies. The City Council, Planning Commission, City Engineer, Lake Washington School District Citizen's Advisory Committee, and many short term special committees have studied the problems related to the development of Redmond. These many studies present a relatively clear picture of the City's position in relation to its sphere of influence, and its future. Studies by the Puget Sound Regional Planning Council, King County Planning Department, and others have added to the fund of information and to the understanding of the problems and the destiny of the City.

The conclusions reached by these studies and reports indicate that the Redmond Business District is a regional center and that its business, industrial and residential growth is directly related to the growth of the East Side area.

D. The Goal. The ultimate goals of the Comprehensive Plan in carrying out the purposes above set forth are as follows:

(1) Residential Districts.

(a) Residential uses of varying size, density and kind have developed in the bulk of the improved land area in the City of Redmond. In many instances, potential neighborhoods have developed, utilizing the early road system and favorable topographical features. The continuation of many of these neighborhoods shall be encouraged by the creation of regulated districts therefor and provision shall be made for the development of new neighborhoods. In some areas, existing residential uses will eventually give way to business and industrial uses as the need for these uses increase. Provision will be made for the orderly transition of such uses.

(b) Provision will be made in residential districts to encourage a semi-rural atmosphere, conserve and restore natural beauty, and preserve the character of particular areas through variable population density control.

(c) The development of multifamily residential areas shall be encouraged in locations adjacent to business districts or in areas where the character of the land is advantageous for such development or the environment is such as to preclude or make unfavorable single family residential development.

(2) Business and Industrial Districts.

(a) The non-residential parts of the City now existing as Commercial and Industrial, and the buffer districts providing for the blending of passive business uses and residential uses, form contiguous cores. These Use Districts shall be preserved and their orderly growth and expansion as contiguous cores shall be regulated in relation to the community need, and in keeping with separation of areas of intense industrial or business use from single family residential neighborhoods.

(b) The buffer and the multifamily Use Districts shall be used as instruments for containing the core and reducing the intensity of conflict between the core and the single family neighborhoods, and in circumstances involving localized problems, to prevent blight and encourage stable development.

(3) Protection of Uses. Each Use District shall have equal protection from encroachment or infiltration by the uses of another district.

(4) Subdivisions. The complete and permanent construction of streets and drainage, the installation of available utilities, and the dedication of such facilities shall be required in the subdivision and development of land.

(5) Street Plan. The Street Plan is designed to reduce congestion in the Business Districts through the use of by-pass routes and circumvential routes; Major highways and freeways are to be accessible on City arterial streets, which in turn provide access for residential streets. Within the residential areas, the streets which are for local access to property need not be designed to provide general traffic circulation. Standards for different classifications of streets will be developed in detail and the construction of streets shall be related to need as demonstrated by traffic engineering studies.

(6) Parking. Provision will be made for off-street parking in all Use Districts.

(7) Parks and Parkways. At the present time, the City owns and maintains a 3.16 acre park located immediately east of the business district. An additional city park might be located on forty acres of city-owned property adjacent to the Redmond High School property. Recent acquisition of the Marymoor Park Site by King County for use as a county regional park will increase the park area available to Redmond residents. The development of a city-wide park system will coordinate similar plans of the state, county, school district and adjoining cities and will be encouraged.

(8) Special Districts. At the present time, the City of Redmond offers a full range of municipal services with its own water system, sewer system, street lighting, police department and fire department. By special agreement or franchise, King County Water District 81, Fire District 34, the King County Library System and Lake Washington School District

No. 414 are special districts currently providing their respective services in the Redmond area. At appropriate times, consistent with sound economic practice, these special districts (with the exception of the school district) may be taken over by the City and integrated into its applicable municipal department. Special Local Improvement Districts will be needed from time to time to finance improvements of benefit to a local area.

Section 4 - Maps. The following maps, each of which has been duly inscribed this date with the number of this Ordinance, dated and initialed by the Mayor and City Clerk, are hereby adopted as a part of the Comprehensive Plan, and the same are incorporated herein as a part of this Ordinance by this reference thereto:

A. Land Use Map. The Land Use Map illustrates in broad terms the foreseeable development of the City of Redmond. The use areas shown indicate principles which are intended to guide the implementation of this development program.


B. Street Plan Map. The Street Plan Map illustrates the proposed program for traffic circulation and is intended as a guide in the dedication, or acquisition of rights of way, the development of standards and regulations, and the construction of streets.

Section 5 - Implementation. In order to accomplish the objectives of this Comprehensive Plan, ordinances of the City of Redmond concerned with the development and welfare of the community and its people shall be considered in the light of and related to the general principles, objectives and policy set forth herein. To fulfill the requirements of Chapter 35.63 of the Revised Code of Washington, in the interest of public safety, health, morals and the general welfare, the following specific instruments of official implementation will be developed in detail, embodying the necessary controls, regulations, standards and penalties, and upon adoption by the City Council will become implements of the Comprehensive Plan: 1. The Use District Plan (zoning); 2. The Street and Arterial Plan; 3. The Land Subdivision and Development Plan; 4. The Building Codes.


Section 6 - Amendment. Ordinance No. 244, approved September 14, 1960, is hereby amended and revised by the adoption of this Ordinance. The Planning Commission shall continue to observe the development of the City and its environs in relation to the Plan. Where development or absence of development indicates a condition, a problem, a new element, or expansion, unforeseen and not anticipated or appreciated by the Plan, the Commission may recommend an amendment of the Comprehensive Plan to the City Council.

PASSED by the Council of the City of Redmond at a regular meeting thereof and APPROVED by the Mayor this 22<sup>ND</sup> day of JANUARY, 1963.

CITY OF REDMOND

  
G. C. GRAEP  
M A Y O R

ATTEST:

  
FLORINE SHULTS  
City Clerk

Approved as to Form:

  
JOHN D. LAWSON  
City Attorney